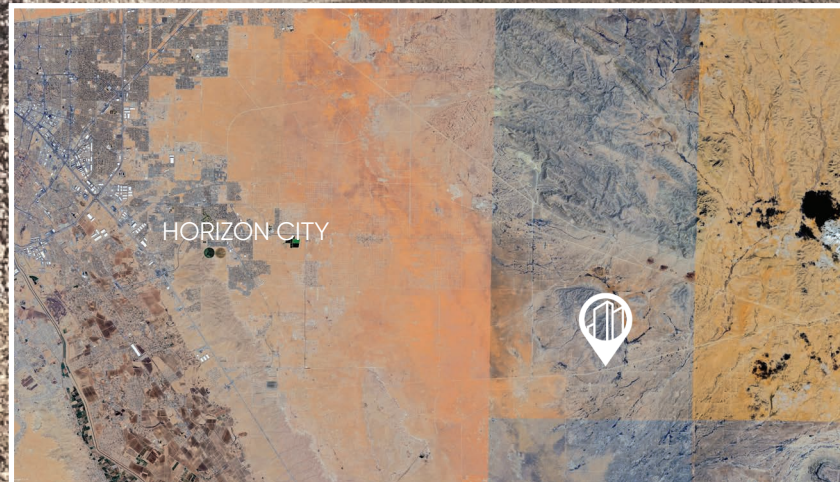




REPcre

INVESTMENT OPPORTUNITY
TEXROX QUARRY | HUDSPEATH COUNTY
640 ACRES

FOR SALE





PROPERTY HIGHLIGHTS

- Strategic location serving areas fastest growing communities (Far East El Paso and Horizon, TX)
- 640 Acre limestone quarry (surface)
- Mineral lease with GLO in place and transferable
- Geo-technical study and material testing reports available.
- TXDOT quality limestone.
- 11,000,000 tons available on surface.
- Potential rail access.

LISTING AGENT



CHRISTOPHER DUNCAN
CDUNCAN@REPCRE.COM
915.479.3508

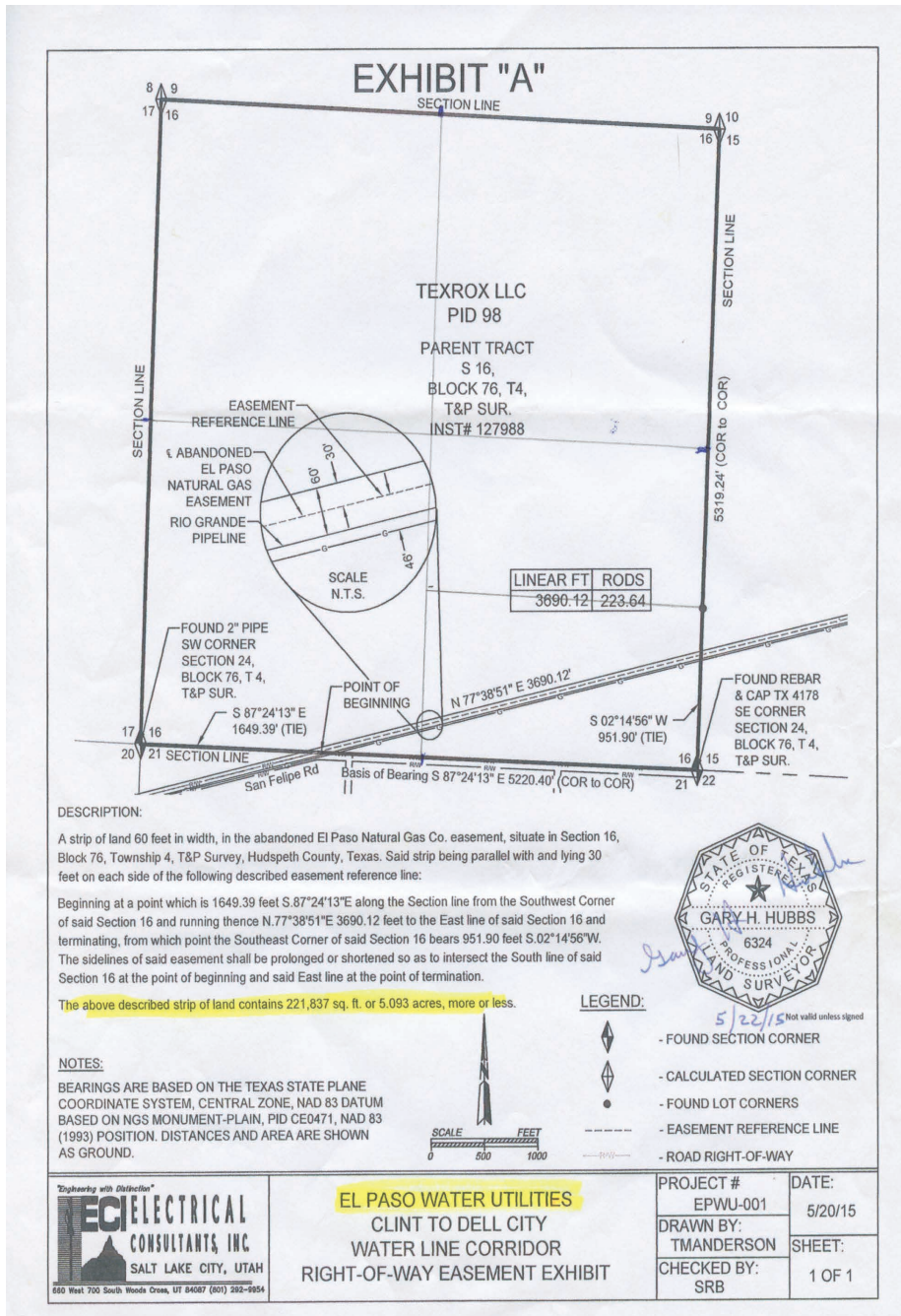
MARKET OVERVIEW

Situated in Hudspeath County in closest proximity to El Paso's fastest growing area, Horizon City, with a population of 26,128, reflecting a growth of over 35% since the 2010 Census. Covering an area of 8.72 square miles. Horizon City serves as the primary urban gateway for travelers from the eastern regions of West Texas, playing a pivotal role as the initial point of welcome for numerous new arrivals.

El Paso is the 6th largest city in Texas, and the 22nd largest in the U.S. Over the past five years, the El Paso area's population growth has outpaced the nation's overall growth. El Paso is young and family-friendly, with a median age of 34, and close to 40% of the population being under the age of 25. El Paso is a fascinating city with a rich history, vibrant culture, and thriving business environment.

QUARRIES WITH CLOSE PROXIMITY TO TEXROX QUARRY

El Paso Limestone Quarry (Mesquite Properties)	~27 miles west
Jobe Materials – Hitt Canyon Quarry	~27 miles west / northwest
Hueco Quarry, Inc.	~30 miles west
Desert Rock Co. (El Paso)	~26–28 miles west (within El Paso County)



PORTS OF ENTRY INFORMATION AND MORE

FORT BLISS
30.11 MILES FROM SITE



EL PASO INTERNATIONAL AIRPORT
27.39 MILES FROM SITE



El Paso

**PASO DEL NORTE
INTERNATIONAL BRIDGE**
32.74 MILES FROM SITE



**BRIDGE OF THE AMERICAS
INTERNATIONAL BRIDGE**
31.12 MILES FROM SITE



**YSLETA PORT OF ENTRY
ZARAGOZA BRIDGE**
22.81 MILES FROM SITE

HORIZON CITY
16.75 MILES FROM SITE

TEXROX QUARRY



640 AC



**TORNILLO-GUADALUPE
INTERNATIONAL BRIDGE**
16.75 MILES FROM SITE

MARKET AREA SUMMARY HORIZON CITY, TX

POPULATION
26,580

TOTAL HOUSEHOLDS
7,664

MEDIAN HOUSEHOLD INCOME
\$63,502

MARKET DESCRIPTION

Horizon City offers a pro-business environment with strong support for industrial and commercial development. The city has invested nearly \ \$5 million in infrastructure for its industrial park, providing affordable, shovel-ready land. For retailers, a \ \$300 million retail gap and the highest median household income in El Paso County highlight a major opportunity to meet growing consumer demand.

MEDICAL

The Hospitals of Providence has opened a 40,000 square-foot campus in Horizon City that provides high-quality health care and reduced travel times for medical attention. Providence's joint venture with Emerus, the nation's largest operator of micro-hospitals, features an emergency department, inpatient unit as well as lab and imaging services.

HOUSING

Horizon City is experiencing steady residential growth, with over 7,500 existing households and 8,000 more homes expected within the next decade. A key project driving this expansion is the Mission Ridge master-planned community, which will blend new housing with preserved open space, including hiking and biking trails throughout the scenic Chihuahuan Desert.

MARKET AREA SUMMARY EL PASO, TX

POPULATION

678,945

TOTAL HOUSEHOLDS

301,927

MEDIAN HOUSEHOLD INCOME

\$57,317

MARKET DESCRIPTION

El Paso, Texas, is a strategic border metro with a population of over 1 million and a regional GDP of \$43.3 billion, driven by international trade, military investment, advanced manufacturing, and logistics. Despite slow population growth in El Paso County (~0.1–0.3% annually), the metro area shows steady expansion supported by Fort Bliss, the Port of Entry, and Foreign Trade Zone #68. Industrial and infrastructure development remain strong, with tight industrial vacancy rates (<4%) and ongoing investment in trade corridors like Loop 375 and the Ports-to-Plains expansion.

MEDICAL

In addition to hospitals, El Paso is home to numerous clinics, specialty centers, and outpatient facilities that provide primary care, preventive services, and specialty care to patients across the region. These healthcare providers play a vital role in promoting wellness, managing chronic conditions, addressing the diverse healthcare needs of the community, and supporting the incredibly talented team of doctors, nurses, and healthcare professionals.

HOUSING

El Paso's rapid population growth offers significant opportunities for real estate developers to enhance the quality of life for residents and visitors. The City's range of housing options and affordable prices help the housing sector drive economic development and expansion, supporting El Paso's continued growth and increasing demand for infrastructure and services.

HORIZON CITY AREA

COMPANIES WITH CLOSE PROXIMITY



PROJECTS WITH CLOSE PROXIMITY

EL PASO INTERNATIONAL AIRPORT (3,450 ACRES COMBINED)

BUTTERFIELD INDUSTRIAL PARK CROSSWINDS ENTERTAINMENT DISTRICT GLOBAL REACH INFINITY PARK
BOEING BUSINESS DISTRICT 601 CORRIDOR BUSINESS DISTRICT

TxDOT PROJECTS

FM 1281 (HORIZON BOULEVARD) BORDERLAND EXPRESSWAY (LOOP 375 NORTHEAST)
I-10 CONNECT PROJECT ARTCRAFT ROAD (SH 178)

HORIZON CITY RPOJECTS

SECTION 292 (627 AC) EDWARDS HOMES (12.6 - 21.17 AC)
VERDANCIA - MASTER PLANNED COMMUNITY (770 AC)

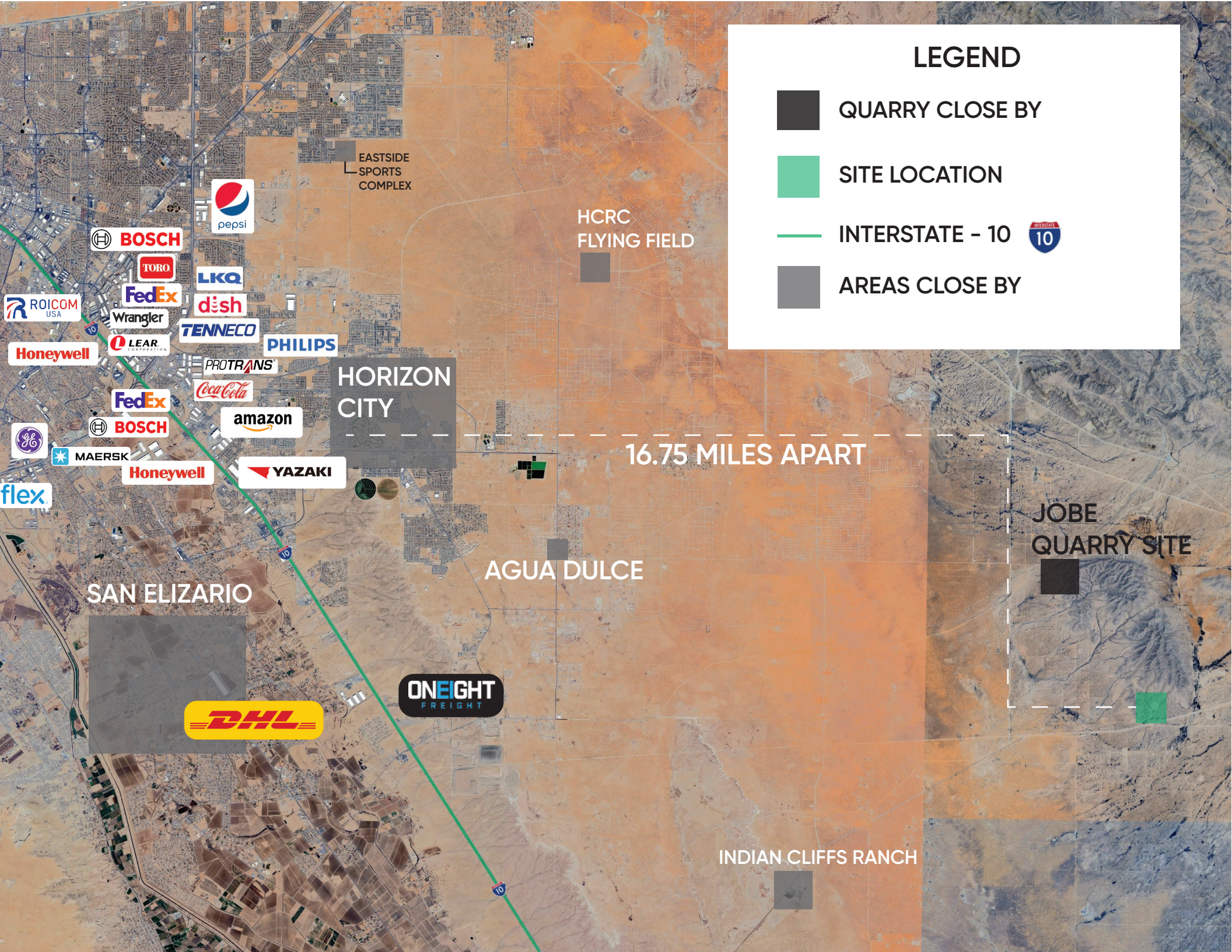
LEGEND

■ QUARRY CLOSE BY

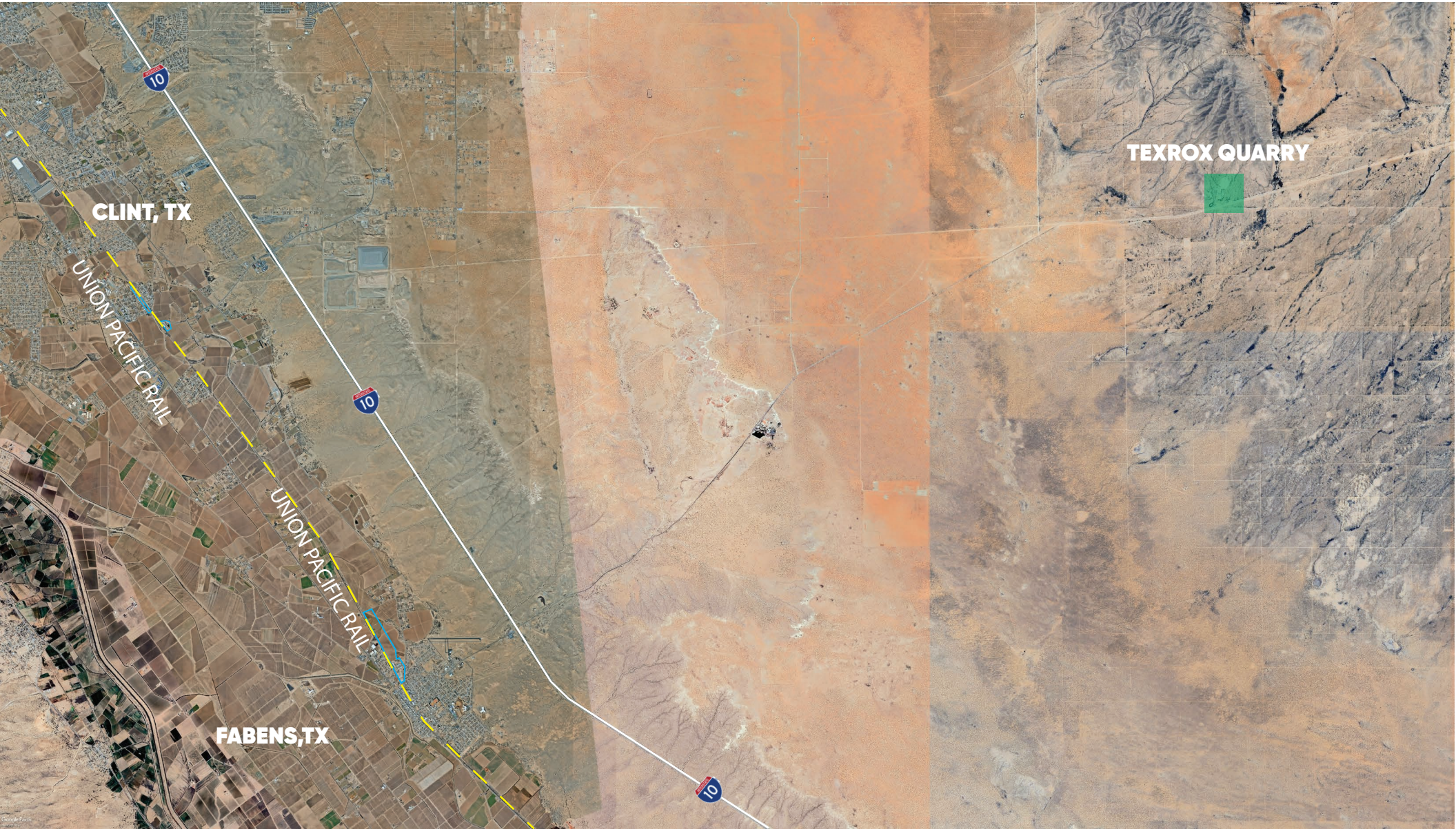
■ SITE LOCATION

— INTERSTATE - 10 

■ AREAS CLOSE BY



POTENTIAL RAIL SITES



INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

11-2-2015

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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN 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.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.

<u>ELP REAL ESTATE GROUP LLC DBA REPCRE</u> Broker Firm Name	<u>9010492</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>CHRIS DUNCAN</u> Designated Broker of Firm	<u>611880</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

6006 N. Mesa Ste 110

|

El Paso, TX 79912

|

915.422.2242

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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