

DESERT MOUNTAIN PLAZA

SWQ OF WOODROW BEAN TRANSMOUNTAIN DR & PATRIOT FWY 4650 Woodrow Bean Transmountain Dr, El Paso, TX 79924

FOR LEASE

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SUMMARY









HIGHLIGHTS

- + At Heavily-Trafficked Intersection with National Retailers
- + Adjacent to Walmart; Across from Lowe's Home Improvement
- + Pad Restaurants Whataburger and Denny's Increase Foot Traffic
- + Limited Retail Opportunities in Immediate Area
- + Strong Mix of National Retailers Within The Shopping Center
- + National Tenants Regularly Report Highest Sales Across El Paso

DESCRIPTION

Size: 22,380 SF Retail Center on 174,240 SF Land

Built: 1998

Parking: 132 Spaces (5.90 Spaces per 1,000 SF)

Addtl: Monument Sign; Canopy Walkway Along Storefronts

Mgmt: KM Realty

NOTABLE CO-TENANTS









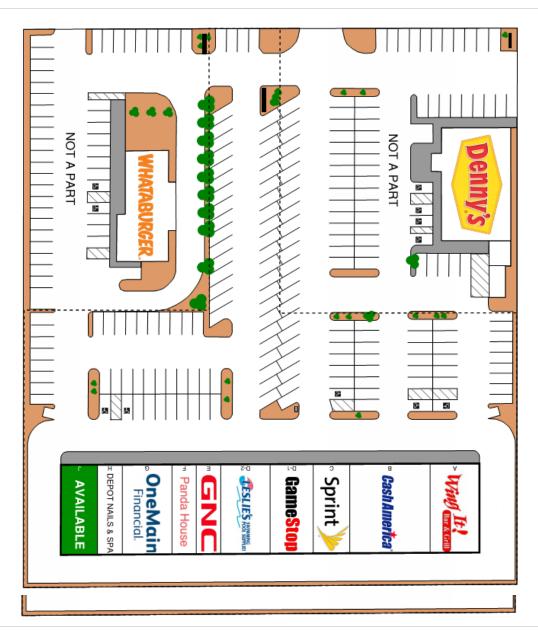










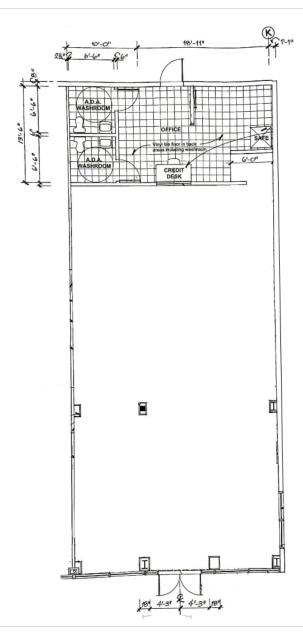


TENANT KEY

#	Tenant	SF
А	Wing It!	2,800
В	Cash America	4,550
С	Sprint	2,100
D-1	GameStop	2,450
D-2	Leslie's Pool	2,800
Е	GNC	1,400
F	Panda House	1,400
G	OneMain	2,800
Н	Depot Nails	1,400
J	Available	2,100

AVAILABLE SPACE





SUITE J

2,100 SF Size:

Rate: Call Broker for Pricing

Available: Immediately Fmr Use: Check Cashing

Space is located on the endcap of the shopping center Notes:



STOREFRONT

DEMOGRAPHICS & TRAFFIC



Population	1 MI	3 MI	5 MI
2018 Population	7,615	90,395	117,914
2023 Population	7,636	91,412	119,549
Est. 5yr Growth	0.28%	1.13%	1.39%
Average Age	37.60	35.60	34.90
2018 Population by Race			
White	6,190	75,233	97,640
Black	885	9,157	12,241
Am. Indian & Alaskan	99	1,106	1,492
Asian	193	2,043	2,532
Hawaiian & Pacific Island	25	380	633
Other	224	2,477	3,375
Households			
2018 Total Households	2,851	30,742	39,639
HH Growth 2018 - 2023	0.32%	1.13%	1.39%
Median Household Inc	\$45,460	\$43,058	\$43,251
Avg Household Size	2.70	2.90	3.00
2018 Avg HH Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$113,959	\$116,063	\$118,251
Median Year Built	1969	1975	1976
Employment			
Daytime Employment	3,859	16,087	19,343

TRAFFIC COUNTS



Sources: 2016 TxDOT El Paso District Map

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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:
 - o that the owner will accept a price less than the written asking price;
 - o 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.

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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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



EXCLUSIVE LEASING BROKER

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