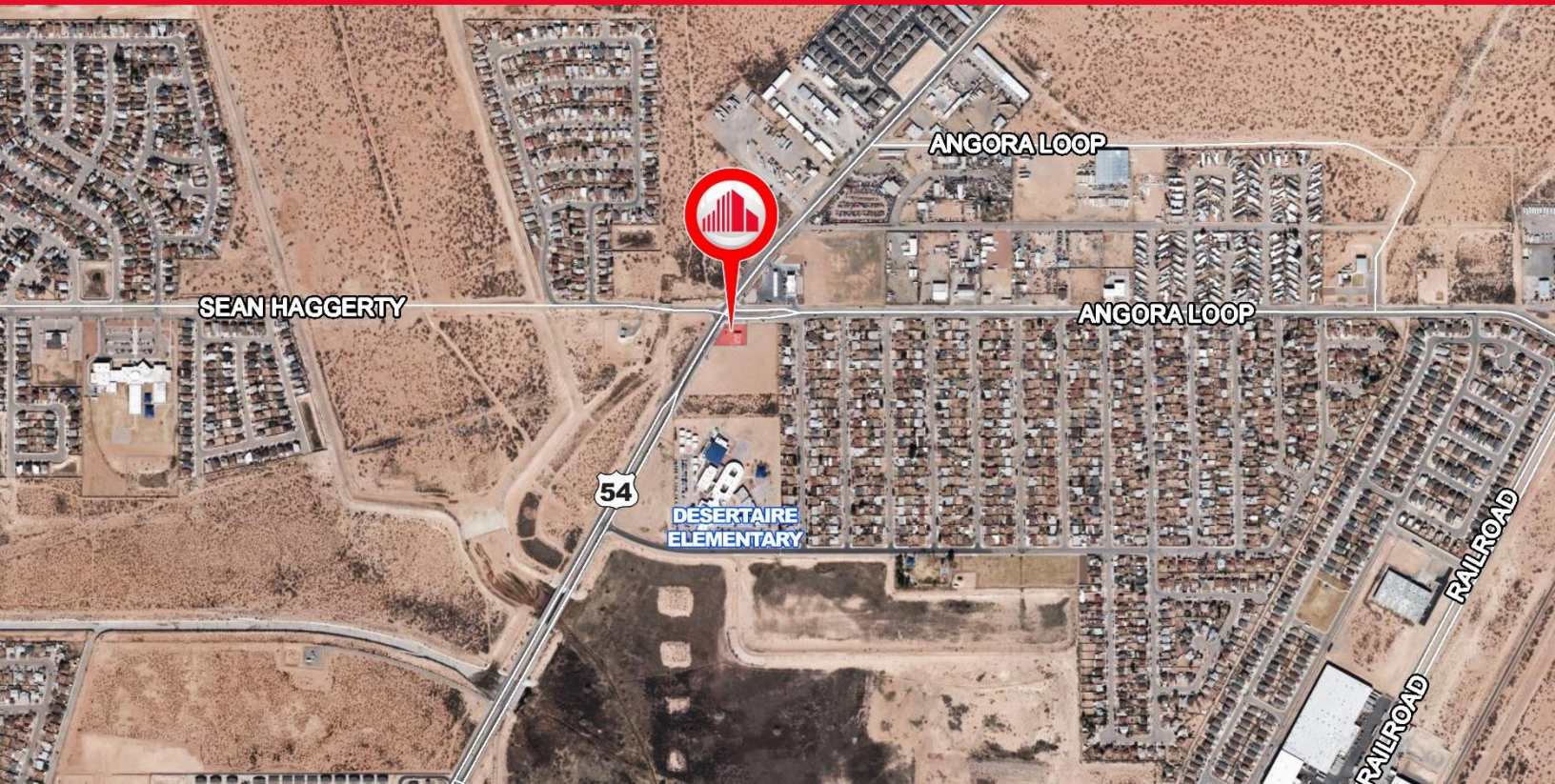


FOR SALE

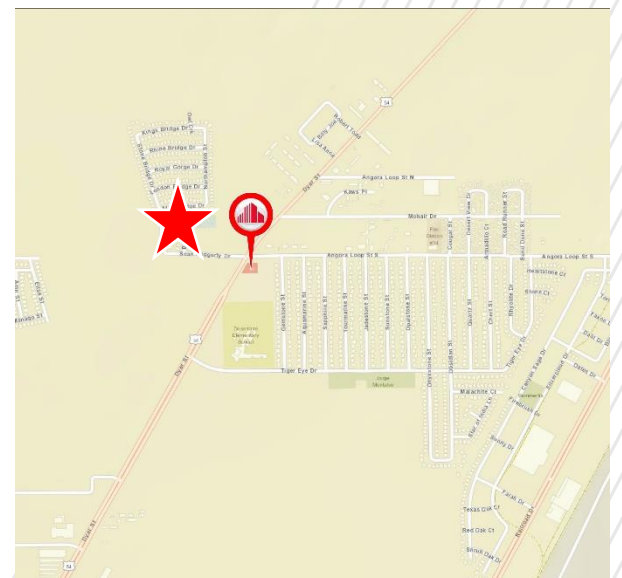
**10770 Dyer Street
El Paso, Texas**



PROPERTY HIGHLIGHTS

Prime retail building on the corner of Dyer Street and Sean Haggerty / Angora Loop.
 Located on the Highway 54 Business Route.
 12 miles from the El Paso International Airport.

BUILDING SF	2680	SIGNAGE TYPE	Pylon
LAND SF	22,521	1-MILE (POP.)	7,532
YEAR BUILT	1985	3-MILE (POP.)	64,484
PARKING SF	14,139	MED. INCOME	\$49,826
TRAFFIC COUNTS	12,490 VPD	SPACE USE	Retail



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 NM Broker
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FOR SALE

10770 Dyer Street
El Paso, Texas

SURROUNDING AREA

Up and coming retail area. Dyer street is home to other retailers such as Dollar General, U-Haul, Harbor Freight, Whataburger, Subway, and other QSR's. Located on the Highway 54 Business Route and less than 20 minutes from I-10.



LEGAL INFORMATION

TAX PARCEL ID	X58099913200213
2020 RE TAXES	\$10,718.63
ZONING	Retail / Non-Residential



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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