

Stable Realty Values and Income Secure

THE values of city and outside real estate have steadily advanced during the year 1909, there being a constant demand, and in many instances the same property has been sold more than once during the year, and always at an advance in price.

It is almost impossible to indicate any one line of realty as advancing in value above another, as it seems that all kinds of real property have made substantial gains. In some instances valley lands have advanced in price during the year as much as 100 percent, but, of course, in exceptional cases. Several large tracts, however, have been sold more than once, and show an advance from 25 to 50 percent over the former sale in this year. All the sales recorded were made at a profit.

A number of very large sales of city property were closed during the year, and in the business districts the advance of values has been substantial. New capital in the city made a purchase of business property along the fore part of the year and the owners hold their purchase at just double the price they paid, and are not hunting a buyer, but proposed to improve it. This wonderful advance in property values in the business districts may be placed to the credit of the many splendid buildings either in course of construction or projected, and further sharp advances may be immediately expected. In fact, there is very little business property for sale at any price, as owners would rather hold and profit by the certain advance in values.

Many Skyscrapers.

When the list of new buildings in the business districts of El Paso is made up it assumes formidable proportions, and it is a remarkable fact that the many tall office buildings going

Prospect Great For Advance In Prices During This Year.

up have had no apparent effect upon the demand for offices. The Herald building is the last one to be occupied, and is filling up rapidly; there is a strong demand for office room in the new Caples-Williams building, now being completed, and the demand for room in the Rio Grande Bank & Trust company building was sufficiently strong to induce the bank to order the seventh story on the magnificent structure. This condition is very significant, and means that the advantages of El Paso as a central business point are fast being realized, and that business interests are opening offices here faster than the office room is being provided.

Naturally, the erection of buildings like the Caples, the Toltec club, the Rio Grande Bank & Trust company, the American National, the Krakauer, Zork & Moye, the Southwestern and the other large structures of the city, advances the value of the property in their vicinity, and does it very quickly. With a number of other large business blocks assured for 1910 the prospects are that there will be a still greater advance in business realty during the present year.

Valley Property Values.

Valley property has been steadily increasing in value for a number of years, but more sensational advances were recorded during 1909 than in any former year. This advance in the market value of valley lands was not confined to any one section of the Rio Grande valley, but was pronounced in the Mesilla, Rincon and El Paso valleys,

and all the way down the river. Speculators were eager to secure holdings anywhere in the Rio Grande valley, while farmers with money behind them sought the land for what it produces. While some of the larger tracts went to speculators, the greater number of sales were to actual settlers, all of them with money enough to make comfortable homes and increase their cultivated acreage without going into debt. These conditions worked to a rising market for valley lands, and that prices steadily advanced is best shown by the fact that the larger tracts were immediately cut up into smaller tracts and sold at an advance of from 30 to 50 percent. One man cleared \$500 a month by holding a purchase for nine months, and another made \$300 a month for seven months on his purchase, and meanwhile harvested a crop which more than paid all his expenses on the deal.

That there will be still more positive advances in values during 1910 is certain. The progress being made on the Engle dam, the knowledge that more water will be available than the estimates indicate, the increasing demands for the products of the valley, and the movement of a substantial class of people to make homes in the valley, work for an advance in values, and the year 1910 will not see the top prices for this choice land reached.

Elsewhere In Southwest.

Reports from the outside indicate that El Paso and the Rio Grande valley are not the only places to show decided increase in realty values. From Dalhart to Nogales, and from middle

Texas to middle Arizona the record is the same. New towns, new business enterprises, new farms, and new manufacturing and mining interests have combined to advance the price of realty in every community of the southwest.

New Towns Grow.

The town of Courtland, in Arizona, is an example of the prosperity of the year 1909. Within 12 months it grew from a mining camp of a few scattered bunk houses, boarding houses and a store or two, into a city of some proportions. Property in Courtland became valuable, brought city prices, and is steadily climbing. With the rush for Courtland went men who settled in the adjacent valleys and put in crops under the dry farming system. Few could give title to their government land locations during the year, but relinquishments brought good prices, and there was created a real estate market during what may be termed the very first year in both country and city realty. Clovis, in New Mexico, also made great progress, and is a city of some 5000 inhabitants, the greatest progress being recorded for 1909. City realty is rapidly advancing, while outside property brings more than ever before, and the demand is so constantly increasing as to assure a rising market for the year 1910.

Bisbee, Douglas, Globe, Miami, Morenci, Benson, Wilcox, Clifton, Duncan, Deming, Silver City, all the towns of the Mesilla valley, the Rincon valley, the Sacramento valley, the Estancia valley, and the dry farming sections as far east as Dalhart; Pecos City, Toyah, Barstow, Marfa, Midland, Big Springs, Alpine, Valentine, and all the towns and counties of western Texas as far east as the trade influence of El Paso goes, report the same progress in the development of the countries surrounding, and consequently the same strong advance in city and outside realty values.

Concrete and Steel Grow In Favor

EL PASO has not grown to metropolitan proportions depending upon outside brains and money for the designing and construction of the hundreds of residences, business blocks and skyscraping office buildings going up each year, but is fully supplied with competent men in every building line, from the designing of a modern, fire-proof skyscraper to the finishing of the last little detail.

For beauty of lines, utility of space and convenience of arrangement the residences, business blocks and skyscraping office buildings designed and constructed by home talent will take their places with the best construction in any modern city of the land. This ability to handle the buildings of the city at home is a matter of pride to all citizens, and it has also been a great factor in building up some of the most important industries of the city, such as brick yards, structural iron and brass works, sash and door factories, and the greatest of all, the largest cement plant in all this western country, that material now entering so largely into modern construction.

Steel Structures.

As examples of steel and iron construction El Paso has the magnificent building of the El Paso & Southwestern, the great railroad shops of the same company, and the beautiful Toltec club, now in course of construction, and each, in its class, will compare with advantage to the best construction found anywhere, no matter how large the city.

Concrete Gains Favor.

Reinforced concrete is now a popular material for large structures, and in the seven story Rio Grande Bank & Trust company building, the five story Caples office building, the Krakauer, Zork & Moye warehouses and stores, and a number of others, concrete structures have representation—designed and constructed by home men, El Paso architects, El Paso builders, El Paso electrical fitters, El Paso finishers, El Paso plumbers, and even brass and ornamental iron work made to design right here in El Paso. That speaks loudly for the financial strength and ability of the men engaged in the building trades in the city of El Paso, as it takes both ability and money to handle such contracts as are involved in the construction of massive buildings of from five stories up, with solid concrete basements and deep foundations, and it not only means that the millions to be expended for construction in this city within the next few years can be kept at home for the benefit of home enterprises, but that El Paso contractors are strong, and are reaching out for hundreds of miles, meeting in keen competition the greatest builders of such cities as Denver, Los Angeles and Kansas City.

The contractors in every building trade announce a busy year ahead, as the contracts already let are sufficient to assure an active year, with a number of very large contracts to be let, including an office building of seven stories, one of possibly eight, a number of smaller ones, from three to five, and a good chance of having at least two other skyscrapers started during the year 1910.

El Paso Well Equipped For Skilful and Economical Building.

The plumbing, electrical and other contractors of the city carry stocks ample for every demand, and, with the building contractors, have established reputations for doing their work in a first class manner, and, an important item, on contract time.

All the El Paso contractors have, during the year 1909, added to their facilities for handling work and in no instance has there been a failure to deliver important work at the expected time. Contractors say this is a sign of prosperity, as there is always another job waiting for them, and they are in a hurry to finish up the one in hand and start the one waiting, so no contractor hesitates to employ every man offering for whom there is a place on the work.

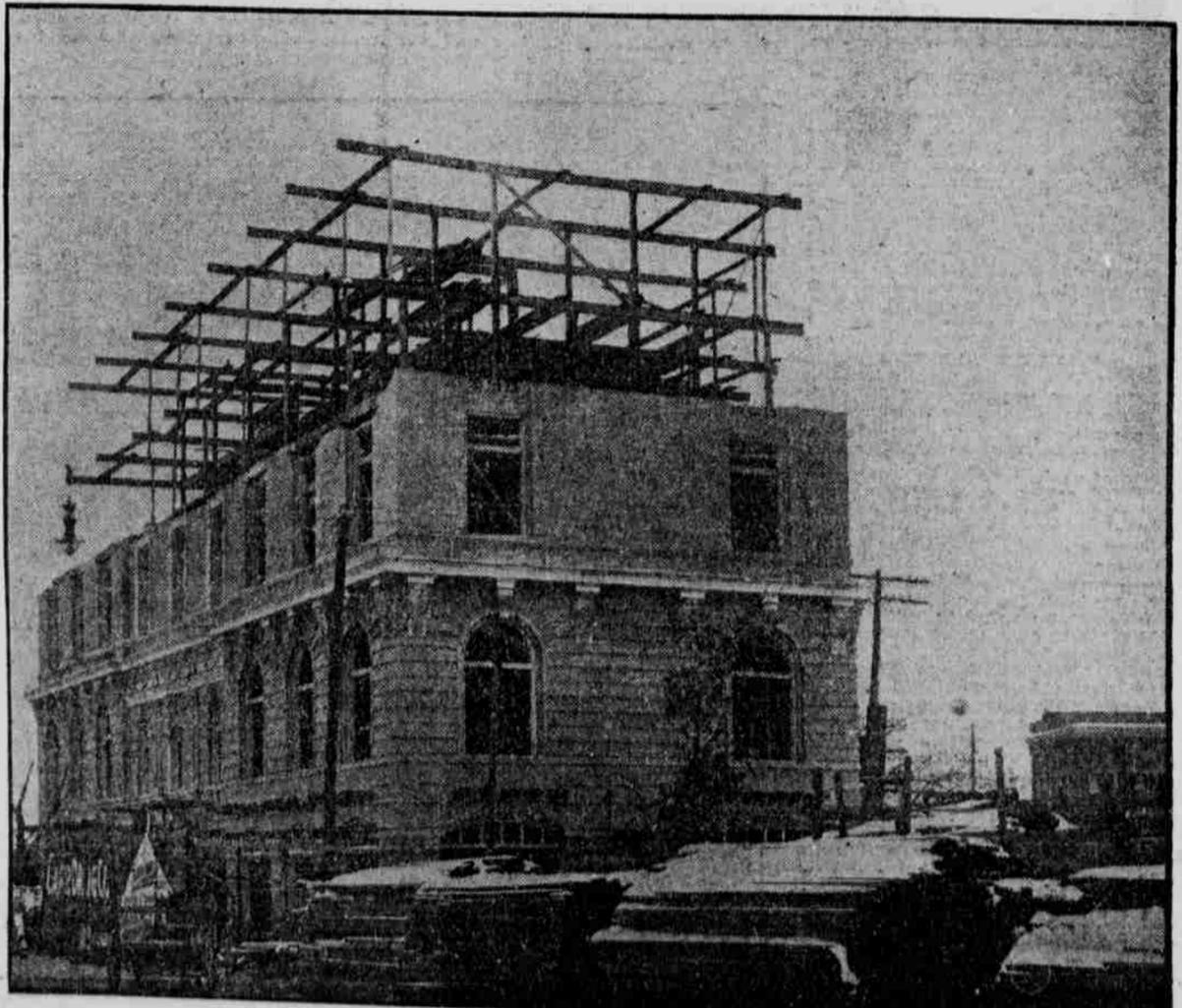
El Paso contractors pay good prices, too, as a glance at the following partial list of employments, and the wages paid, will show:

	Per Day.
Bricklayers	\$5.00 to \$6.00
Steelworkers	4.50 to 5.50
Steamfitters	6.00

Stonemasons	4.50 to 6.00
Carpenters	4.00 to 4.50
Electrical workers	3.50 to 4.00
Plumbers	5.50 to 6.00
Concrete men	4.00 to 5.00
Plasterers	5.00 to 6.00

The building industries of the city employ a large number of men in special or new work, such as concrete mixers with machines, hoist engineers, patternmakers, steel framers, blacksmiths, and many others, all of them receiving the highest wage paid in the country for the class of work done, and having the additional advantage of being able to work 365 days in the year, if necessary, as weather conditions seldom, if ever, interfere.

The climatic conditions are such as to enable the mechanic and artisan to continue at work the year around, and the result is a prosperous, home owning class of men.



NEW TOLTEC CLUB BUILDING UNDER CONSTRUCTION.

A fine steel, concrete, brick, and tile structure of modern and artistic design.