

# Office / Call Center Facility

5850 Onix, El Paso Texas

43,224 SF



**For Leasing Information, please contact:**



**Will C. Brown, SIOR, Principal**  
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The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.

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## 5850 Onix, El Paso Texas

## Property Description

- Re-purposed bowling alley for Office & Call Center operations
- 43,224 SF
- 4 Acres land area
- C-3 Zoning
- Year built -2002
- Planned renovation - 2016
- 250-350 potential seats
- Approx. 273 parking spaces
- 23' height to deck
- Sprinkler system
- Existing improvements include office spaces, meeting space, break area, kitchen & large capacity restrooms
- Outdoor Break area
- Space for installation of backup generator & UPS



- Location in the heart of El Paso's west side commercial district
- Close proximity to:
  - Interstate 10
  - Loop 375
  - Dining & services

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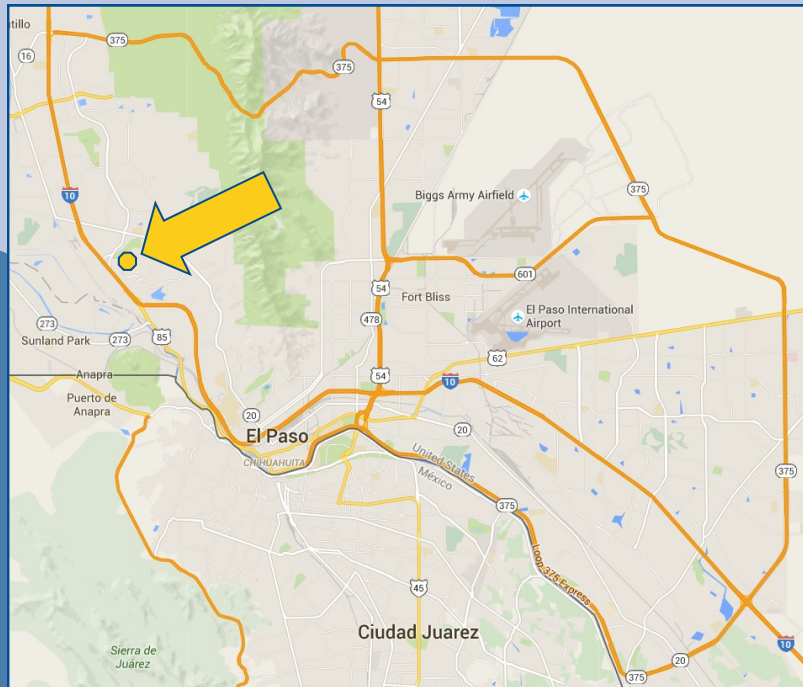
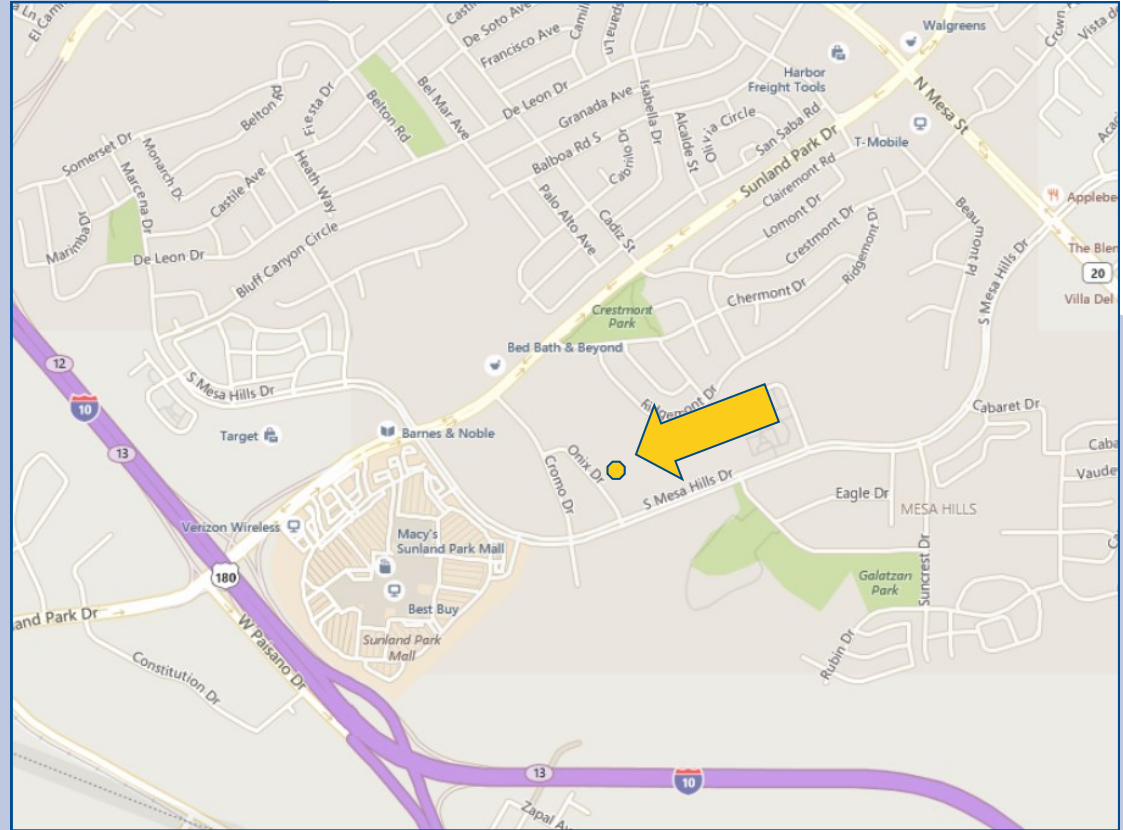
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## 5850 Onix, El Paso Texas

## Area Map



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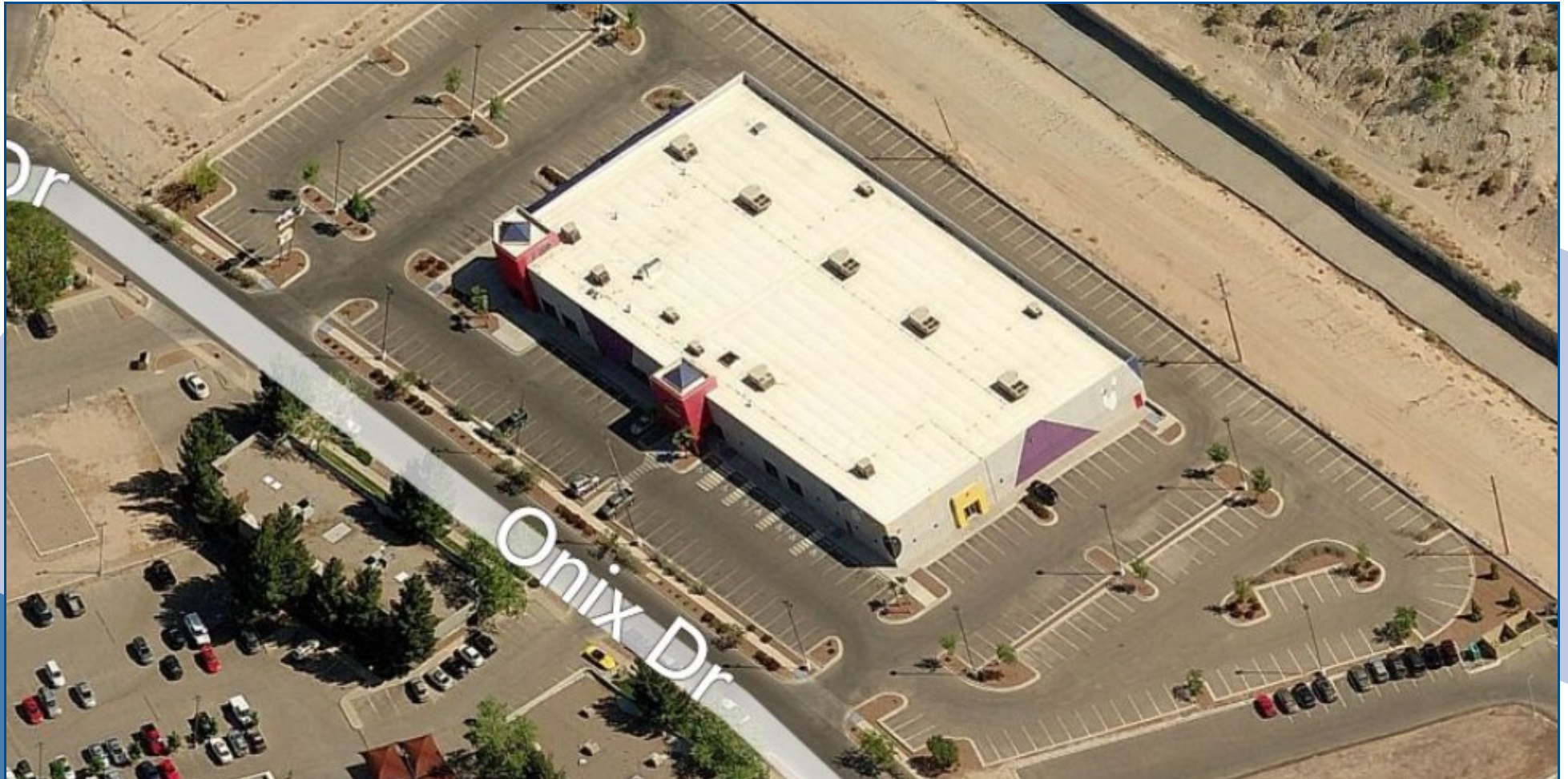


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# Office / Call Center Facility

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Aerial View



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Aerial View



# Office / Call Center Facility

## 5850 Onix, El Paso Texas

## Regional Information

### Area Information

- Combined population of over 2.5 million residents in El Paso, Juarez & Las Cruces
- El Paso - Fifth largest city in Texas - Nineteen largest city in United States
- El Paso is distinguished by ranking as **the #1 safest city in the United States.**
- Major metropolitan center
- Top location for contact center operations
- Major transportation hub - I-10, Railroad (2), Air (4) airlines (2) International Airports
- Two Universities – UTEP and NMSU
- New Medical and Nursing Schools
- Extremely favorable cost-of-living index.
- Abundant cultural and entertainment opportunities:
- Year-round sports and outdoor recreation
- New AAA Baseball Park, AAA Team, and downtown entertainment

### El Paso, Texas

#### Contact Center Advantages

- Successful concentration of customer service operations in area
- Large bi-lingual population / workforce
- Highly competitive wage rates & dependable workforce
- Source of Labor:
  - Fort Bliss Military Post
  - 14 universities/colleges in region
- Mountain Time Zone
- Excellent year round climate with 300+ days /year of sunshine
- Reliable power grid
- Broad telecommunications/fiber-optic networks

### Site Demographics

| Population             | 1 Mile           | 3 Mile           | 5 Mile           |
|------------------------|------------------|------------------|------------------|
| 2015 Total Population: | <b>12,346</b>    | <b>72,911</b>    | <b>159,777</b>   |
| 2020 Population:       | <b>12,940</b>    | <b>75,994</b>    | <b>166,785</b>   |
| Pop Growth 2015-2020:  | <b>4.81%</b>     | <b>4.23%</b>     | <b>4.39%</b>     |
| Average Age:           | <b>35.4</b>      | <b>37.2</b>      | <b>36.4</b>      |
| Households             |                  |                  |                  |
| 2015 Total Households: | <b>4,905</b>     | <b>28,603</b>    | <b>58,263</b>    |
| HH Growth 2015-2020:   | <b>5.02%</b>     | <b>4.37%</b>     | <b>4.49%</b>     |
| Median Household Inc:  | <b>\$37,823</b>  | <b>\$45,356</b>  | <b>\$45,707</b>  |
| Avg Household Size:    | <b>2.5</b>       | <b>2.5</b>       | <b>2.7</b>       |
| 2015 Avg HH Vehicles:  | <b>1</b>         | <b>2</b>         | <b>2</b>         |
| Housing                |                  |                  |                  |
| Median Home Value:     | <b>\$146,074</b> | <b>\$169,338</b> | <b>\$164,716</b> |
| Median Year Built:     | <b>1980</b>      | <b>1982</b>      | <b>1981</b>      |

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## Information About Brokerage Services

*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 coincidental 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.

|  |               |                             |       |
|--|---------------|-----------------------------|-------|
| <b>Aain Brown</b>                                | <u>346104</u> | <u>adain@sonnybrown.com</u> |       |
| Licensed Broker/Broker Firm Name or              | License No.   | Email                       | Phone |
| Primary Assumed Business Name                    |               |                             |       |
| <b>Sonny Brown Associates</b>                    |               |                             |       |
| Designated Broker of Firm                        | License No.   | Email                       | Phone |
|  |               |                             |       |
| Licensed Supervisor of Sales Agent/<br>Associate | License No.   | Email                       | Phone |
|  |               |                             |       |
| Sales Agent/Associate's Name                     | License No.   | Email                       | Phone |
|  |               |                             |       |
| Buyer/Tenant/Seller/Landlord Initials            | Date          |                             |       |

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)