



FOR SALE

AVAILABLE AREA
5 +/- AC

ZONING
M-2

P/SF
\$6.00

SALES PRICE
\$1,306,800

Hector J. Martinez, CCIM
HMartinez@REPCre.com
915.217.5277

PROPERTY HIGHLIGHTS

Prime development opportunity on a highly visible land parcel along Doniphan Drive, ideal for a range of uses including light industrial, flex warehouse/office, self-storage, warehouse, or container yard. Strategically located with convenient access to both Loop 375 and I-10, this site offers excellent connectivity and potential for various commercial ventures.



AREA TRAFFIC GENERATORS



Hector J. Martinez, CCIM
HMartinez@REPCre.com | 915.217.5277

DEMOGRAPHIC SNAPSHOT 2024



66,674
POPULATION
3-MILE RADIUS



\$75,500
AVG HH INCOME
3-MILE RADIUS



\$51,133
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
DONIPHAN DR: 9,794 VPD
SUNLAND PARK DR: 27,763 VPD
(TDT)





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

- 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.

- 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.

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 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.

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.

6006 N. Mesa Ste 110		El Paso, TX 79912		915.422.2242
----------------------	--	-------------------	--	--------------