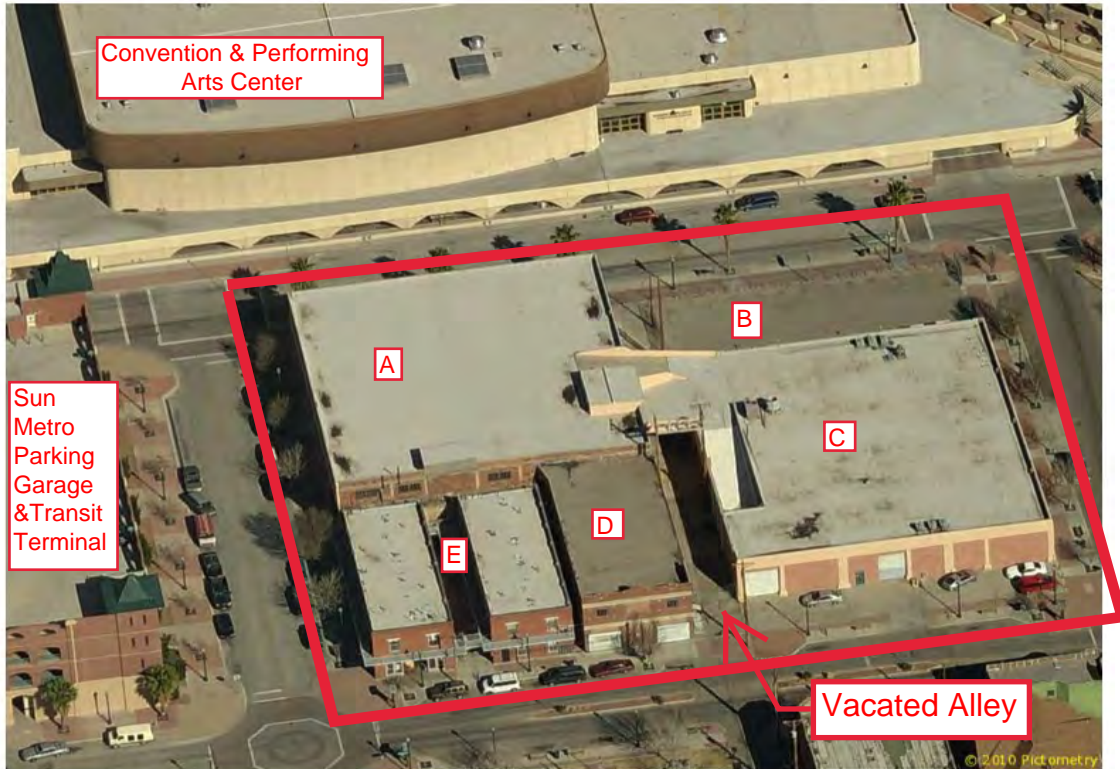


**Unique Mixed Use Opportunity – ONE CITY BLOCK**  
**Downtown El Paso, Texas 79901**



- Description:** Complete City Block (6 properties) in Downtown El Paso's hub of activity.
- |                        |   |
|------------------------|---|
| A. 320 W. San Antonio  | 2 level with new fire suppression system      |
| B. 300 W. San Antonio  | Parking lot                                   |
| C. 301 W. Overland     | 1 level with 30 tons refrigerated HVAC system |
| D. 311 W. Overland     | 2 level building south of 320 W. San Antonio  |
| E. 315-317 W. Overland | 17 unit multi-family (2 buildings / 2 levels) |
- Vacated Alley
- Area:** Downtown El Paso, Union Plaza District
- Location:** Across the street from the El Paso Convention & Performing Arts Center & Parking Garage, Sun Metro Transit Center & Parking Garage. In the Arts & Museum Districts. Bordered by Overland, Leon, San Antonio and Chihuahua Streets.
- Potential** Mixed Use (museum, convention, meeting, restaurant, retail, entertainment venues) Cultural center, multi-family), convention hotel. etc.
- Price:** \$5,750,000.00
- Financial Incentives:** City of El Paso Economic Development Dept., Empowerment Zone & Union Plaza District. Hotel Incentives - City of El Paso & State of Texas (HB 1964)

**For Additional Information:**

**M. Stan Okies**  
**Consultants of Real Estate**  
**Commercial & Investment**  
**915-630-9710**

Dimensions are approximate. Property is subject to price change, prior sale or withdrawal from the market at any time. The information has been gathered from sources deemed to be reliable, but is not guaranteed and is not necessarily complete. Purchaser should rely on its own due diligence and not on representations made by Consultants of Real Estate, its representatives or any other selling broker. 08/26/17

[Stan.okies@corealestate.us](mailto:Stan.okies@corealestate.us)

915-630-9710

550 S. Mesa Hills Dr., Suite D-4, El Paso, Texas 79912

**Mixed Use Opportunity  
Downtown El Paso, Texas**



**Offering** Entire city block in the heart of the Downtown El Paso Union Plaza District Bound by San Antonio, Chihuahua, Leon and Overland Streets.

**Mixed Use Potential** Hotel, Museum, Cultural Center, Restaurants, Multi Family, Offices and / or Entertainment Venue)

**Block size** +/-260' X 244' or +/-63,440 sq. ft.

**6 properties** 4 existing buildings plus parking lot and vacated alley

**Zoning** UP (Union Plaza District)

<u>Properties</u>	<u>Addresses</u>	<u>Bldg. (sq.ft.)</u>	<u>Bldg. (sq.ft.)</u>	<u>Land (sq.ft.)</u>
Building A	<b>320 W. San Antonio</b>	1 bldg /2 levels	33,576	16,785.00
Building B	<b>300 W. San Antonio</b>	Parking Lot	-0-	7,800.00
Building C	<b>301 W. Overland</b>	1 bldg /1 level	16,680	19,080.00
Building D	<b>311 W. Overland</b>	1 bldg /2 levels	7,134	3,553.00
Building E	<b>315-317 W. Overland</b>	2 bldgs /2 levels	9,918	6,542.00
Vacated Alley	<b>37' x 260'</b>			9,680.00
<b>Totals</b>			<b>67,308</b>	<b>63,440.00</b>

**Price** \$5,750,000.00

**Offered by** **M. Stan Okies**  
**Consultants of Real Estate**  
**Commercial & Investment**  
**915-630-9710**

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**El Paso Downtown Landmarks**

- City of El Paso Convention & Performing Arts Center
- Convention & Performing Arts Center Parking Garage
- Sun Metro Downtown Parking Garage & Transit Terminal
- Award winning, 9,000 seat Chihuahuas AAA Ballpark
- Museum District
- City Arts District
- Union Plaza Entertainment District
- \$35,000,000.00 renovated Plaza Theatre
- Camino Real Hotel (under renovations)
- Plaza Hotel (under renovations)
- San Jacinto Plaza (renovations completed)
- Banks (4)
- Loop 375
- Interstate Hwy 10

**Proximity to Subject Site**

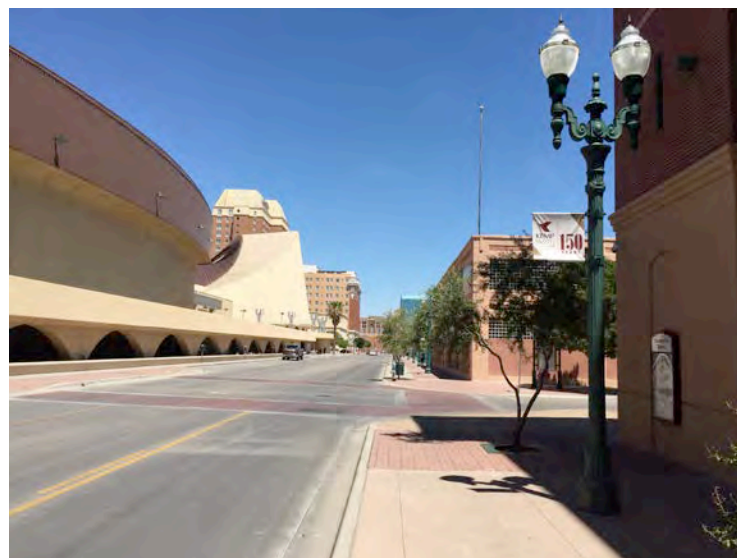
- Across San Antonio St.
- 60'
- Across Leon St.
- Across San Antonio St.
- 1 block
- 2 blocks
- 2 blocks
- 3 blocks
- 1 block
- 2 blocks
- 3 blocks
- 3 to 5 blocks
- 2 blocks
- 4 blocks

**Convention Hotel Investment Incentives** State of Texas HB1964 provides for incentives when locating within 1,000 feet of El Paso Convention & Performing Arts Center.

**City of El Paso Tax Incentives** The City of El Paso welcomes downtown redevelopment. Its Office of Economic Development stands ready to assist and discuss various tax incentives based on the respective development (or redevelopment) which is contemplated.

**City of El Paso Web Sites**

- <http://gis.elpasotexas.gov/planning/index.html>
- <https://www.elpasotexas.gov/economic-development/business>
- <http://www.visitelpaso.com/>
- <https://www.elpasotexas.gov/economic-development>
- <https://mcad.elpasotexas.gov/>
- <http://www.desarrolloeconomico.org>

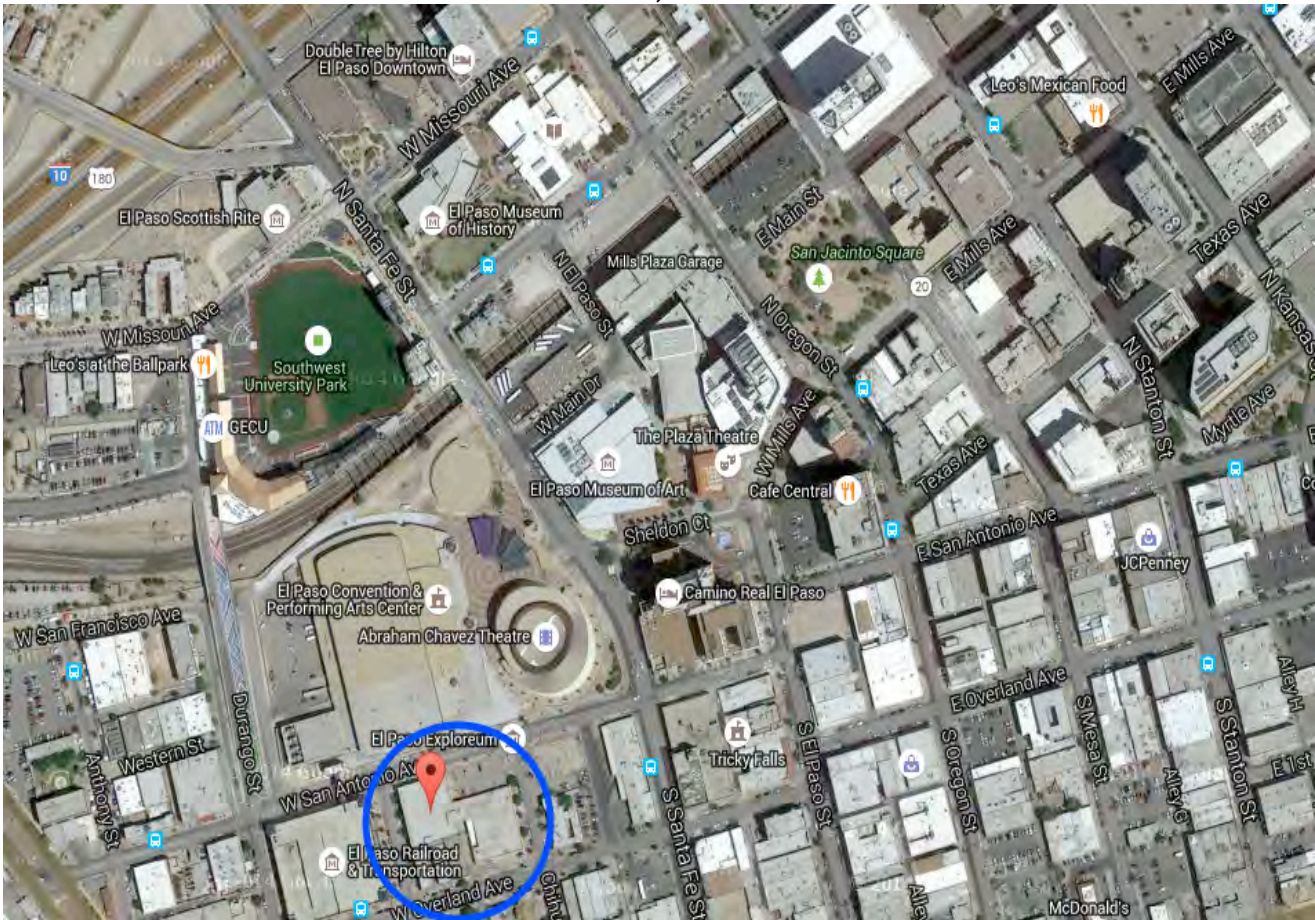


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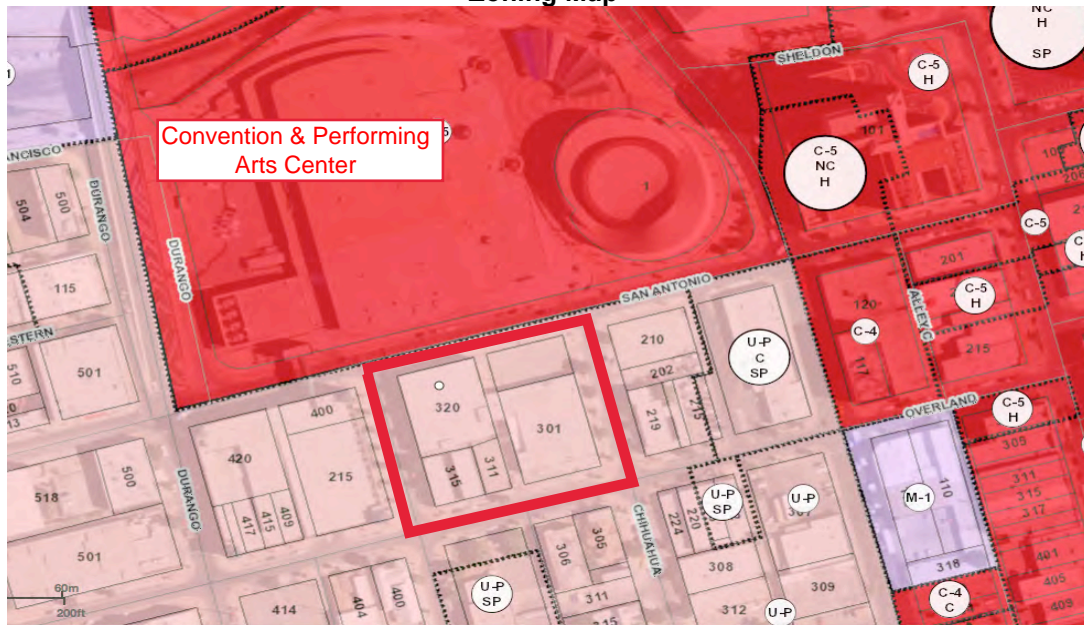
915-630-9710

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**Locator Map**  
**320 W. Overland Ave, City Block**  
**El Paso, Texas 79901**



**Zoning Map**



[Stan.okies@corealestate.us](mailto:Stan.okies@corealestate.us)

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**Property Photos**



**300 W. San Antonio from Convention Center**



**320 W. San Antonio from Convention Ctr.**



**300 W. San Antonio, Alley, 320 W. San Antonio  
Rooftop Parking on 2 buildings**



**320 W. San Antonio**



**El Paso Convention & Performing Arts Ctr.  
and 320 W. San Antonio**



**320 W. San Antonio, Sun Metro Parking**



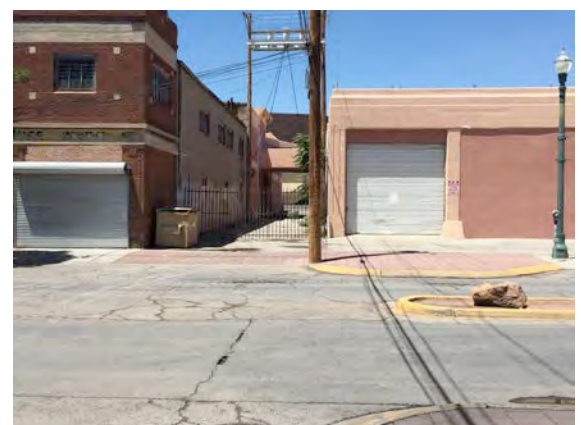
**Sun Metro Parking, 315-317 W. Overland  
El Paso Convention Ctr. In background**



**315-317 W. Overland – 17 Unit apartment  
Camino Real Hotel appears in background**



**311 W. Overland (2 story warehouse), Alley**



**311 W. Overland, Alley, 301 W. Overland**



**Sun Metro Parking/Transit Terminal + 315-317, 311, 301 W. Overland**



# Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Consultants of Real Estate, LLC			
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
M. Stan Okies, Member	0380570	stan.okies@corerealestate.us	915-630-9710
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](http://www.trec.texas.gov)

IABS 1-0 Date