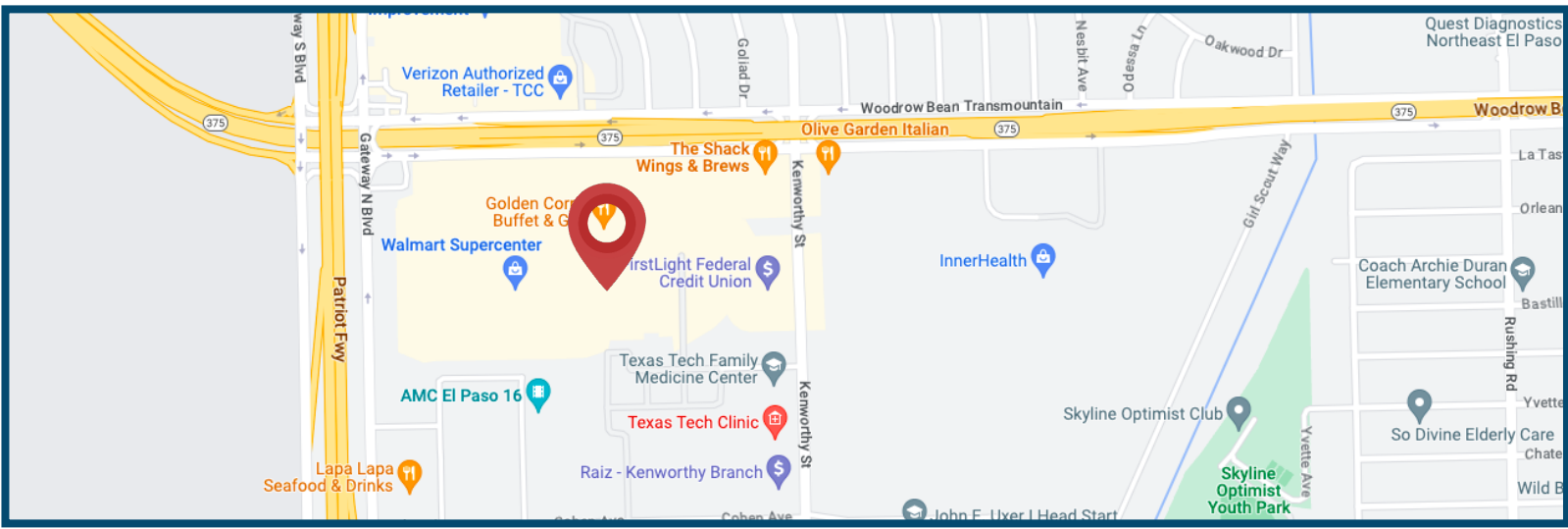


# 4610 WOODROW BEAN

EL PASO, TX 79924

**GROUND LEASE**



## GROUND LEASE: \$2.25 SF

Prime lot located in the North-East El Paso just off Loop 375 and US 54. This property sits in the heart of restaurants and retail surrounded by Walmart Supercenter, Golden Corral, Towneplace Suites by Marriott, Taco Tote and more. Top-Tier Location!

### Highlights

- Size: 30,006 sf
- Zoning: C-3



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## GROUND LEASE

# SURVEY

#### LEGEND

PROPERTY BOUNDARY	SOLID LINE
ADJACENT PROPERTY BOUNDARY	DASHED LINE
STREET CENTERLINE	DASHED LINE WITH CENTER MARK
PROPERTY CORNER	CIRCLE WITH CENTER MARK
ADJACENT PROPERTY CORNER	CIRCLE WITH CENTER MARK AND DASHED LINE
EXISTING CURB	DASHED LINE
EXISTING SIDEWALK	DASHED LINE
EXISTING DRIVEWAY	DASHED LINE
EXISTING DRIVEWAY WALL	DASHED LINE WITH CENTER MARK
EXISTING SIDEWALK WALL	DASHED LINE WITH CENTER MARK
EXISTING DRIVEWAY WALL	DASHED LINE WITH CENTER MARK
EXISTING SIDEWALK WALL	DASHED LINE WITH CENTER MARK

#### NOTES

1. OTHER REFERENCE TO NO. 100,000, P.C. 100,000, D.T.D. RECORDS OF F. PASO COUNTY, TEXAS.
2. RECORDS OF BUREAU OF LAND MANAGEMENT SUBDIVISION NO. ONE, P.L. 1 RECORD NO. 4146, PAGE 30.
3. E.L.L. COMMENT PROVIDED BY FIRST AMERICAN TITLE GUARANTEE COMPANY, F.L.L. NO. INC-193847-SW AND ELECTRIC DATE OF JULY 28, 2022.
4. THERE WERE NO OBSERVED EVIDENCE OF CURRENT EXISTING RECORD, BUILDING CONSTRUCTION OR BUILDING ADAPTATION.
5. THERE WERE NO OBSERVED CHANGES IN STREET RIGHT OF WAY LINES.
6. THERE WERE NO OBSERVED CHANGES IN STREET CENTER OF SUBMITTAL CONSTRUCTION OR REPAIRS.
7. THERE WERE NO OBSERVED EVIDENCE OF THE USE AS A SOLID WASTE DUMP, SLUMP, SANITARY LANDFILL OR COMPLEXITY.

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#### ONE TABLE

TYPE	IDENTIFICATION	CONSTRUCTION
(C)	(C)	(C)
(S)	(S)	(S)
(D)	(D)	(D)
(M)	(M)	(M)

#### NOTE CORRESPONDING TO ZONING

CLASSIFICATION: F-2 (SINGLE-FAMILY RESIDENTIAL)

FRONT YARD: 60'  
 REAR YARD: 30'  
 SIDE YARD: 5'  
 MAXIMUM HEIGHT: 35'

#### NOTE CORRESPONDING TO ZONING

CLASSIFICATION: F-2 (SINGLE-FAMILY RESIDENTIAL)

FRONT YARD: 60'  
 REAR YARD: 30'  
 SIDE YARD: 5'  
 MAXIMUM HEIGHT: 35'

#### PARKING SPACE TABLE

TYPICAL DIMENSIONS	TYPICAL AREA
REGULAR	180
COMPACT	120
TOTAL	180

#### NOTE CORRESPONDING TO ZONING

CLASSIFICATION: F-2 (SINGLE-FAMILY RESIDENTIAL)

FRONT YARD: 60'  
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 SIDE YARD: 5'  
 MAXIMUM HEIGHT: 35'

#### FLOOD INSURANCE INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-FRAME NUMBER 480231 0291 D, DATED OCTOBER 19, 1983, THE PROPERTY IS IN FLOOD ZONE "1". ZONE "1" ARE AREAS OF MINIMAL FLOODING.

DUE TO INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS THIS SURVEY DOES NOT CONFIRM TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS. THIS FLOOD STATEMENT SHALL NOT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

#### SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly Licensed and Registered Professional Land Surveyor in the State of Texas, and being duly qualified by education and experience to perform the duties herein, do hereby certify that I am the author of this Survey and that it represents a true and correct copy of the original survey on file with me. My commission expires on 01/01/2025.

DATE: 12/15/23

SCALE: 1" = 30'
NO. 100,000, P.C. 100,000, D.T.D. RECORDS OF F. PASO COUNTY, TEXAS.
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DATE: 12/15/23



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