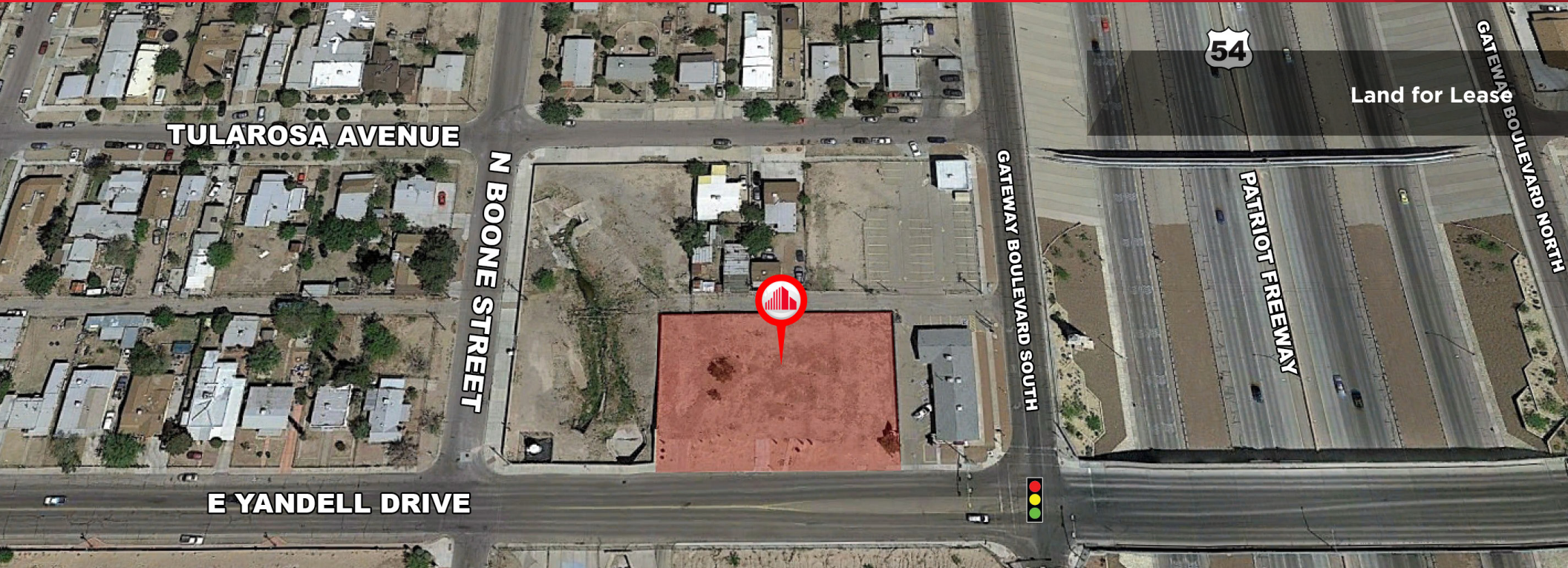




FOR LEASE

4121 E. YANDELL DRIVE

El Paso, Texas



Property Highlights

- Land: Built to suit
- Space available: 4,000 SF - 10,000 SF
- Lease rate: \$18.00 - \$22.00 /SF/YR, NNN
- Year built: 2018
- Medical office opportunity
- Great location for an adult day care.
- This Property is located in the middle of El Paso, offers a fantastic Build to Suit opportunity with visibility from I-10 & US-54. The Property has easy access to both I-10 and US-54.
- Medical expenditures in a 1/3/5 mile radius exceed \$17 million/\$93 million/\$193 million.

Jacob Quinn

Leasing Agent
(915) 843 8888 ext. 804
jqunn@piresintl.com

5-B Butterfield Trail Boulevard
El Paso, Texas 79906-4920
Main (915) 843 8888
www.piresintl.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



FOR LEASE

4121 E. YANDELL DRIVE

El Paso, Texas

Demographics

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,555	33,967	61,364
TOTAL POPULATION	16,361	100,701	175,479
AVERAGE HH INCOME	42,969	38,992	45,586

Property Highlights and Location Description

- “This Property is located in the middle of El Paso, offers a fantastic Build to Suit opportunity with visibility from I-10 & US-54. The Property has easy access to both I-10 and US-54. With its central location and access from I-10 and US-54, the property is ideal for medical use. Traffic counts on I-10 exceed 160,000 vehicles per day and US-54 sees more than 50,000 vehicles per day. Medical expenditures in a 1/3/5 mile radius exceed \$17 million/\$93 million/\$193 million. Population in a 1/3/5 mile radius exceed 17,000/100,000/175,000 people.”

Traffic Counts

- US Hwy 54 (Patriot Freeway): 53,000 VPD
 - E Yandell: 18,730 VPD
 - Interstate 10: 163,039 VPD
- (Source: ESRI, Kalibrate Technologies 2017)

Jacob Quinn
 Leasing Agent
 (915) 843 8888 ext. 804
 jqinn@piresintl.com

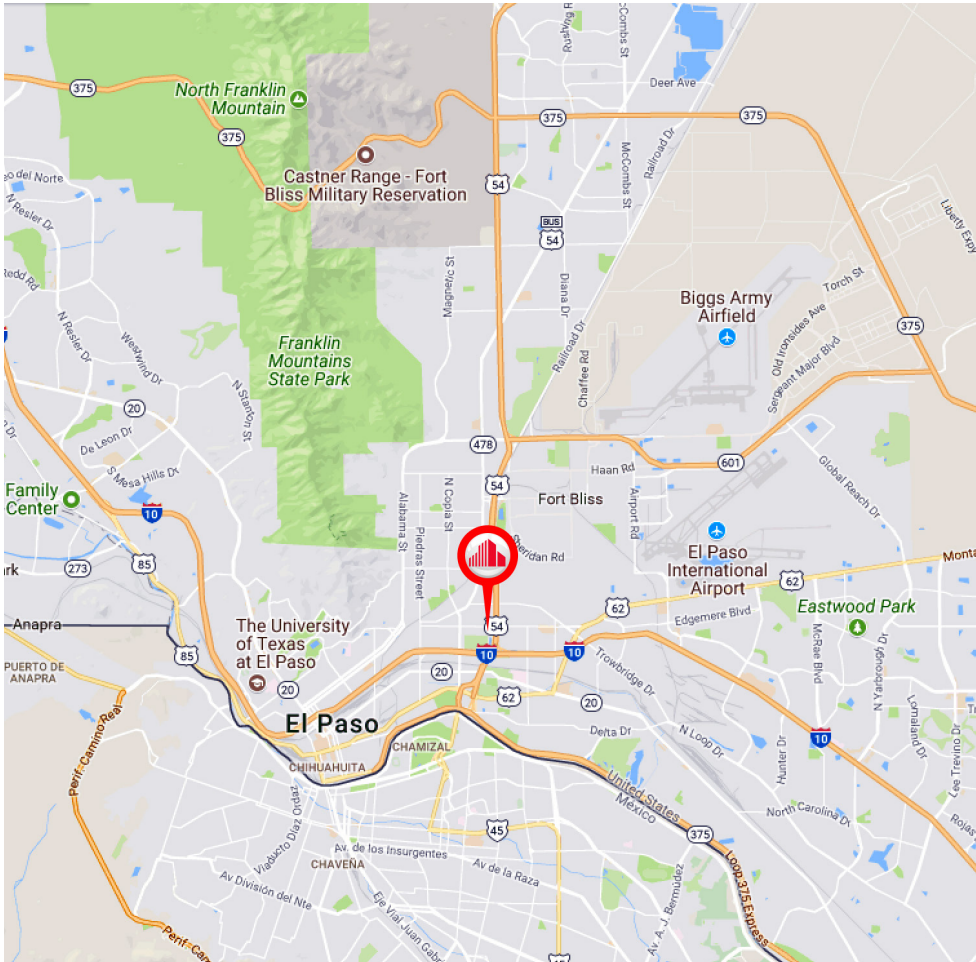
5-B Butterfield Trail Boulevard
 El Paso, Texas 79906-4920
 Main (915) 843 8888
www.piresintl.com



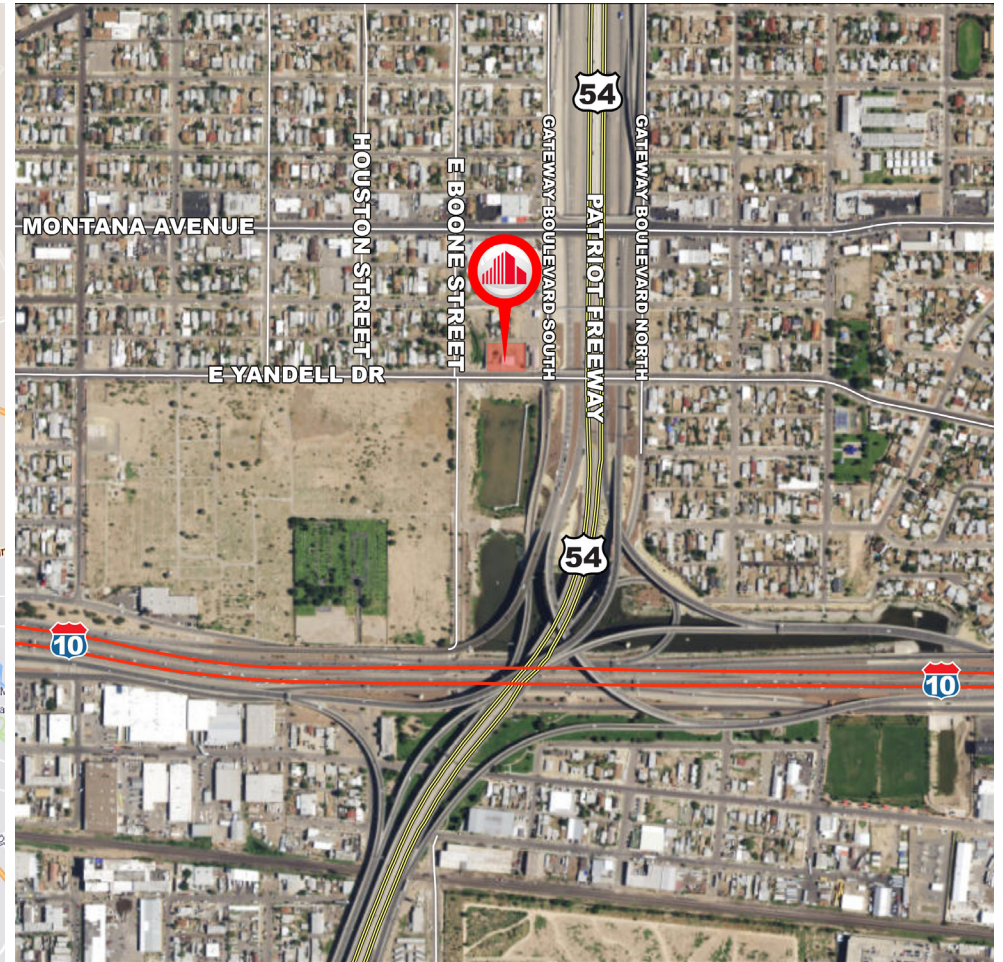
FOR LEASE

4121 E. YANDELL DRIVE

El Paso, Texas



MAP



AERIAL

Jacob Quinn
Leasing Agent
(915) 843 8888 ext. 804
jqinn@piresintl.com

5-B Butterfield Trail Boulevard
El Paso, Texas 79906-4920
Main (915) 843 8888
www.piresintl.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



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