

FOR SALE APPROX ½ ACRE

9121 Dyer Street
El Paso, Texas



PROPERTY HIGHLIGHTS

High Profile Commercial Land, Currently utilized as Valero Fast Gas, Located in the NE El Paso sub-market. Just off Hondo Pass & Dyer Intersection. Businesses nearby CVS Pharmacy, AT&T Cell Store, Walmart Neighborhood Market, Taco Bell and Firestone Auto Care.

BUILDING SF	N/A
LAND SF	21,662
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	7,580 ADT

SIGNAGE TYPE	N/A
3-MILE (POP.)	68,239
5-MILE (POP.)	140,229
AVG HH. INCOME	\$47,138.00
SPACE USE	Commercial



JEFF SCHEIDEGGER

Account Manager
+1 314-384-8662
jeff.scheidegger@cushwake.com

Michael T. Livingston

Texas Real Estate Broker
+1 915-478-0626
michael@livingstonco.com

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Established Commercial Property

High Profile Established Commercial Parcel fronting Dyer Street. Prior use was a Valero Fast Gas. Well established neighborhood retail trade area. Current service providers include Banking, Grocery, Auto Maintenance, Fast Food, Misc Business Mix. Approx 20-minute drive from El Paso International Airport, Approximately a 10-minute drive from El Paso Community College Transmountain Campus and a 10-minute drive from Chapin High School.



LEGAL INFORMATION

TAX PARCEL ID	59611
2024 RE TAXES	\$ 5,138.89
ZONING	Commercial (C-3)



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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