

Marcus & Millichap
TAG INDUSTRIAL GROUP

RENOVATED MYRTLE AVENUE WAREHOUSE
1805-1831 MYRTLE AVENUE

EL PASO, TX 79901

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at: Texas Real Estate Commission | P.O. Box 12188, Austin, Texas 78711-2188 | (512) 936-3000

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
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OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

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PRESENTED BY

ERNESTO MELGAR CAMPOS

Associate Director Investments
Office & Industrial Division
San Antonio Office
Office (210) 343-7817
Ernesto.MelgarCampos@MarcusMillichap.com
License: TX 788700

TYLER RANFT

Director Investments
Office & Industrial Division
Austin Office
Office (512) 338-7883
Tyler.Ranft@MarcusMillichap.com
License: TX 732964

ADAM ABUSHAGUR

Senior Managing Director Investments
Office & Industrial Division
Dallas Office
Office (972) 755-5223
Adam.Abushagur@MarcusMillichap.com
License: TX 661916

BROKER OF RECORD

TIM SPECK

Texas Broker of Record
5001 Spring Valley Road, Suite 100W
Dallas, Texas 75244
Office (972) 755-5200
Tim.Speck@MarcusMillichap.com
License: 9002994

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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- Vacant 21,000-Square-Foot Industrial Property Situated on 0.82 Acres
- Fully Renovated in 2025 with New TPO Roof | Divisible Layout for Multi-Tenant Configuration
 - Featuring 12'-17' Clear-Height, Five Drive-in Doors, and 0.32 Acres of Usable Yard Space
 - Well-Positioned to Capture Nearshoring & Border-Driven Demand | Proximity to I-10
 - Outperforming Submarket with 4.3% Vacancy Rate vs. 7.7% National Average

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1805-1831 Myrtle Avenue in El Paso, Texas. The subject property consists of approximately 21,000 square feet of industrial space and is situated on 0.82 acres of land. The multi-tenant asset features a clear height ranging from 12' to 17', five drive-in doors, three HVAC units, three-phase heavy power with 240 volts, 12 parking spaces, and 0.32 acres of usable yard space. Fully renovated in 2025, interior and exterior upgrades include a new TPO roof - reported by seller. Easily divisible, the vacant property can be acquired for single-occupant use or as a multi-tenant lease-up opportunity. Located along a BNSF/Union Pacific rail spur, the property has close proximity to Interstate 10 in the Central submarket.

Surrounding Downtown El Paso, Central is one of the city's original industrial hubs, containing just 5.1 million square feet of industrial space. In 2025, the submarket experienced a slight reduction in demand as about -75,000 square feet were vacated on net. The lack of industrial deliveries last year helped to keep a lid on availability as the vacancy rate rose to 4.3 percent, 3.4 percentage points lower than the national average (based on the top 50 metros, classes A, B, & C, and a minimum 10,000 square feet). Despite the low availability, annual rent growth slowed to 0.6 percent. Due to a lack of available land, there were no industrial properties under construction in Central at the start of 2026, providing support to existing landlords (CoStar).

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 as the reshoring trade movement increases industrial activity along the border. The city of El Paso, when combined with Las Cruces, New Mexico, and Ciudad Juarez in Mexico, makes up the Borderplex region (also known as the international metropolitan area of Paso del Norte), featuring one of the largest bilingual and binational labor pools in the western United States. As the largest metro along the Texas-Mexico border and the sixth-largest city in Texas, El Paso is a top 20 percent U.S. performing economy and represents one of the largest manufacturing centers in North America. Recognized as globally competitive, the region boasts the largest bilingual and bi-cultural workforce in the Western Hemisphere (elpasotexas.gov). El Paso was a finalist for the 2018 National League of Cities "All-America City," 2018 Best of Texas Awards, and WalletHub's #1 Best Run City in Texas in 2017. Major employers include Pacific Union Financial, UPS, Veritas Management Group, and iFly (Marcus & Millichap).

PROPERTY DETAILS

1805-1831 MYRTLE AVENUE, EL PASO, TX 79901

Number of Suites	3
Number of Buildings	1
Total Square Feet	21,000 SF
Warehouse Square Feet	21,000 SF
Year Built	1920
Lot Size	0.82 Acres
Type of Ownership	Fee Simple
Clear Height	12'-17'
Parking Spaces	12
Parking Surface	Asphalt
Building Class	C
Tenancy	Vacant
Drive-In Doors	5
Construction	Masonry
Power	3-Phase -240V
Type of Lighting	Fluorescent
Zoning	M1 - Light Industrial
Roof Type	60 Mil TPO
Age/Condition of Roofs	2025 - Excellent
HVAC Units	3
Age/Condition of HVAC	Average
Sprinklers	No
Market	TX-EI Paso
Submarket	Central
Market Vacancy	2.70%



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RENOVATED MYRTLE AVENUE WAREHOUSE

1805-1831 MYRTLE AVENUE, EL PASO, TX 79901

OFFERING PRICE
\$1,200,000

PRO FORMA CAP RATE
10.50%

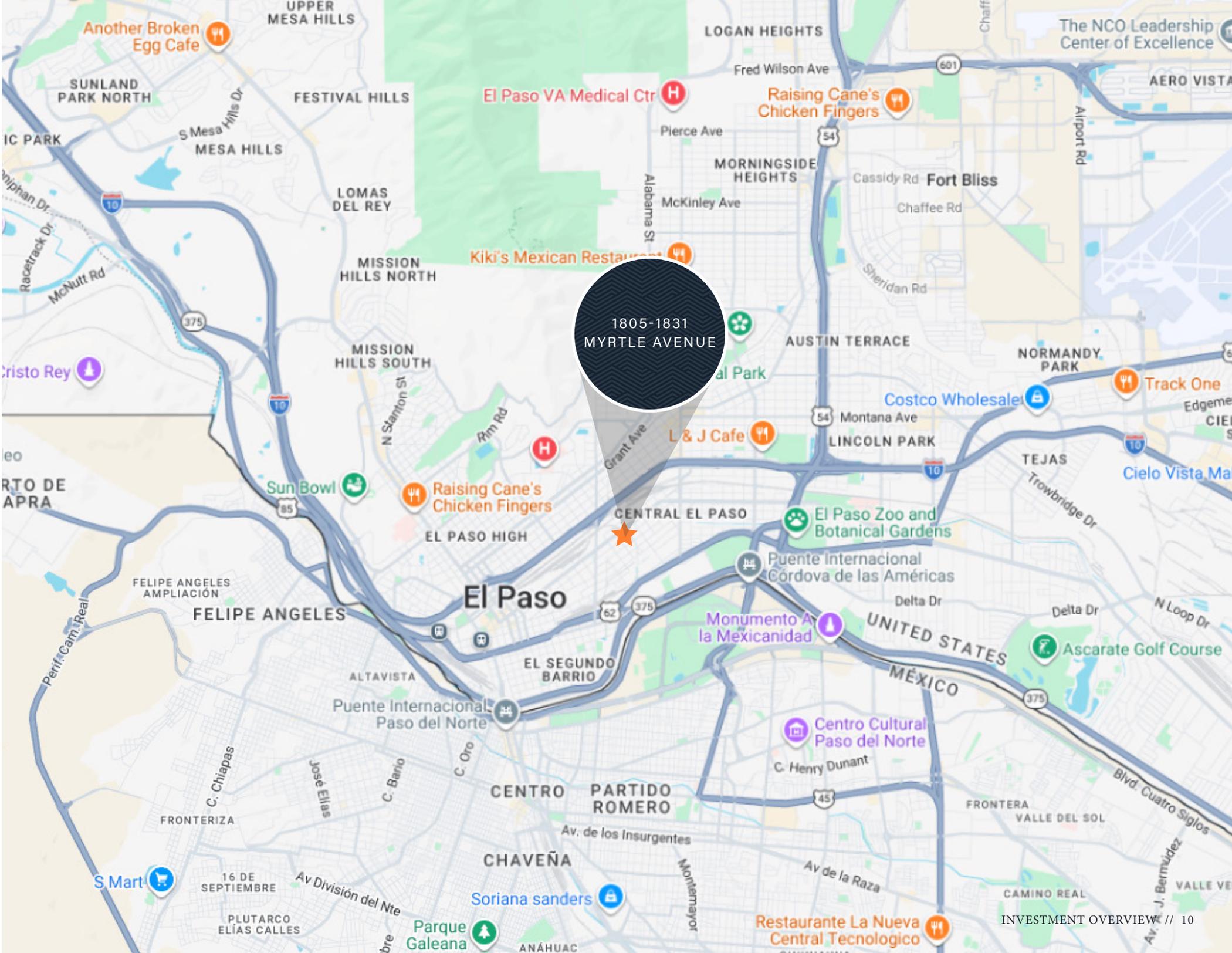
Offering Price	\$1,200,000
Pro Forma Cap Rate	10.50%
Price/SF	\$5714
Total Square Feet	21,000
Tenancy	Multi-Tenant (Vacant)
Occupancy	0.00%

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OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	0		0.00	126,000		6.00
Expense Reimbursement Income						
Net Lease Reimbursement						
Insurance	0		0.00	13,650		0.65
Real estate Taxes	0		0.00	12,938		0.62
Total Reimbursement Income	\$0	0.0%	\$0.00	\$26,588	100.0%	\$1.27
Effective Gross Revenue	\$0		\$0.00	\$152,588		\$7.27

Operating Expenses	Current		Per SF	Pro Forma		Per SF
Insurance	13,650		0.65	13,650		0.65
Real Estate Taxes	12,938		0.62	12,938		0.62
Total Expenses	\$26,588		\$1.27	\$26,588		\$1.27
Expenses as % of EGR	0.0%			17.4%		
Net Operating Income	-\$26,588		(\$1.27)	\$126,000		\$6.00



1805-1831
MYRTLE AVENUE

1805-1831
MYRTLE AVENUE





MMCC — our fully integrated, dedicated financing arm — is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,659 Debt and equity financings in 2025



National platform operating within the firm's brokerage offices



\$11.9 billion total national volume in 2025



Access to more capital sources than any other firm in the industry

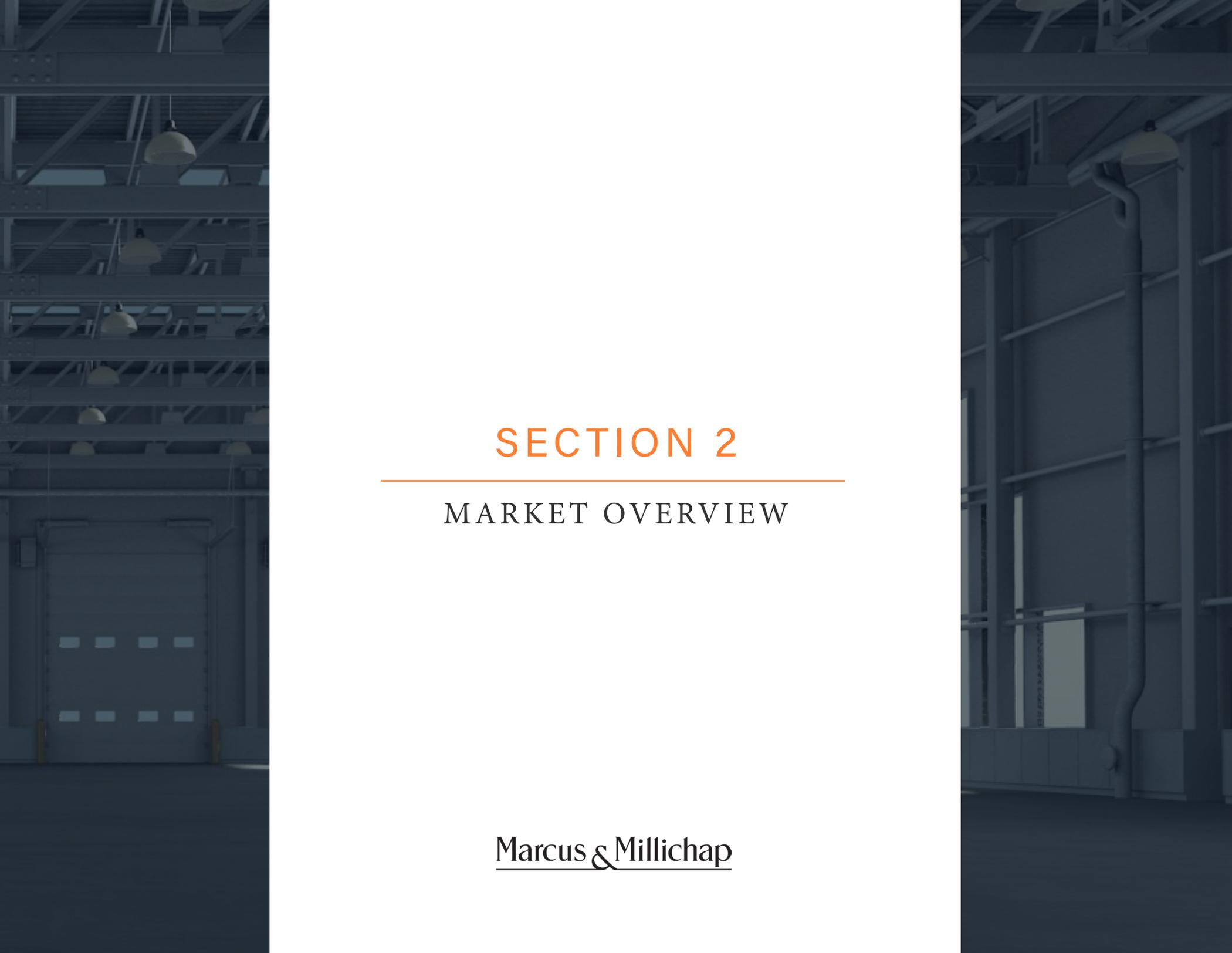
WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies.

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives.

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings.

The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a high ceiling with a complex network of white metal beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white, industrial-style door is visible. The overall atmosphere is clean and modern.

SECTION 2

MARKET OVERVIEW

Marcus & Millichap

EL PASO TEXAS

The El Paso metro is composed of El Paso and Hudspeth counties. It is located at the westernmost corner of Texas, bordering New Mexico and the state of Chihuahua in Mexico. 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 Juárez in Mexico, is sometimes referred to as the international metropolitan area of Paso del Norte – home to one of the largest bilingual, binational labor pools in the western United States.



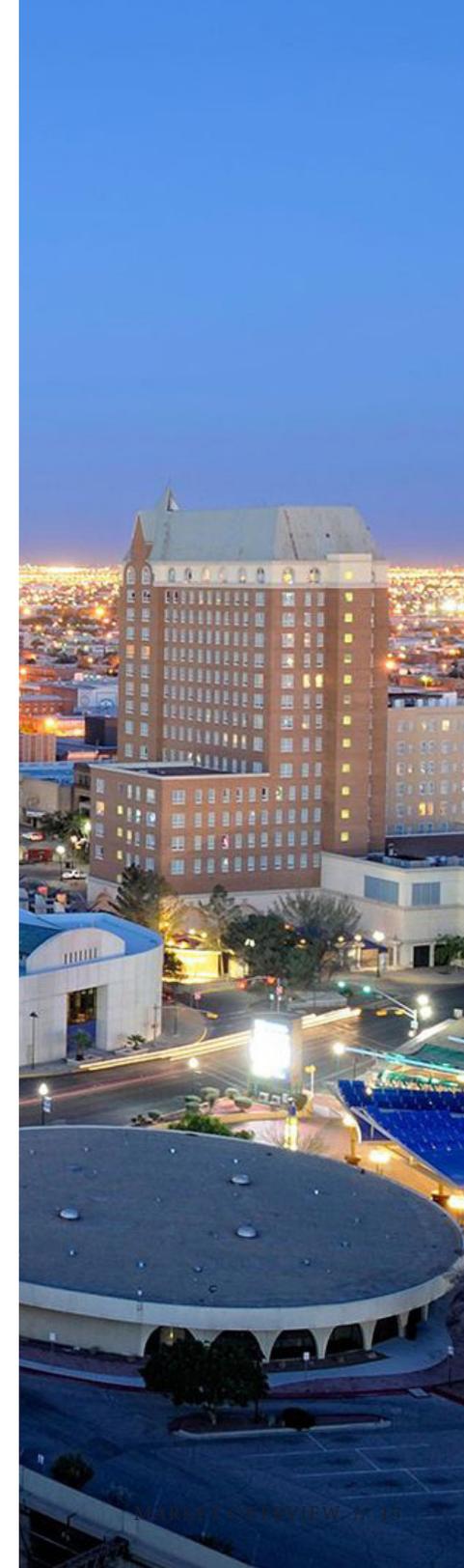
MANUFACTURING
HUB



MILITARY
PRESENCE



INTERNATIONAL
TRADE ROUTE



METROPLEX GROWTH

ECONOMY

The large manufacturing sector includes automobiles, automobile components, consumer electronics, biomedical, defense and medical devices, as well as apparel and textile manufacturing. Back-office call centers are also major employers in the local economy and in neighboring communities, featuring companies such as Automatic Data Processing. Numerous large corporations have facilities in the metro, including Charles Schwab, Raytheon, Prudential and Toro Company. The University of Texas at El Paso provides a skilled labor pool while also being a major employer.



POPULATION
868K
2025-2029* Growth
1.1%



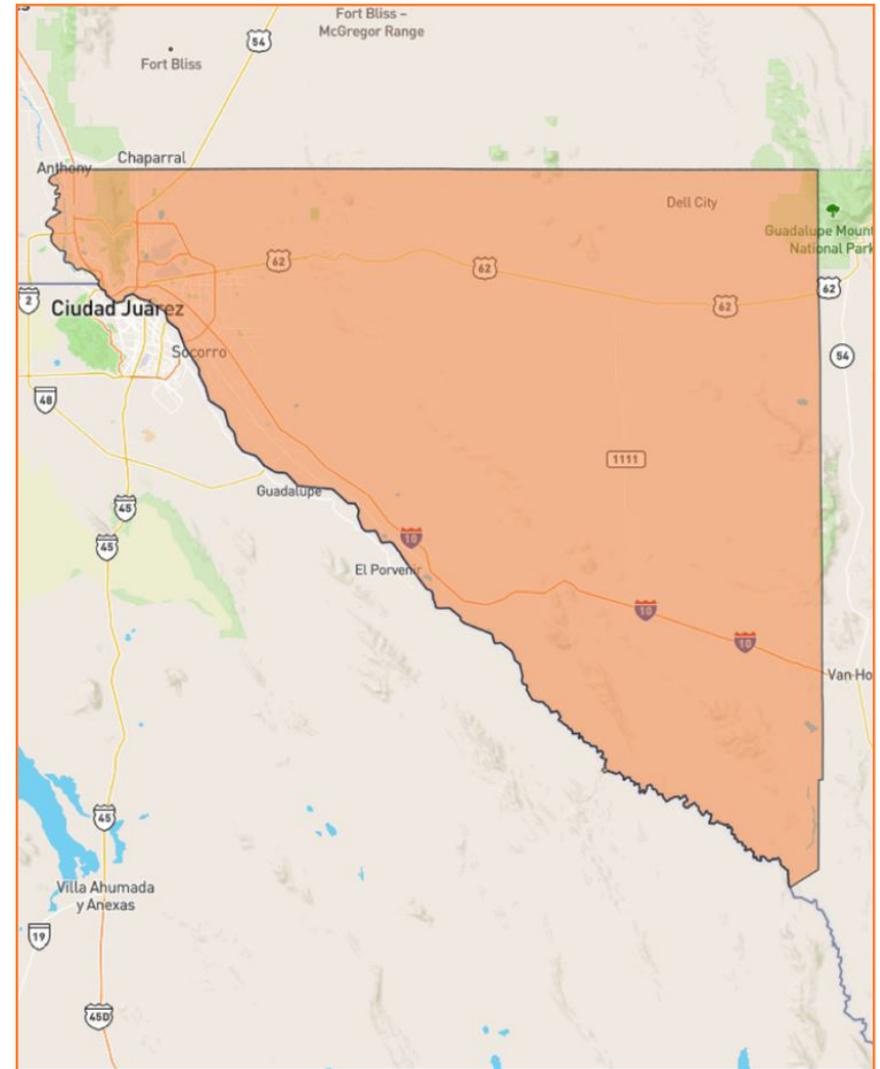
HOUSEHOLDS
305K
2025-2029* Growth
1.9%



MEDIAN AGE
34.0
U.S. Median
39



MEDIAN HOUSEHOLD INCOME
\$60,000
U.S. Median
\$76,100



DEMOGRAPHICS



126,906

Total Population
Within 5 Miles



50.4%



49.6%



\$54,802

Average Household Income
Within 5 Miles



50,768

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	12,316	72,667	126,322
2025 Estimate			
Total Population	12,392	73,091	126,906
2020 Census			
Total Population	12,644	75,081	129,549
2010 Census			
Total Population	15,885	84,422	143,560
Daytime Population			
2025 Estimate	31,480	132,143	224,360
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	5,141	30,319	51,984
2025 Estimate			
Total Households	5,092	30,118	51,581
Average (Mean) Household Size	2.3	2.3	2.4
2020 Census			
Total Households	5,002	29,758	50,847
2010 Census			
Total Households	5,566	30,306	51,111

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	2.7%	2.8%	3.3%
\$150,000-\$199,999	1.4%	2.3%	2.6%
\$100,000-\$149,999	2.9%	7.4%	7.7%
\$75,000-\$99,999	5.5%	7.3%	8.2%
\$50,000-\$74,999	10.2%	14.6%	15.4%
\$35,000-\$49,999	11.9%	13.1%	13.1%
\$25,000-\$34,999	9.8%	10.8%	11.4%
\$15,000-\$24,999	16.6%	16.0%	15.4%
Under \$15,000	39.0%	25.7%	22.9%
Average Household Income	\$40,227	\$51,216	\$54,802
Median Household Income	\$24,988	\$37,827	\$40,150
Per Capita Income	\$17,144	\$21,861	\$22,888
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	12,392	73,091	126,906
Under 20	25.9%	23.8%	24.8%
20 to 34 Years	20.0%	22.0%	25.0%
35 to 39 Years	5.4%	5.8%	6.0%
40 to 49 Years	10.2%	10.5%	10.1%
50 to 64 Years	18.4%	17.9%	16.4%
Age 65+	20.1%	20.1%	17.7%
Median Age	38.0	39.0	37.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	8,379	49,965	83,815
Elementary (0-8)	25.5%	19.4%	17.3%
Some High School (9-11)	14.1%	12.4%	11.6%
High School Graduate (12)	26.0%	21.9%	23.1%
Some College (13-15)	18.9%	20.2%	20.1%
Associate Degree Only	2.7%	6.5%	6.5%
Bachelor's Degree Only	9.3%	13.0%	13.6%
Graduate Degree	3.5%	6.7%	7.8%
Travel Time to Work			
Average Travel Time to Work in Minutes	25.0	24.0	23.0



Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Adam Abushagur	661916	adam.abushagur@marcusmillichap.com	972-755-5223
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

IABS 1-2

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PRESENTED BY

ERNESTO MELGAR CAMPOS

Associate Director Investments
Office & Industrial Division
San Antonio Office
Office (210) 343-7817
Ernesto.MelgarCampos@MarcusMillichap.com
License: TX 788700

TYLER RANFT

Director Investments
Office & Industrial Division
Austin Office
Office (512) 338-7883
Tyler.Ranft@MarcusMillichap.com
License: TX 732964

ADAM ABUSHAGUR

Senior Managing Director Investments
Office & Industrial Division
Dallas Office
Office (972) 755-5223
Adam.Abushagur@MarcusMillichap.com
License: TX 661916

BROKER OF RECORD

TIM SPECK

Texas Broker of Record
5001 Spring Valley Road, Suite 100W
Dallas, Texas 75244
Office (972) 755-5200
Tim.Speck@MarcusMillichap.com
License: 9002994

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TAG INDUSTRIAL GROUP