

# FOR SALE 10770 Dyer Street El Paso, Texas



## **PROPERTY HIGHLIGHTS**

Prime retail building on the corner of Dyer Street and Sean Haggerty / Angora Loop.

Located on the Highway 54 Business Route.

12 miles from the El Paso International Airport.

BUILDING SF	2680
LAND SF	22,521
YEAR BUILT	1985
PARKING SF	14,139
TRAFFIC COUNTS	12,490 VPD

SIGNAGE TYPE	Pylon
1-MILE (POP.)	7,532
3-MILE (POP.)	64,484
MED. INCOME	\$49,826
SPACE USE	Retail



#### **JEFF SCHEIDEGGER**

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### **SURROUNDING AREA**

Up and coming retail area. Dyer street is home to other retailers such as Dollar General, U-Haul, Harbor Freight, Whataburger, Subway, and other QSR's. Located on the Highway 54 Business Route and less than 20 minutes from I-10.



## **LEGAL INFORMATION**

TAX PARCEL ID	X58099913200213
2020 RE TAXES	\$10,718.63
ZONING	Retail / Non-Residential



### **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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