

# UNIQUE DEVELOPMENT SITES FOR SALE



**Central El Paso, Texas on Interstate 10**

*Parcels from 1.76 Acres to 248 Acres*

*(Total of 430 Acres Available)*



James Lang Lasalle Brokerage, Inc.

Adjacent to the University of Texas at El Paso - Border Expressway (Loop 375) - Interstate 10 - and U.S. Highway 85 (Paisano Drive)

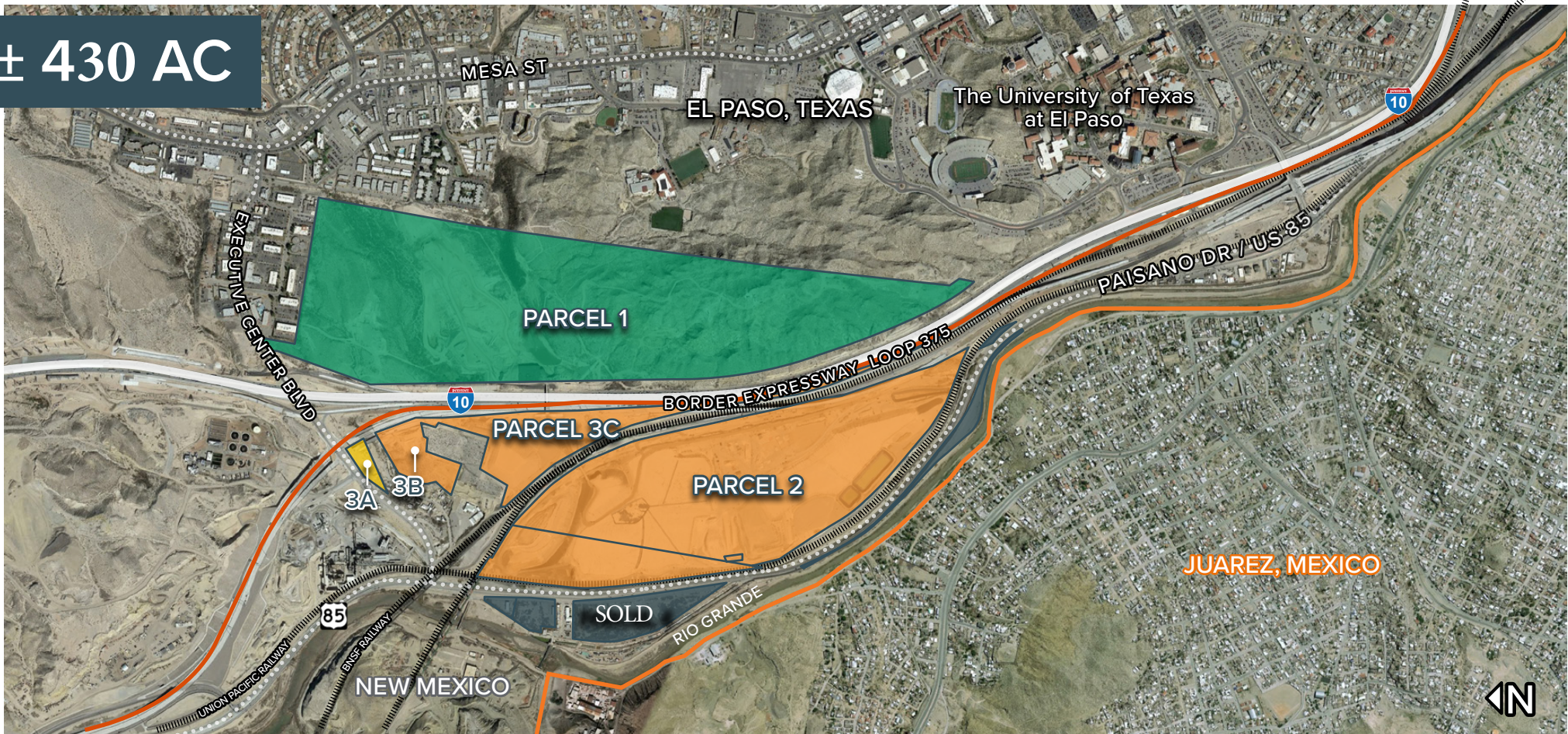
Site is bisected by two railroad rights of way: Union Pacific and Burlington Northern Santa Fe

**POTENTIAL USES INCLUDE:**

COMMERCIAL  
INDUSTRIAL  
RESIDENTIAL

\* Subject to TCEQ Restrictions

± 430 AC



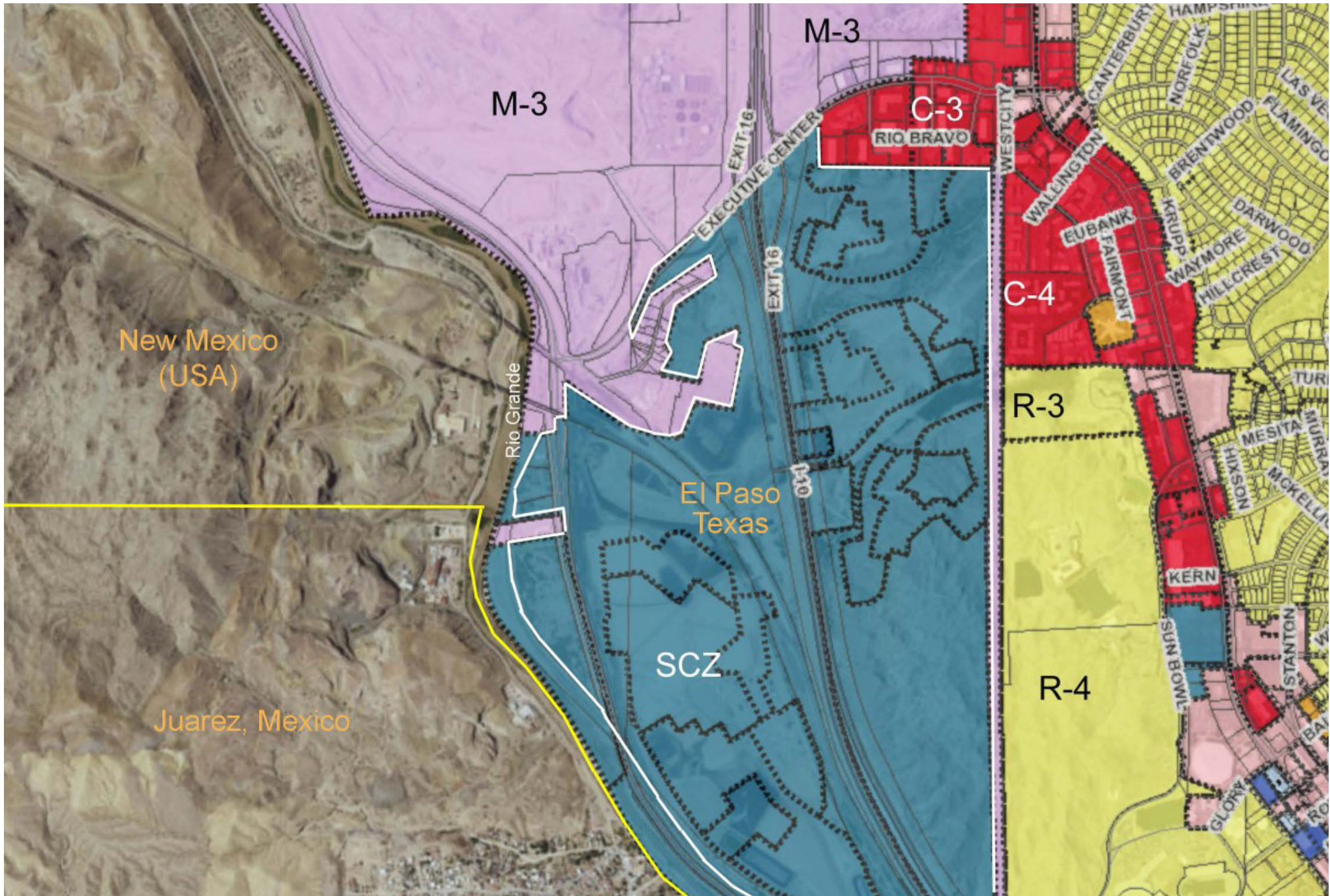
Pricing Overview

TOTAL AVAILABLE ACRES		± 430 AC	\$12,475,000
PARCEL 1	EAST I-10/UTEP	± 248 AC	\$9,000,000
PARCEL 2	MAIN PLANT SITE	± 151 AC	\$3,250,000
PARCEL 3A	EXECUTIVE PAD SITE	± 1.76 AC	\$225,000
PARCEL 3B	LA CALAVERA NORTH (OUTSIDE OF PLUME MANAGEMENT ZONE - PMZ)	± 13 AC	(NO PRICE - INCLUDED WITH SALE OF 151-ACRE PARCEL 2 - MAIN PLANT SITE)
PARCEL 3C	LA CALAVERA SOUTH	± 17 AC	(NO PRICE - INCLUDED WITH SALE OF 151-ACRE PARCEL 2 - MAIN PLANT SITE)

# ZONING

ZONING IS "SCZ - SMART CODE" PER TITLE 21 OF EL PASO CITY CODE  
POTENTIAL USES INCLUDE:  
COMMERCIAL, INDUSTRIAL AND RESIDENTIAL\*

\* TCEQ Restrictive Covenants regarding subsequent use of these properties will be recorded in the Deed Records



“Re-casting the smelter...  
 a new direction for the most exciting land play in the Borderplex Region,  
 the largest bilingual, binational work force in the Western Hemisphere”



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**Recasting the Smelter**

We invite all parties interested to visit the Project Website at [www.recastingthesmelter.com](http://www.recastingthesmelter.com) and search through the volumes of data resident there in your assessment of this investment opportunity. Instructions for accessing said data are available from the Listing Brokers.

[www.tceq.texas.gov/remediation/sites/asarco/downloads](http://www.tceq.texas.gov/remediation/sites/asarco/downloads)

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# Information About Brokerage Services

Texas law requires all real estate license holders 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 A 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.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date