

# Commercial land FOR SALE



Cap Rate Real Estate Group | Commercial Real Estate | El Paso, Texas

5 AC. OF COMMERCIAL LAND BERRYVILLE ST., EL PASO TX. 79928



This 5-acre property offers an exceptional opportunity near Loop 375 and just minutes from the highly anticipated 1.8 million sq ft industrial park set to transform the area in 2024. Perfect for a logistics hub, warehouse, office complex, or service center, this lot's prime location ensures convenient access to major highways, excellent visibility, and strong potential for growth as the surrounding area continues to develop. Don't miss your chance to secure a valuable piece of El Paso's expanding commercial landscape—contact us today!

## CONTACT US

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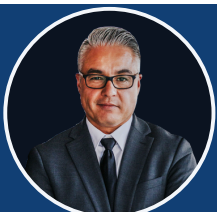
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Pellicano Industrial Park is a project by a global real estate development firm, Panattoni. Strategically situated near the Zaragoza Port of Entry, I-10 and Loop 375. Construction is expected to be complete in October 2024 and will include five buildings totaling some 1,837,800 square feet on 108 acres when finished. More than half of one of the first buildings to be constructed has already been leased to a Japanese company. Phase two, with two or three buildings, depending on tenants' requirements, is projected to begin construction this summer and be completed in 2025.

Alongside the growth of the industrial park, a 15-acre warehouse project is underway directly across from the subject property. This prime location offers an exceptional opportunity for development within a thriving industrial zone dedicated to fostering and empowering businesses.



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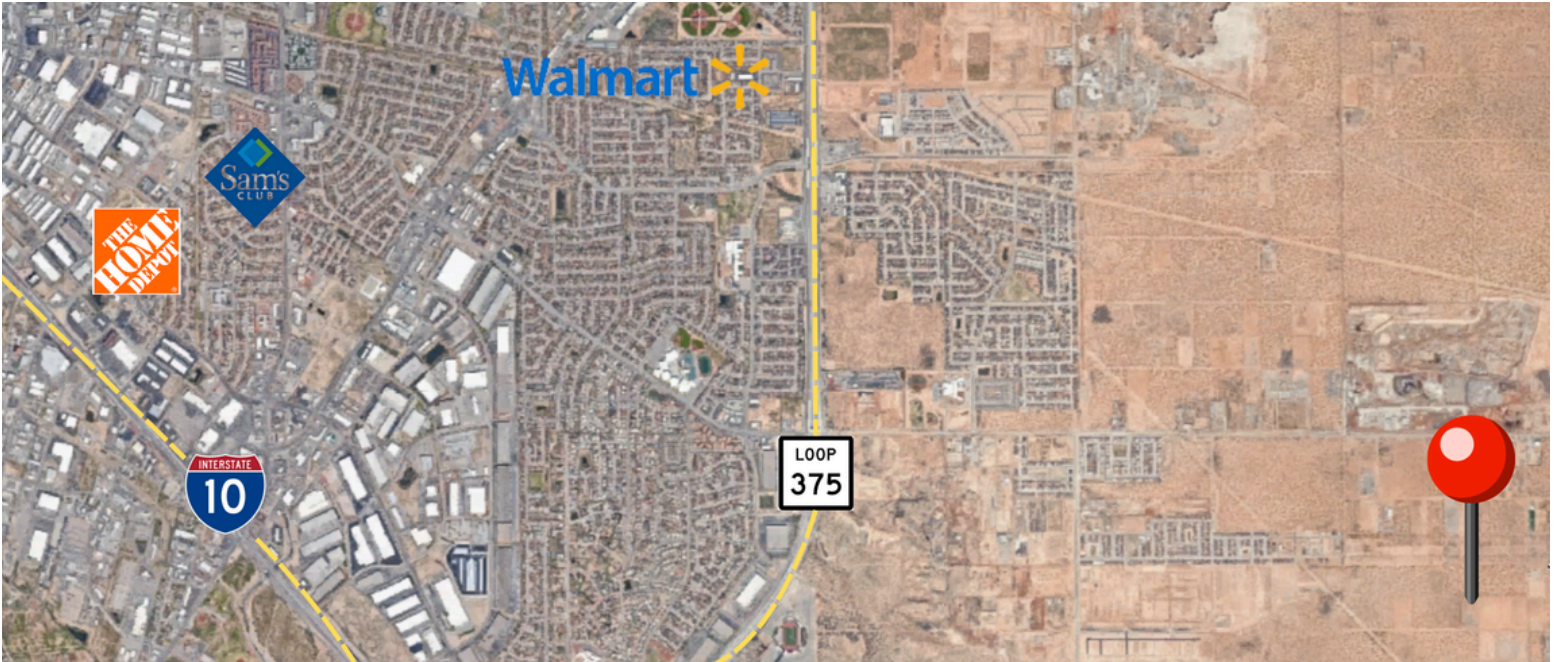
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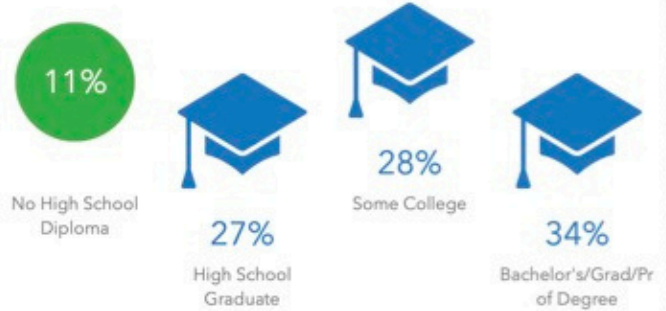
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INFOGRAPHIC: KEY FACTS (DRIVE TIME: 5 MINUTES)

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$100,000 - \$149,999 (19.8%)  
The smallest group: \$200,000+ (2.1%)

Indicator	Value	Difference	
<\$15,000	10.9%	-3.7%	
\$15,000 - \$24,999	7.6%	-2.8%	
\$25,000 - \$34,999	11.0%	-0.5%	
\$35,000 - \$49,999	10.9%	-3.3%	
\$50,000 - \$74,999	19.0%	-2.0%	
\$75,000 - \$99,999	12.8%	+2.1%	
\$100,000 - \$149,999	19.8%	+8.0%	
\$150,000 - \$199,999	6.0%	+2.6%	
\$200,000+	2.1%	-0.3%	

Bars show deviation from 48141 (El Paso County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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PELLICANO LOTS  
PELLICANO, EL PASO, TX, 79928

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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:
  - 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
  - o 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.

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Anibal Olague Sales Agent/Associate's Name	653430 License No.	anibal@olaguerealestate.com Email	915-443-8859 Phone

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 Buyer/Tenant/Seller/Landlord Initials Date