

FORMER SHOE CARNIVAL

1117 Geronimo, El Paso, Texas 79925



13,765 SF

LEASING AGENT:

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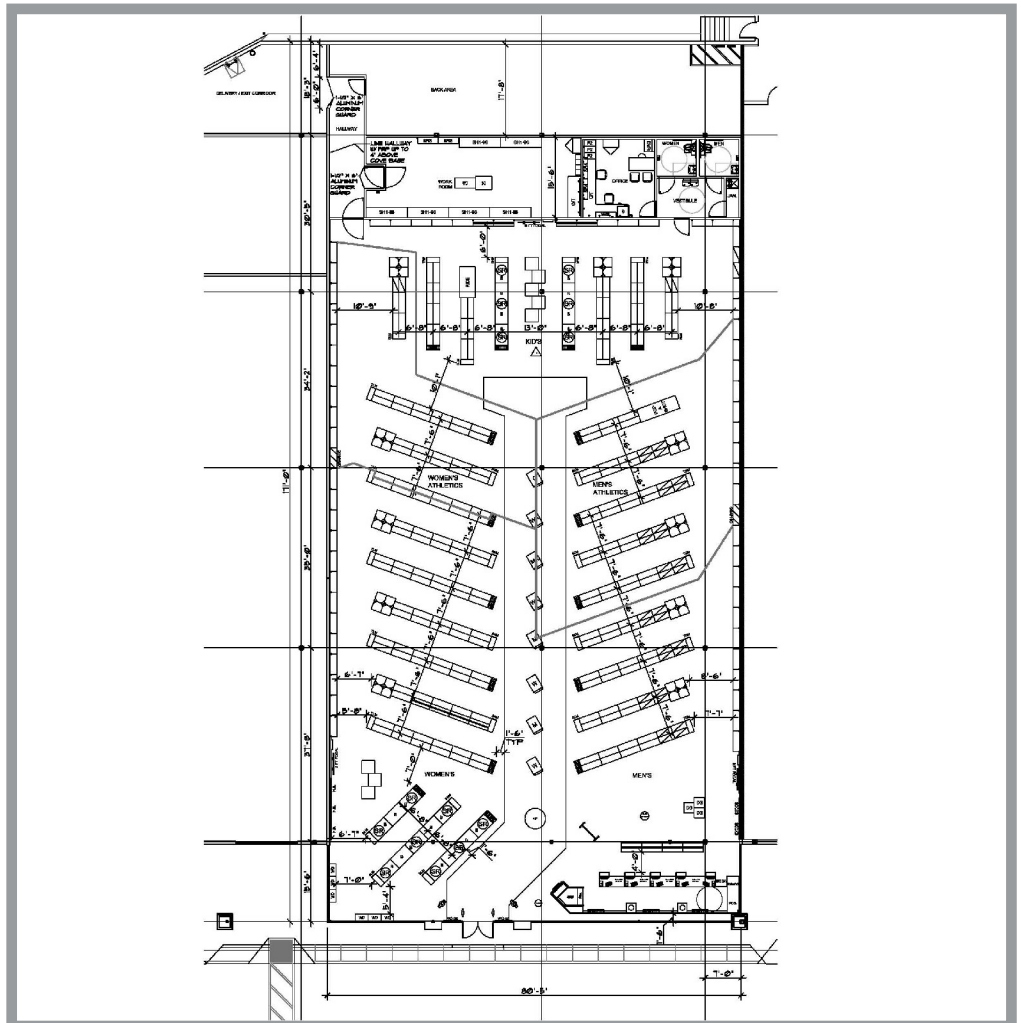
PROPERTY INFORMATION

Building Size:	Approximately 13,765 Sq. Ft.
Lease Rate:	\$16.00 per Sq. Ft. NNN
Expenses:	Estimated at \$5.00 per Sq. Ft.
Traffic Counts:	Geronimo - 18,189 VPD Edgemere - 7,052 VPD
	Geronimo - 19,215 VPD Gateway W - 16,655 VPD (Source: EPDOT Feb. 2013)

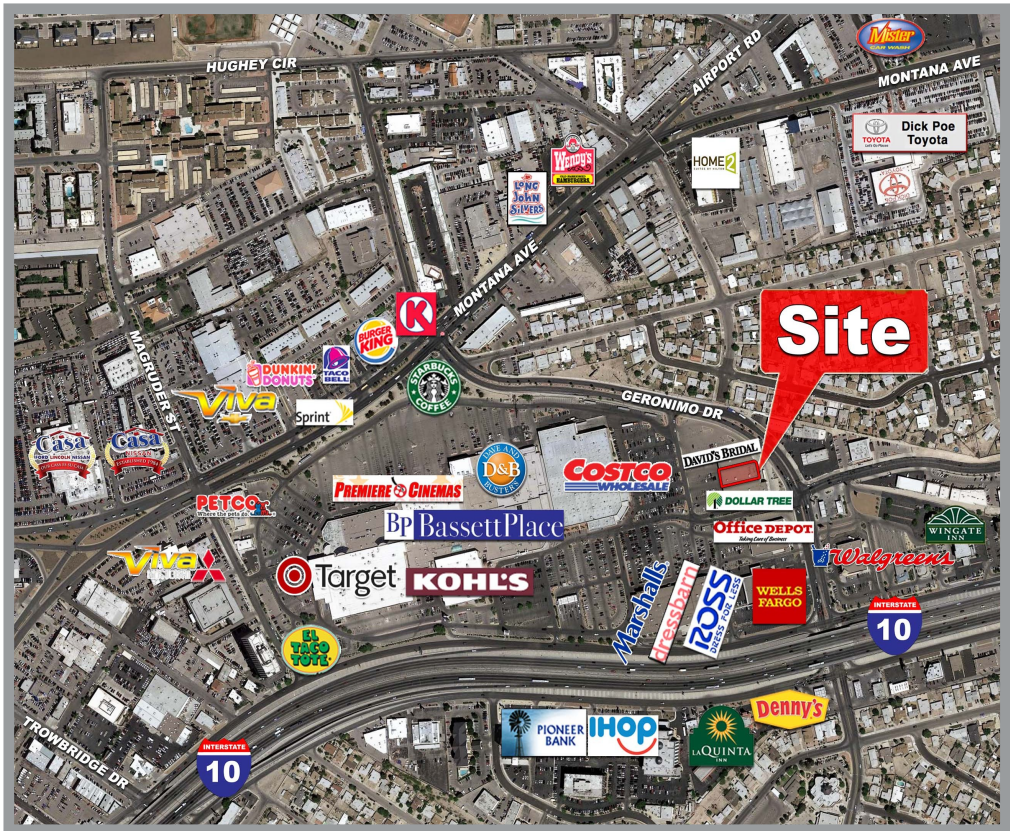
PROPERTY HIGHLIGHTS

- Centrally located to El Paso International Airport, Fort Bliss, Paul L. Foster Texas Tech Health Medical Center, University Medical Center, & U.S. Highway 54
- Easy on/off accessibility to I-10
- Close proximity to hotels & restaurants
- Site is located directly across Bassett Place (Anchor Tenants: Costco, Target, Kohl's, Dave & Buster's and Premiere Cinemas IMAX)

FLOOR PLAN

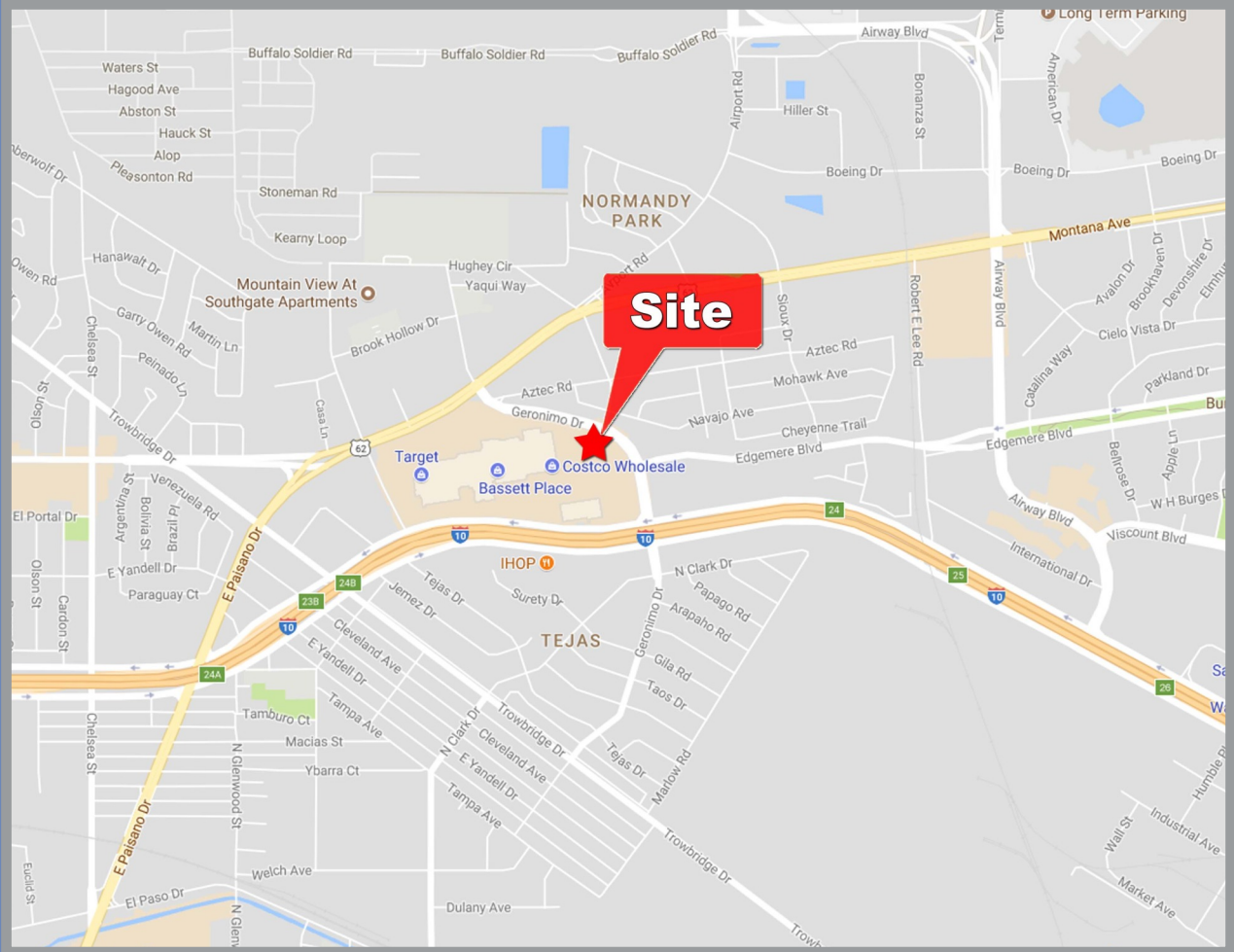


SITE PLAN



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CITY MAP



DEMOGRAPHICS

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	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION			
2022 Projection	11,490	83,696	208,331
2017 Estimate	11,002	84,426	204,744
2010 Census	10,651	84,263	208,548
Growth 2017-2022	4.44%	-2.18%	3.32%
Growth 2010-2017	3.29%	1.54%	1.89%
HOUSEHOLDS			
2022 Projection	4,628	29,721	74,418
2017 Estimate	4,376	28,804	72,024
2010 Census	4,157	28,423	70,685
Growth 2017-2022	5.76%	3.18%	3.32%
Growth 2010-2017	5.27%	1.34%	1.89%
2017 EST. AVERAGE HOUSEHOLD INCOME	\$38,306	\$42,879	\$44,658
2017 EST. MEDIAN HOUSEHOLD INCOME	\$30,880	\$32,676	\$32,391

CITY FACTS

- #1 most affordable city in Texas
- El Paso Tri-County Population: 1.1 million
- Estimated Juarez Population: 1.5 million
- Estimated State of Chihuahua Population: 3.5 million
- 6th largest city in Texas and the 19th largest in the United States
- El Paso/Juarez is the second largest borderplex in the nation
- El Paso Gross Retail Sales in 2014: \$11.4 billion
- Over \$2 billion of annual retail trade in El Paso is spent by Mexican Nationals
- El Paso ranks #2 in Top 25 Foreign Trade Zone
- Approximately 20 million inbound border crossings
- Fort Bliss - Nation's fastest growing Army post (34,000 troops equaling 90,000 with family), 2,000 new jobs (engineering, technical, and industrial)
- Fort Bliss- \$5.7 billion additional economic impact annually
- Over 100,000 college students: University of Texas at El Paso, New Mexico State University, Universidad Autonoma de Ciudad Juarez & Instituto Tecnologico de Estudios Superiores de Monterrey
- FBI ranked El Paso 1st Safest City in the U.S. within a population of more than 500,000 (*CQ press City Crime Rankings 2010 for cities of 500,000 or more population*)
- Population and retail spending have increased 12% and 48% respectively over the past 5 years

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Information About Brokerage Services

Texas law requires all real estate license holders 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date