

**\$2,803,329**



**For  
SALE**

## Evolve Credit Union

Southwest Commercial Real Estate Group LLC is offering for sale 3 properties currently owned and operated by Evolve Federal Credit Union. These properties may be purchased as a group or separately, and may be viewed with some advance notice. The terms will be cash to the Seller. This brochure is for informational purposes only, the information provided is deemed to be from accurate and reliable sources, however, neither Evolve Federal Credit Union nor Southwest Commercial Real Estate is responsible for its accuracy. The properties will be sold on an "as is-where is" basis and potential purchasers need to rely on their own research and analysis in determining if the properties are suitable for their needs.



Property 1 is vacant land next to the Evolve Credit Union branch located at 9305 North Loop in El Paso's lower valley. Utilities are to the property line and the frontage has landscaping on site. There is a building pad on the property. A fenced (by rock wall) ponding area is on the north side of the property which serves as the drainage for the existing branch of the credit union and the new development constructed on the vacant property. The zoning is C-1. The asking sales price is \$268,329 based on 1.54 acres at \$4.00 per SF.

Property 2 is the Evolve branch on Tierra Este Road, ½ block south of Edgemere and approximately 1 mile east of Loop 375. The building is 4,938 SF and sits on 2 acres of land, which is fully paved, curbed, and landscaped. Area attractions are El Dorado High School (at the corner of Tierra Este and Edgemere) and Sierra Providence East Hospital at Edgemere and Loop 375. This is one of the fastest growing areas of El Paso. Construction along Montana Street (US 62-180) has been rapid and constant and is just 2 miles to the north of this site. Lowes and Wal-Mart and a new movie theatre currently under construction are in this area of the Montana corridor. This property is being offered for sale at \$1,400,000.

Property 3 is located in Northeast El Paso across the street from Cohen Stadium, approximately ¼ mile east of the North-South Freeway, and 1 mile south of the intersection of Loop 375 (Transmountain Road) and the North-South Freeway. The building is approximately 4,863 SF and has 1.41 acres of land. Ft. Bliss and the El Paso International Airport are 5 miles to the south. Numerous restaurants are along Transmountain Road as well as the northeast center for the El Paso Independent School District. This property is being offered for sale for \$1,135,000.00.

*Please call to arrange a private viewing Alton Setliff 915-433-7353*

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