



Freeway Chevron

7450 Gateway Boulevard East, El Paso Texas 79915

Offering Memorandum

Marcus & Millichap

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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Freeway Chevron

7450 Gateway Boulevard East, El Paso Texas 79915

EXCLUSIVELY LISTED BY

TIMOTHY SPECK

BOR

Texas Office

TX License: 9002994

Marcus & Millichap

OFFICES NATIONWIDE AND THROUGHOUT CANADA

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EXECUTIVE SUMMARY


Chevron

Marcus & Millichap

OFFERING HIGHLIGHTS

Chevron

7450 Gateway Boulevard East, El Paso Texas 79915

OFFERING PRICE

\$1,500,000

VITAL DATA

Price	\$1,500,000
Lot Square Feet	16,501 SF
Year Built	1995

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INVESTMENT OVERVIEW

7450 Gateway Boulevard East, El Paso Texas 79915

This ideally Chevron is positioned adjacent to the Interstate-10 freeway which boasts 130,000 cars daily. The subject property is surrounded by a major retailers and is the hard corner of E Gateway Blvd & Hunter Dr, signalized intersection upon exit of the I-10.

Included in the sale is the ownership of the existing business including goodwill, equipment, fixtures, and furnishings to operate.

There is no current sales data available

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INVESTMENT HIGHLIGHTS

PROMINENT LOCATION

The Freeway Chevron enjoys immediate access directly from the I-10 exit Excellent Monument Signage on Gateway Blvd and Visible to I-10.

MONUMENTAL SIGNAGE

Excellent Monument Signage on Gateway Blvd and Visible to I-10.

SURROUNDED BY RETAIL

The Freeway Chevron is an outparcel to Ranchland Village Shopping Center with several national tenants such as Food City, Family Dollar, T-Mobile and Whataburger.

OFFERS A SURPLUS OF CONVENIENCES

The Chevron Station is Equipped With Eight Gas Pumps, Drive-Thru and Food Mart.

Major Freeway Billboard Income

Provides and additional \$1000 per month profit (well below replacement cost)

Land Available for Development

Perfect for small fast food or coffee shop.



MARKET OVERVIEW


Chevron

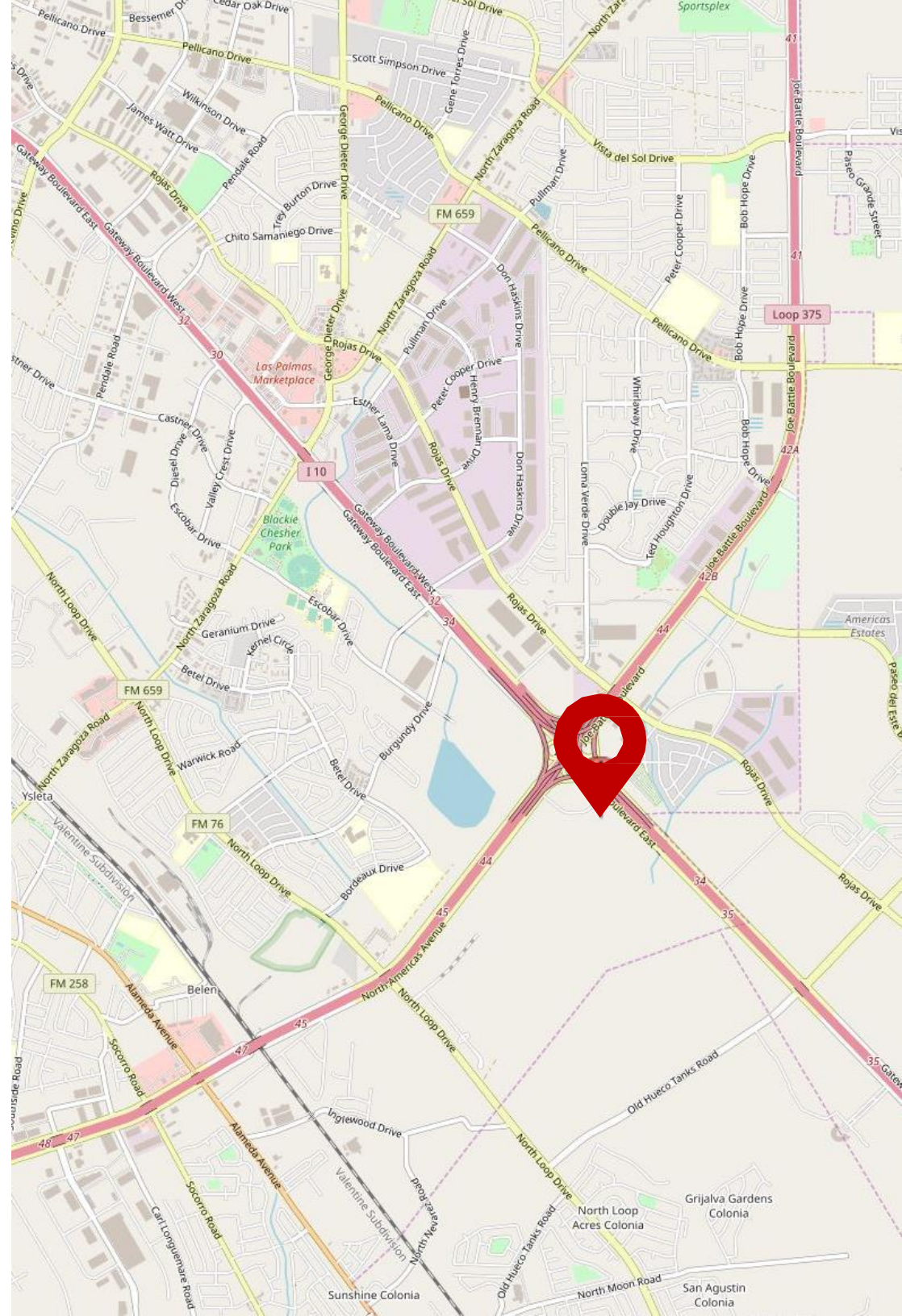
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LOCATION OVERVIEW

The El Paso metro is located at the westernmost corner of Texas, bordering New Mexico and the state of Chihuahua in Mexico. It is composed of El Paso and Hudspeth counties. Access to Mexico plays a major role in the local economy.

The city of El Paso, when combined with Las Cruces, New Mexico, and Ciudad Juarez in Mexico, is sometimes referred to as the international metropolitan area of Paso del Norte and has one of the largest bilingual, binational labor pools in the western US.

The El Paso border is an important entry point for Mexico's access into the U.S. transportation/distribution network. NAFTA generates large revenues.



CITY OVERVIEW

With its classic Western geography and because it shares an international border with Ciudad Juárez, Mexico's rich culture pervades everything in El Paso, from its art and architecture to its celebrations and cuisine. El Paso's area is 248 square miles, making it the fourth largest city in Texas, and 22nd in size in the United States. It is the nation's third fastest growing metropolitan area. El Paso is midway between Los Angeles and Houston. El Paso is in the Mountain Time Zone.

METRO HIGHLIGHTS

Climate

Shielded by mountains on three sides, the dual cities of El Paso and Juárez, on the Mexican side, are rewarded with more than 200 days clear days of sunshine annually and a dry climate, making it possible to enjoy most outdoor activities year-round.



METRO HIGHLIGHTS



INTERNATIONAL TRADE ROUTE

The El Paso border is an important entry point for Mexico's access into the U.S. transportation/distribution network. NAFTA generates large revenues.



MANUFACTURING HUB

More than 320 manufacturing plants are located in the region and nearly 70 Fortune 500 companies have a presence in the area.



MILITARY PRESENCE

A significant pillar in the metro is Fort Bliss, which generates direct and indirect jobs. Also, Holloman Air Force Base and White Sands Missile Range are nearby.



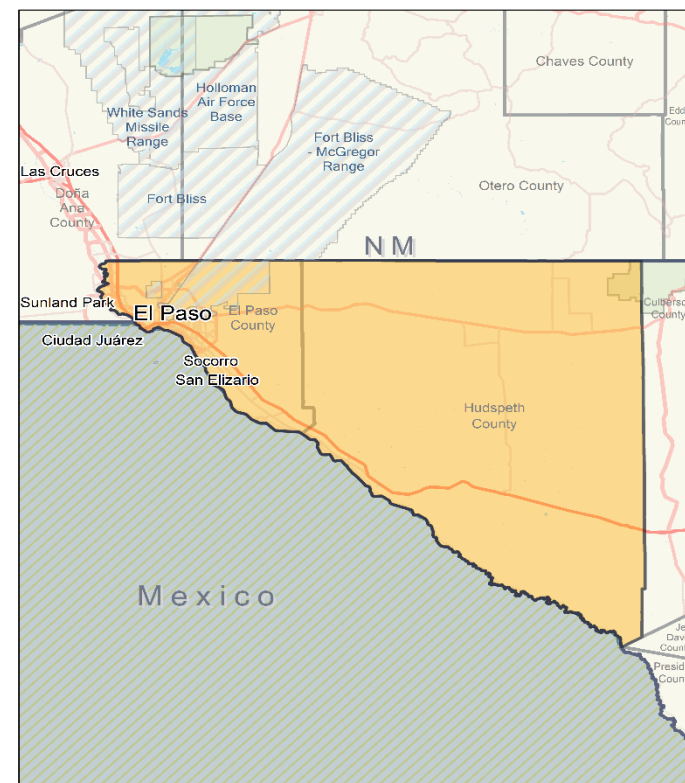
ECONOMY

The large manufacturing sector includes automobiles, automobile components, consumer electronics, apparel and textile manufacturing.

Back-office call centers are also major employers in the local economy and in neighboring communities. They include companies such as Automatic Data Processing (ADP), which plans to expand its local workforce over the next few years.

Numerous large corporations have facilities in the metro, including AT&T, USAA, Boeing, Charles Schwab, Raytheon, Delphi, Dish Network, Eureka, Hoover, Prudential and Verizon Wireless.

The University of Texas at El Paso provides a skilled labor pool and is a major employer.



DEMOGRAPHICS HIGHLIGHTS



606,526

EL PASO POPULATION



\$42,600

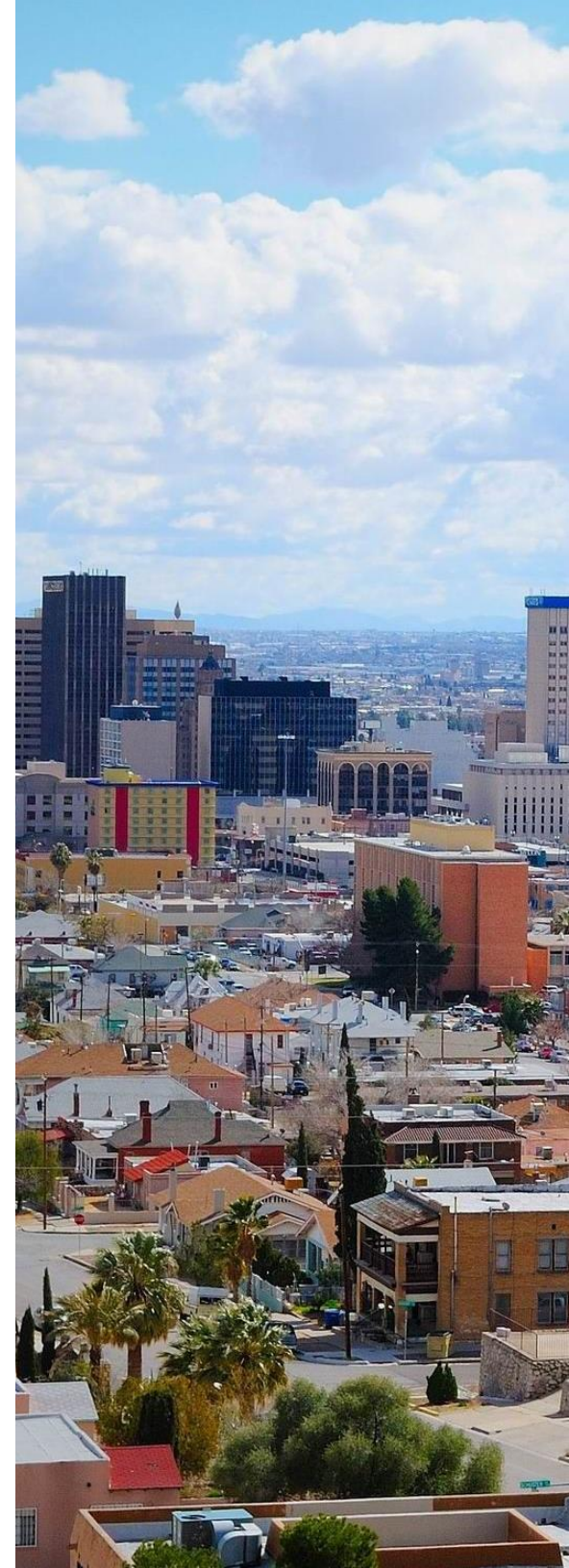
HOUSEHOLD INCOME



277,000

2018 HOUSEHOLDS

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POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	14,317	110,203	240,057
■ 2018 Estimate			
Total Population	14,428	111,536	239,535
■ 2010 Census			
Total Population	14,788	113,418	237,884
■ 2000 Census			
Total Population	15,020	118,039	242,222
■ Current Daytime Population			
2018 Estimate	24,607	151,380	287,040
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	5,666	39,627	81,578
■ 2018 Estimate			
Total Households	5,605	39,408	79,961
Average (Mean) Household Size	2.58	2.80	2.93
■ 2010 Census			
Total Households	5,760	40,185	79,589
■ 2000 Census			
Total Households	5,608	39,194	76,064
■ Occupied Units			
2023 Projection	5,666	39,627	81,578
2018 Estimate	5,887	41,999	85,326
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$150,000 or More	3.28%	3.23%	3.39%
\$100,000 - \$149,000	5.89%	7.24%	7.89%
\$75,000 - \$99,999	10.10%	9.19%	9.91%
\$50,000 - \$74,999	18.80%	17.98%	18.60%
\$35,000 - \$49,999	18.56%	16.29%	16.32%
Under \$35,000	43.37%	46.07%	43.89%
Average Household Income	\$51,556	\$51,422	\$53,298
Median Household Income	\$39,692	\$38,546	\$40,448
Per Capita Income	\$20,032	\$18,336	\$18,188

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$52,238	\$53,054	\$55,639
■ Consumer Expenditure Top 10 Categories			
Housing	\$13,840	\$13,828	\$14,371
Transportation	\$10,397	\$10,557	\$11,072
Shelter	\$7,632	\$7,505	\$7,802
Food	\$5,569	\$5,555	\$5,842
Personal Insurance and Pensions	\$3,861	\$3,903	\$4,326
Utilities	\$3,447	\$3,482	\$3,592
Health Care	\$3,252	\$3,538	\$3,564
Entertainment	\$2,135	\$2,204	\$2,294
Apparel	\$1,351	\$1,319	\$1,402
Household Furnishings and Equipment	\$1,308	\$1,331	\$1,423
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2018 Estimate Total Population	14,428	111,536	239,535
Under 20	25.80%	27.07%	27.61%
20 to 34 Years	27.16%	21.66%	23.11%
35 to 39 Years	5.39%	5.03%	5.19%
40 to 49 Years	10.32%	10.63%	10.94%
50 to 64 Years	14.58%	16.85%	17.50%
Age 65+	16.76%	18.75%	15.66%
Median Age	32.80	36.20	34.36
■ Population 25+ by Education Level			
2018 Estimate Population Age 25+	9,378	72,255	150,973
Elementary (0-8)	8.09%	12.18%	11.44%
Some High School (9-11)	8.97%	10.22%	10.20%
High School Graduate (12)	25.73%	26.51%	26.66%
Some College (13-15)	26.72%	23.34%	23.80%
Associate Degree Only	7.34%	6.86%	6.94%
Bachelors Degree Only	15.04%	12.43%	12.56%
Graduate Degree	4.66%	5.00%	4.96%



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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