

FOR LEASE/ BUILD TO SUIT



Emiliano Gandara
EGandara@REPcre.com
915.637.1472



Idahir Huerta
IHuerta@REPcre.com
915.474.5531

**4,000 SF
AVAILABLE**

PROPERTY INFORMATION

Location:	599 N Yarbrough Dr.
Zoning:	C-1
Square Footage Available:	4,000 Sq. Ft.
Size (Sq. Ft.):	1,000 Sq. Ft.

KEY HIGHLIGHTS

- New build-to-suit commercial development
- 1,000 SF suites available
- Customizable layouts for retail, office, medical & service users
- Excellent visibility and accessibility
- Established trade area with strong daytime traffic
- Convenient access to surrounding neighborhoods and major roadways

AREA TRAFFIC GENERATORS



PROPERTY HIGHLIGHTS

599 N Yarbrough Dr is a built-to-suit commercial opportunity located in El Paso, TX 79915, along the Yarbrough corridor near North Carolina Dr. The property sits on approximately 0.44 acres and is zoned C-1 for general commercial use.

All existing buildings on the property will be demolished, with plans for a new 4,000 SF commercial building consisting of 1,000 SF suites. This gives tenants the opportunity to secure a space that can be built out and tailored to their business needs.

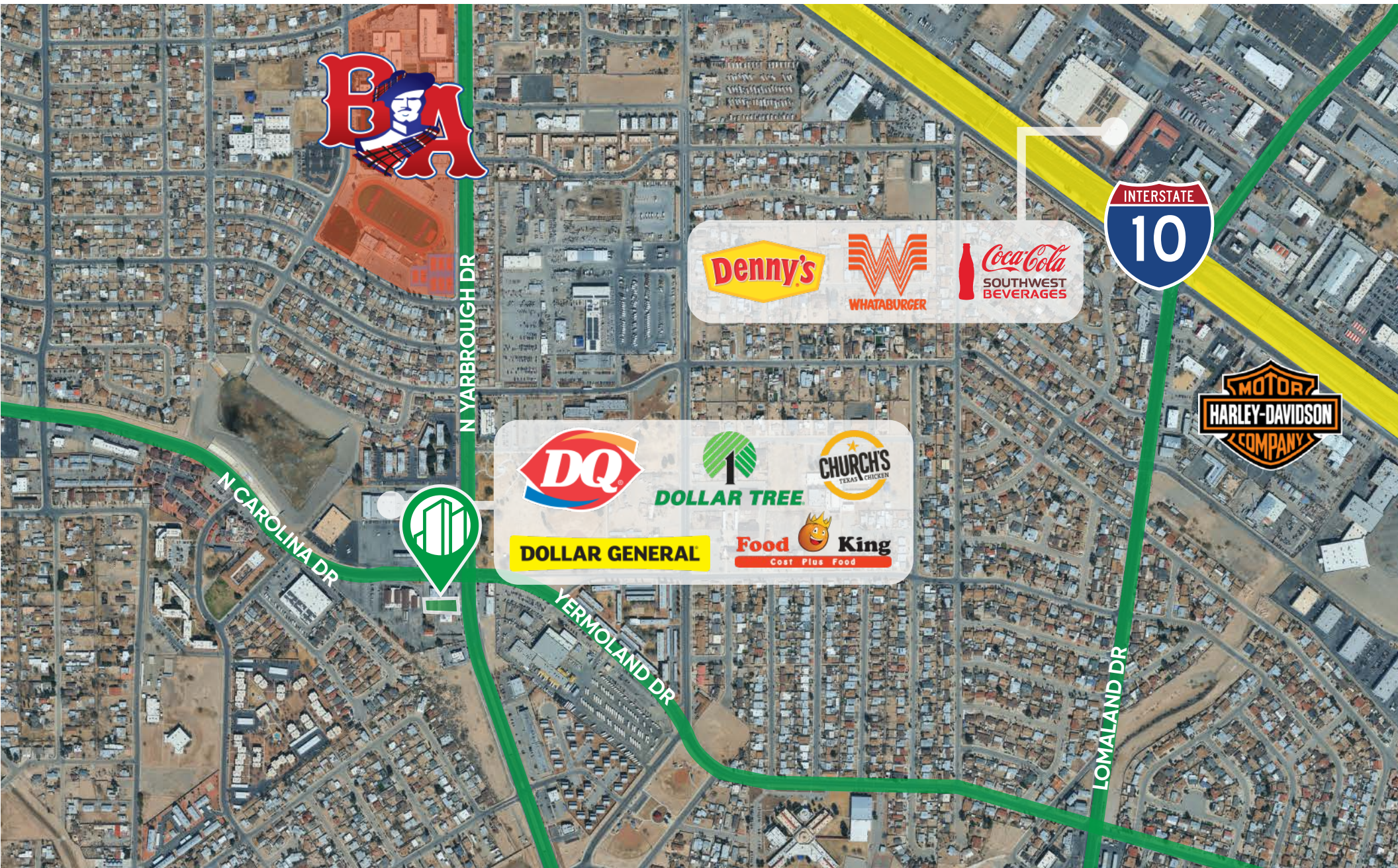
The site offers strong visibility in an established commercial area with convenient access to surrounding residential neighborhoods, major streets, and nearby commercial activity. The property is also located near Bel Air High School and other nearby schools, creating additional daytime traffic and exposure for retail, office, medical, or service-based users.





AERIAL

599 N YARBROUGH DR

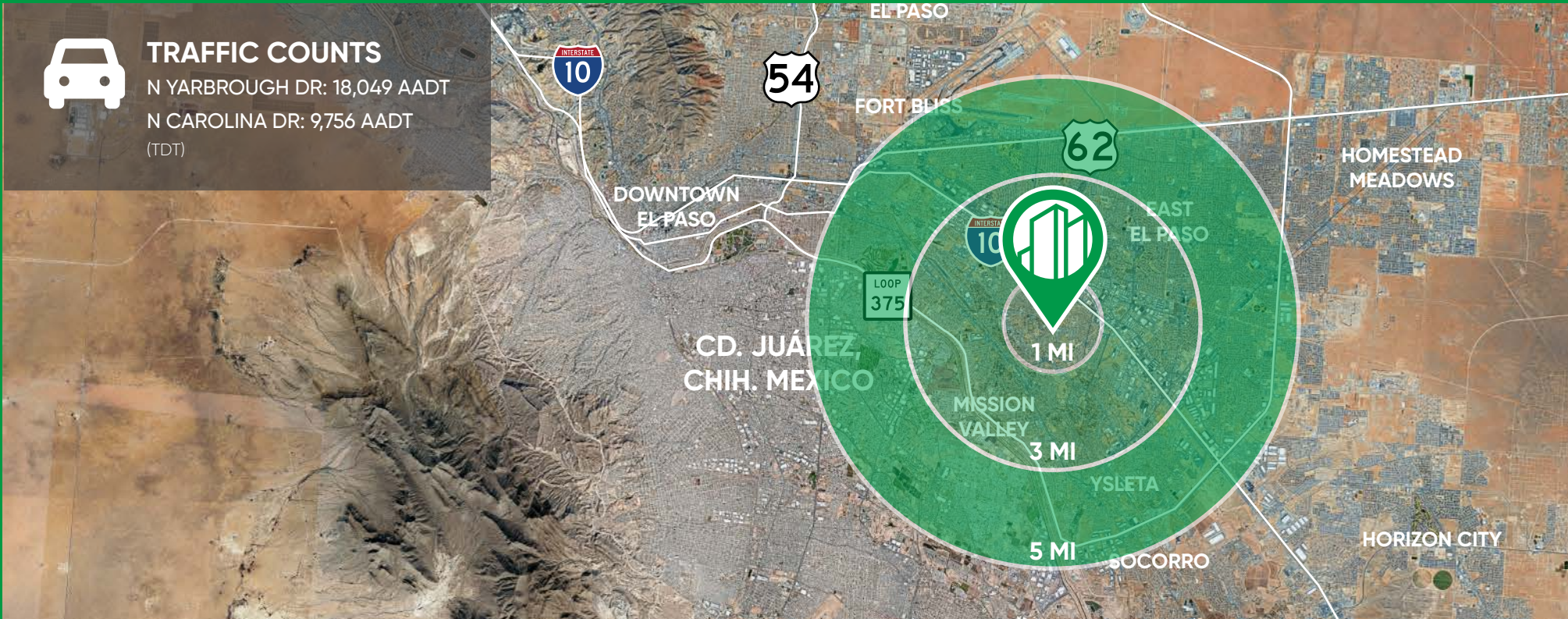


LOCAL DEMOGRAPHICS



TRAFFIC COUNTS

N YARBROUGH DR: 18,049 AADT
N CAROLINA DR: 9,756 AADT
(TDT)



		1 MI	3 MI	5 MI
	2025 ESTIMATED POPULATION	15,935	103,198	233,825
	2030 PROJECTED POPULATION	15,974	103,399	233,960
	2025 ESTIMATED HOUSEHOLDS	5,800	38,999	85,281
	2030 PROJECTED HOUSEHOLDS	5,814	39,101	85,396
	2025 MEDIAN HH INCOME	\$34,637	\$47,801	\$54,210

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CITY DEMOGRAPHICS

ABOUT

Strategically located at the intersection of Texas, New Mexico, and Mexico, El Paso serves as a major center for trade, commerce, and international connection. As the anchor of the Borderplex Region alongside Ciudad Juárez and Las Cruces, the area is home to approximately 2.7 million residents and one of the largest bilingual workforces in the Western Hemisphere.

BORDERPLEX HIGHLIGHTS

- 2.7M+ Regional Population
- International Trade Gateway
- Bilingual Workforce
- Major Manufacturing & Logistics Hub
- Access to U.S. and Mexico Markets

KEY DEMOGRAPHICS



875,784
POPULATION



403,141
LABOR FORCE



2,500
AVG POPULATION
GROWTH PER YEAR



\$59,866
MEDIAN HH INCOME

40% BILINGUAL
RESIDENTS

34.5 MEDIAN
AGE

Sources: Bureau of Transportation Statistics, U.S. Census Bureau, Hunt Institute, City of El Paso Economic & International Development Department.

WHY EL PASO?

BINATIONAL ADVANTAGE

Direct access to U.S. and Mexican consumer markets.

INVESTMENT-FRIENDLY MARKET

Low operating costs compared to major Texas metros.

GROWING ECONOMY

Strong industrial, logistics, healthcare, retail, and manufacturing sectors.

INFORMATION ABOUT BROKERAGE SERVICES



11-2-2015

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - * that the owner will accept a price less than the written asking price;
 - * that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - * any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.

<u>ELP REAL ESTATE GROUP LLC DBA REPCRE</u> Broker Firm Name	<u>9010492</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>CHRIS DUNCAN</u> Designated Broker of Firm	<u>611880</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

6006 N. Mesa Ste 110

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El Paso, TX 79912

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915.422.2242

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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