

Red Hills Marketplace

14160 Pebble Hills, El Paso, Tx.

Retail Project



For Information Contact:

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BORDERLAND

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Property Features

Property Description

- Class A retail development in fast growing East El Paso
- Unique contemporary architecture with canopy feature
- Total of 22,200 SF of Retail space
- Lease spaces from +/- 1,200 SF to +/- 9,600 SF
- Abundant parking & attractive landscaping
- Patio spaces available
- Drive through options available
- Pad Site Available for up to 3,000 building
- Moments from Zaragoza & Loop 375
- Located at high traffic intersection of Rich Beem & Pebble hills
- Close proximity to Pebble Hills High School & James Butler Elementary

Lease Information

- 5 - 10 year lease terms available
- Negotiable lease rate
- NNN (Taxes, Insurance, Common Area Maintenance)
- Owner will provide improvement allowance



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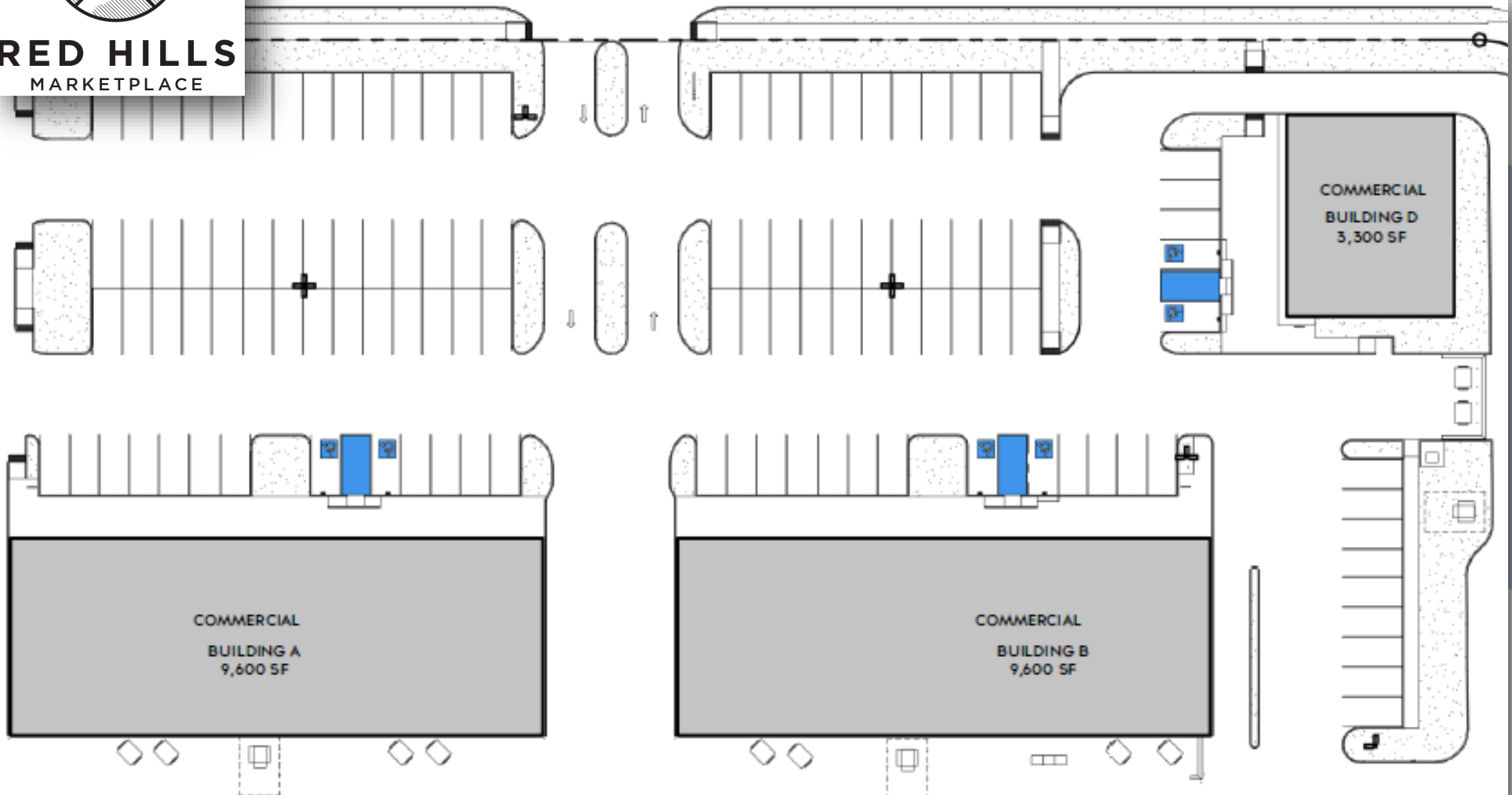
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Phase I Site Plan



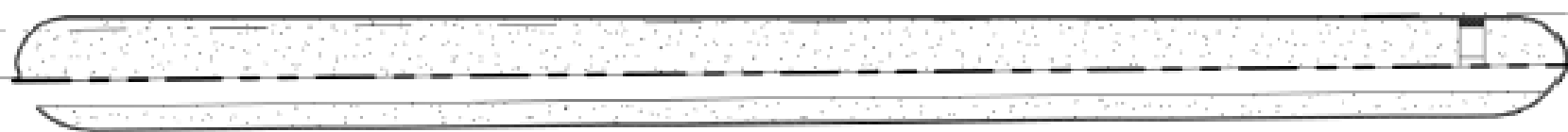
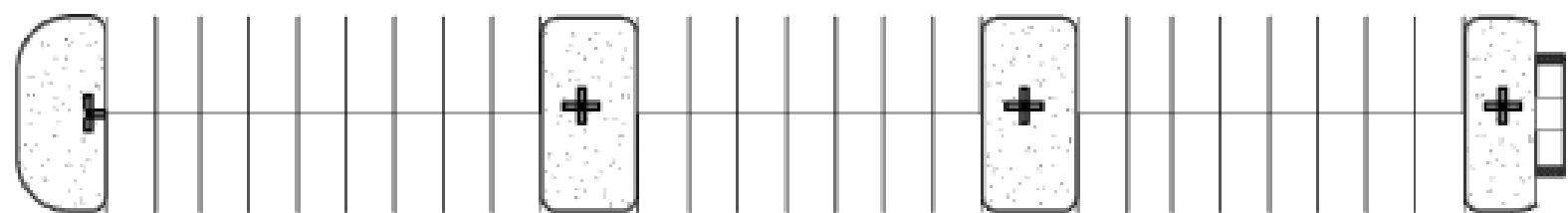
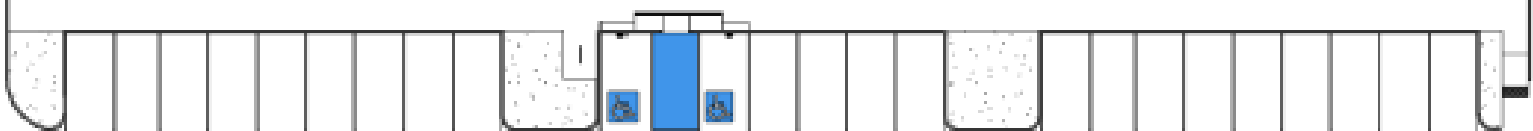
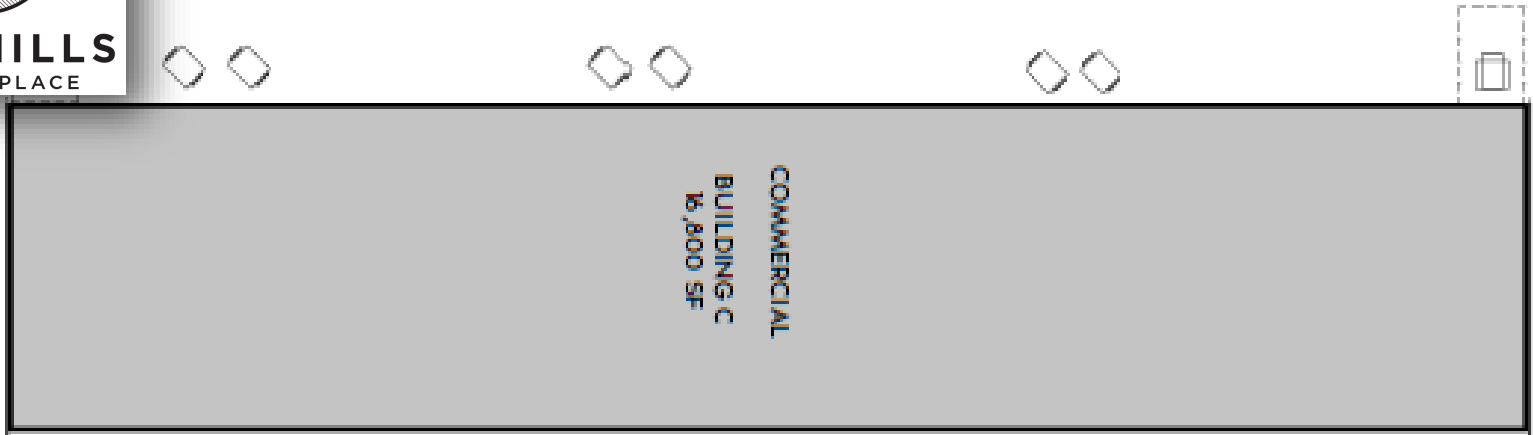
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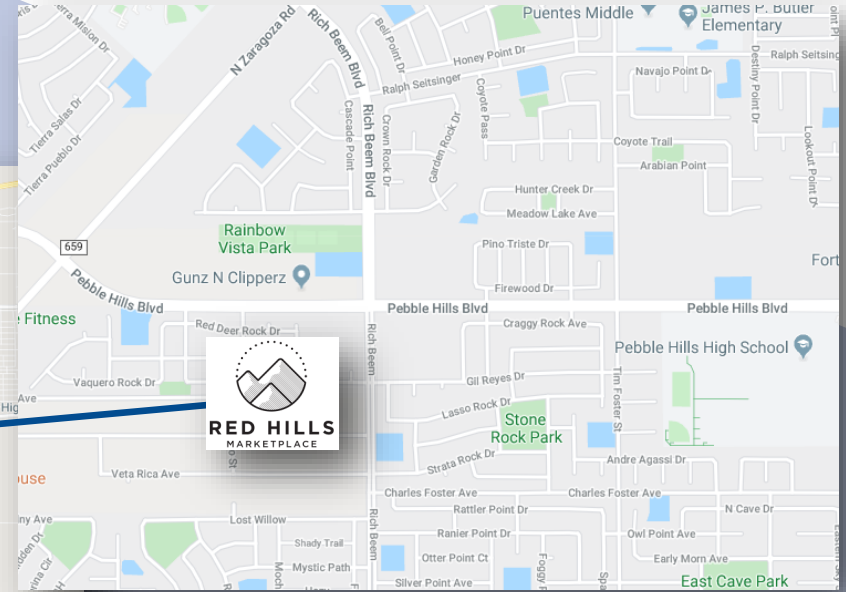
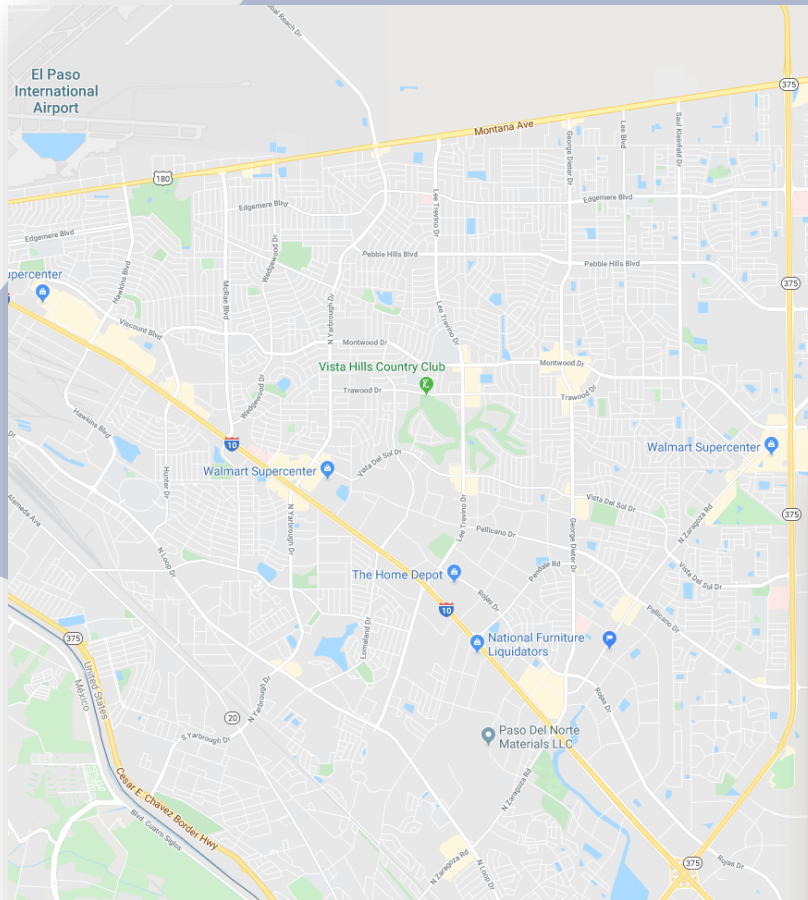
Phase II Site Plan



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Location



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Aerial View



www.sonnybrown.com

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Site Demographics



Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	12,830	71,194	163,392
2024 Population:	14,081	73,436	166,215
Pop Growth 2019-2024:	9.75%	3.15%	1.73%
Average Age:	28.30	30.60	32.50
Households			
2019 Total Households:	3,749	19,330	47,366
HH Growth 2019-2024:	9.82%	3.34%	1.67%
Median Household Inc:	\$65,092	\$60,451	\$56,201
Avg Household Size:	3.30	3.50	3.40
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$164,740	\$153,123	\$147,331
Median Year Built:	2010	2004	1998



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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 A 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.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Associate			
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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