



Presenting
7508 Doniphan Drive



Canutillo, TX 79835

14.57 Acres

\$2,500,000

**Commercial Frontage and ~14,000 Sq Ft of Warehouse
Back 11.9 Acres Perfect for Residential Developement
City Water & Sewer Connections**

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**Commercial Frontage
on Doniphan Drive is 197.94 Ft.**



**McArthur St. and Roosevelt St.
Border the Property.**



**Doniphan Drive
Midway St. will be able to continue
through the property.**

Boasting approximately 197 linear feet of frontage along Doniphan Drive, this 14.57-acre property is a rare find with exceptional potential.

The front ~2.6 acres are currently utilized for auto parts sales and include a ~3,000 sq ft insulated, air-conditioned warehouse and office space. This building features two private offices and a restroom, ideal for business operations.

Toward the rear of the property, you'll find an expansive ~11,000 sq ft warehouse equipped with a large roll-up door and an additional restroom, offering ample space for storage, distribution, or light industrial use.

The back portion of the property—approximately 11.9 acres is ideal for residential development, with significant infrastructure already in place: two water service extensions with meters, four sewer service stub-outs, and a permanent easement via Midway Street.

Whether you're expanding an existing business or seeking a strategic investment opportunity, this versatile property is ready for its next chapter.



Interior Warehouse

The front ~2.6 acres are currently utilized for auto parts sales and include a ~3,000 sq ft insulated, air-conditioned warehouse and office space. This building features two private offices and a restroom, ideal for business operations. Behind this, you'll find an expansive ~11,000 sq ft warehouse equipped with a large roll-up door and an additional restroom, offering ample space for storage, distribution, or light industrial use.





The back portion of the property—approximately 11.9 acres is ideal for residential development, with significant infrastructure already in place: two water service extensions with meters, four sewer service stub-outs, and a permanent easement via Midway Street.

