

**FOR SALE 2,680 SQ. FT. BLD**  
**10770 Dyer Street,**  
**El Paso, Texas**



## PROPERTY HIGHLIGHTS

Retail/Commercial Property located in growth plain of NE El Paso. Formally a Convenience Store. Ideal for expansion of local established retail, restaurant, dry goods business. Ready to occupy with minimal upfit. Hard corner of Dyer and the South Angora Loop.

<b>BUILDING SF</b>	2,680
<b>LAND SF</b>	22,521
<b>YEAR BUILT</b>	1985
<b>PARKING</b>	N/A
<b>TRAFFIC COUNTS</b>	2,470 ADT

<b>SIGNAGE TYPE</b>	Pole Sign
<b>3-MILE (POP.)</b>	63,727
<b>5-MILE (POP.)</b>	90,635
<b>AVG HH. INCOME</b>	\$54,095.00
<b>SPACE USE</b>	Retail - Mixed



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**Stand Alone Retail Property**

Retail/Commercial Property located in growth plain of NE El Paso. Formally Circle K Convenience Store. Ideal for expansion of local established retail, restaurant, dry goods business. Ready to occupy with minimal upfit. Hard corner of Dyer and the South Angora Loop.



**LEGAL INFORMATION**

<b>TAX PARCEL ID</b>	55690
<b>2024 RE TAXES</b>	\$5,569.48
<b>ZONING</b>	Commercial ( C-1 )



**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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