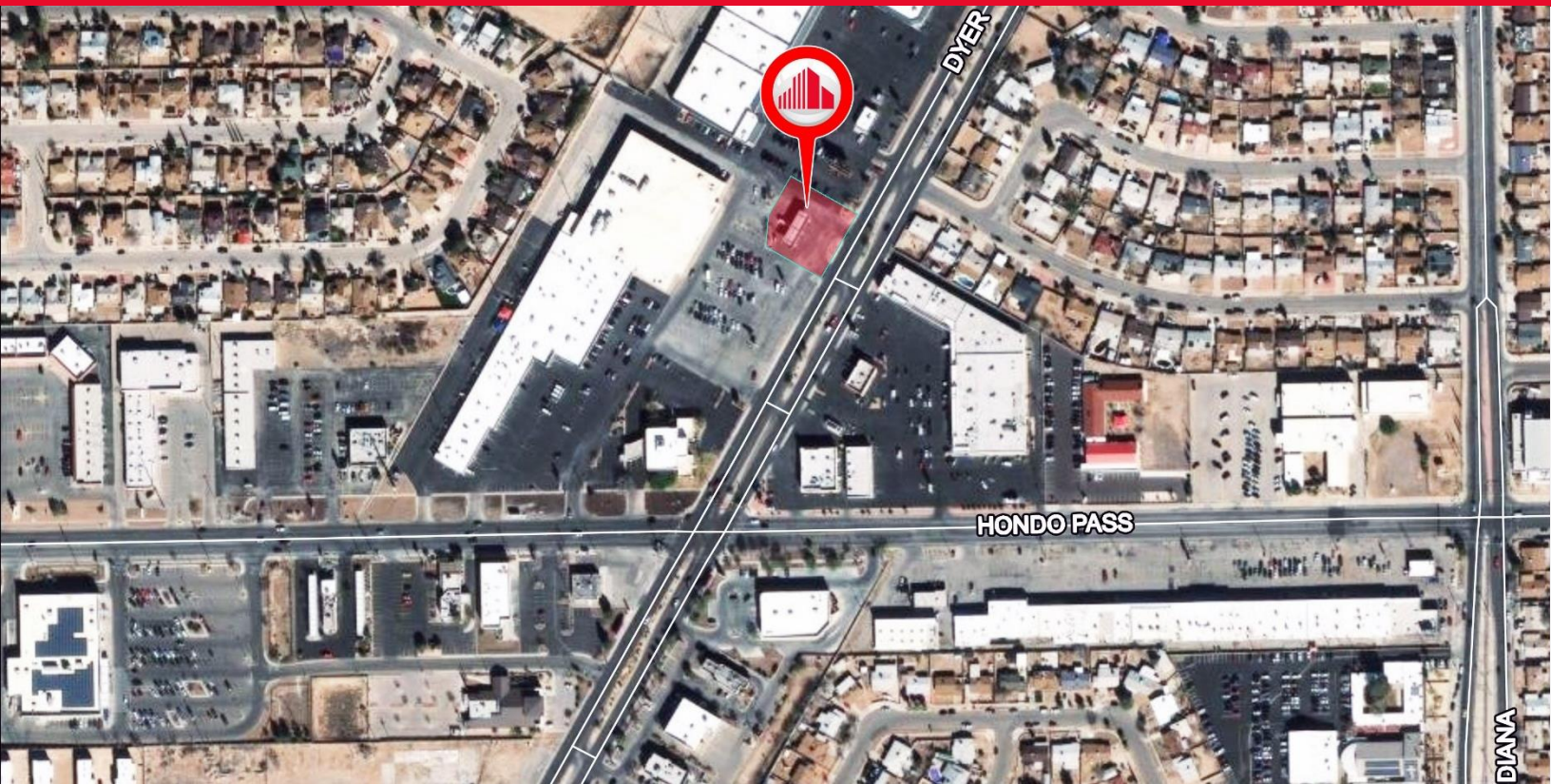


FOR SALE

**9121 Dyer St.
El Paso, TX**

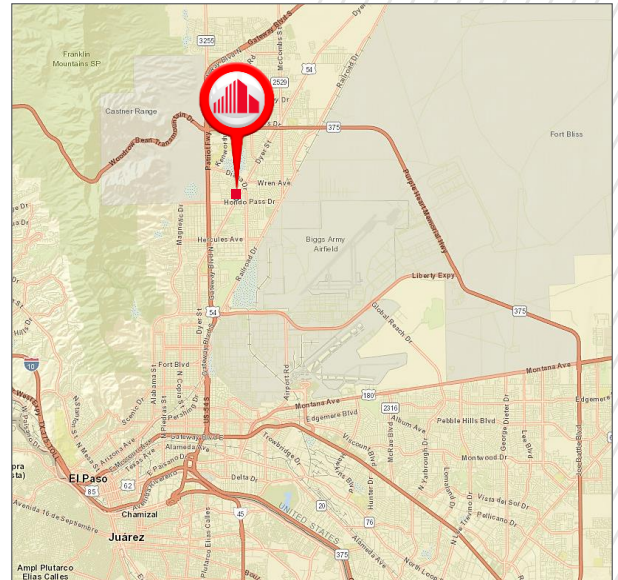


PROPERTY HIGHLIGHTS

*Excellent pad site opportunity with high traffic counts and high visibility.
1.5± miles from Highway 54 and 8 ± miles from Interstate 10. Good retail
synergy and very strong demographics.

BUILDING SF	N/A
LAND SF	21,662
YEAR BUILT	2000
PARKING	Ample
TRAFFIC COUNTS	19,989 VPD

SIGNAGE TYPE	Pylon
3-MILE (POP.)	68,657
5-MILE (POP.)	137,541
AVG HH. INCOME	\$52,171
SPACE USE	Retail



JEFF SCHEIDEGGER

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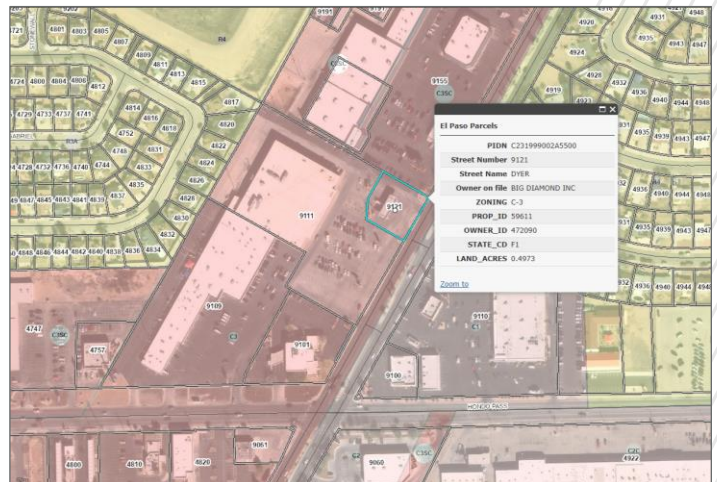
NEARBY TENANTS

Walmart, IHOP, Bank of America motor bank, Dollar Tree, CVS, Firestone, Crunch Fitness, H&R Block, Food King, Supercuts, Sherwin-Williams, Discount Tire, O'Reilly Auto Parts, Pep Boys, Chase, and Mister Car Wash



LEGAL INFORMATION

TAX PARCEL ID	C231999002A5500
2024 RE TAXES	\$5,138.29
ZONING	C-3
SALE PRICE	\$325,000.00



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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