



# 4610 Doniphan Dr ±0.93 AC

EL PASO, TX 79922

FOR MORE INFORMATION, PLEASE CONTACT



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DONIPHAN DR FRONTAGE IN EL PASO'S UPPER VALLEY BETWEEN MESA ST AND SUNLAND PARK DR, OFFERING STRONG VISIBILITY AND ACCESS TO I-10 AND LOOP 375

**ASKING PRICE: \$695,000**

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# Doniphan Dr Land Parcel

4610 DONIPHAN DR, EL PASO, TX 79922

**LAND FOR SALE:**  
**±0.93 AC | \$695,000**

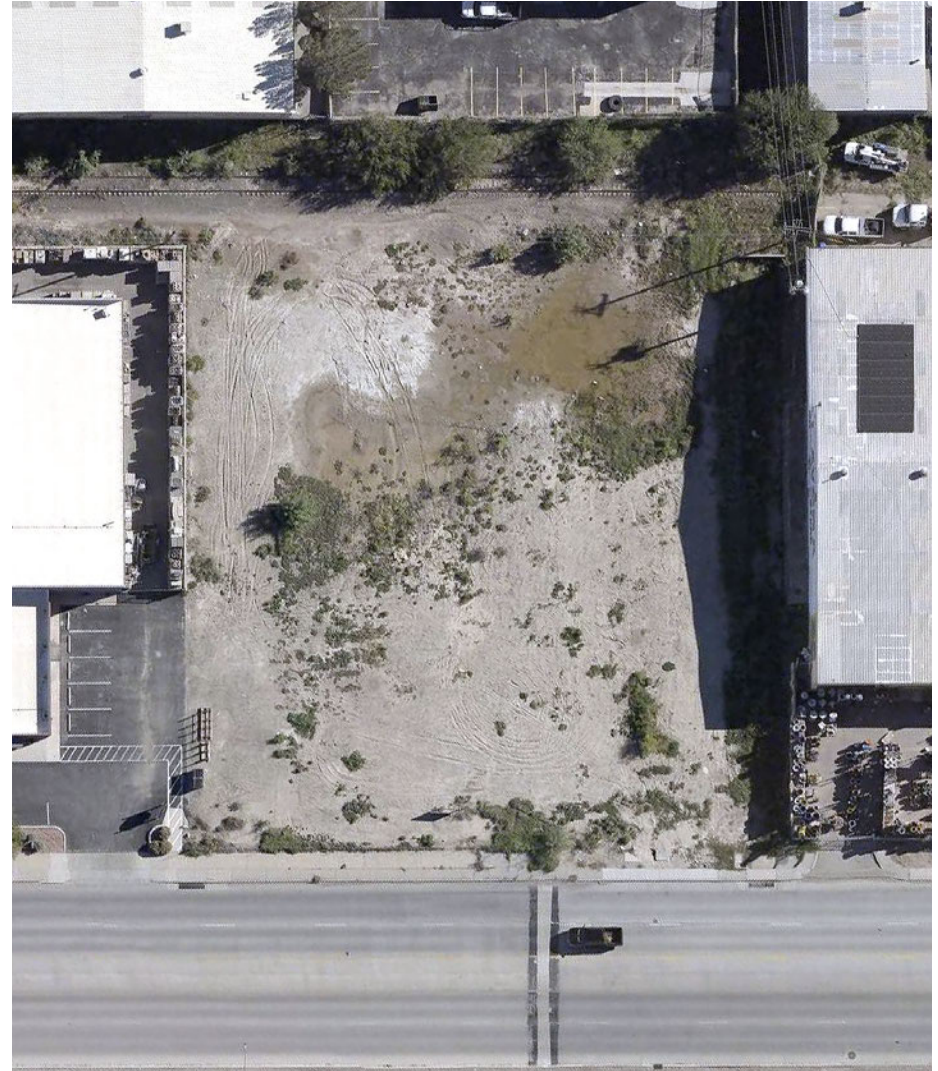
## PROPERTY FEATURES

### PROPERTY DESCRIPTION

4610 Doniphan Dr is a ±0.93-acre commercial land site for sale in El Paso, Texas, located along the Doniphan Dr corridor in the Upper Valley. Zoned C-4, the property allows for a wide range of commercial development opportunities, including retail, service, and office uses. The site benefits from strong visibility, proximity to established residential neighborhoods, and convenient access to I-10 and Loop 375, making it an ideal opportunity for investors or developers seeking well-located commercial land in a supply-constrained submarket.

### HIGHLIGHTS

- **±0.93 AC** commercial land site
- **C-4 zoning** with broad commercial flexibility
- **Doniphan Drive frontage in Upper Valley**
- Minutes from **I-10 and Loop 375** access
- **Proximity to Santa Teresa POE & NM trade routes** (including Border Highway Connector)
- **Near established retail and service corridor**
- Infill location with limited competing land supply
- **Ideal Uses:** Neighborhood retail, service commercial, office, or mixed-use development.



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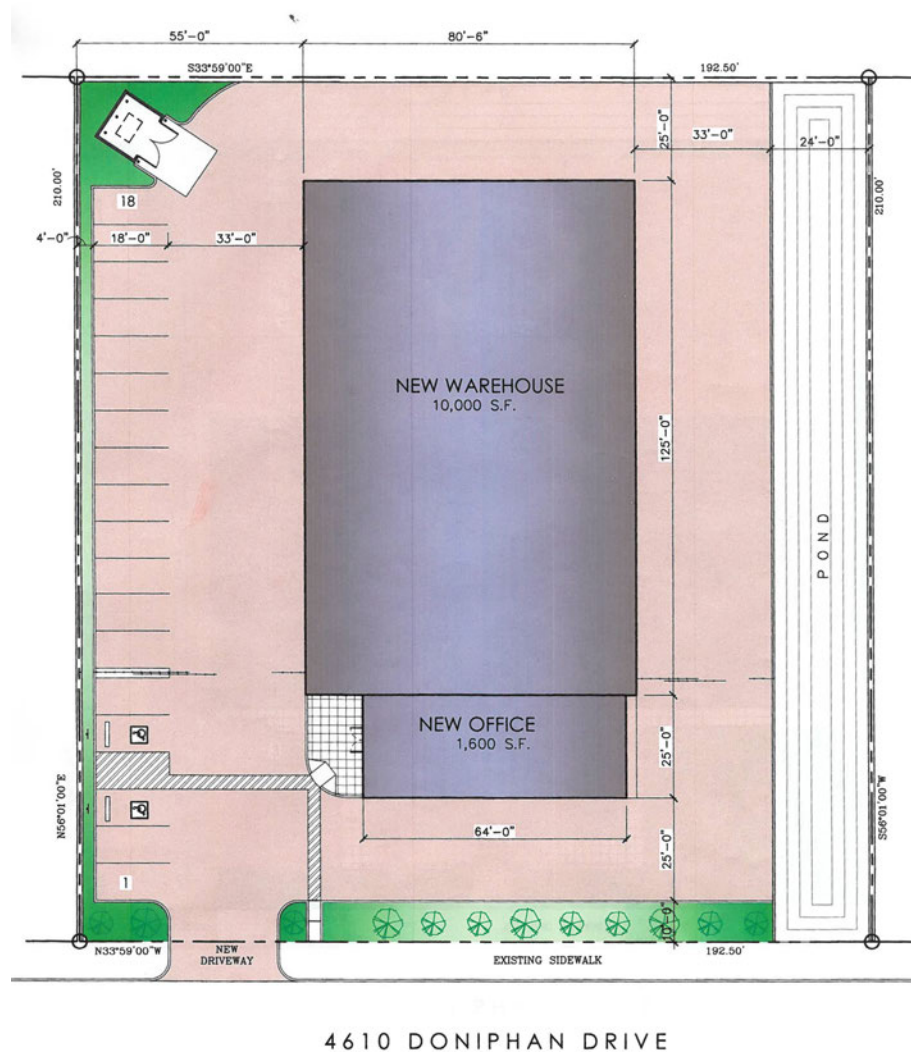
## SURROUNDING AREA



# Doniphan Dr Land Parcel

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## PROPOSED SITE PLAN A



**LAND FOR SALE:**  
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### SITE PLAN DETAILS

**Building Size:** 11,600 SF

**Warehouse Space:** 10,000 SF

**Office Space:** 1,600 SF

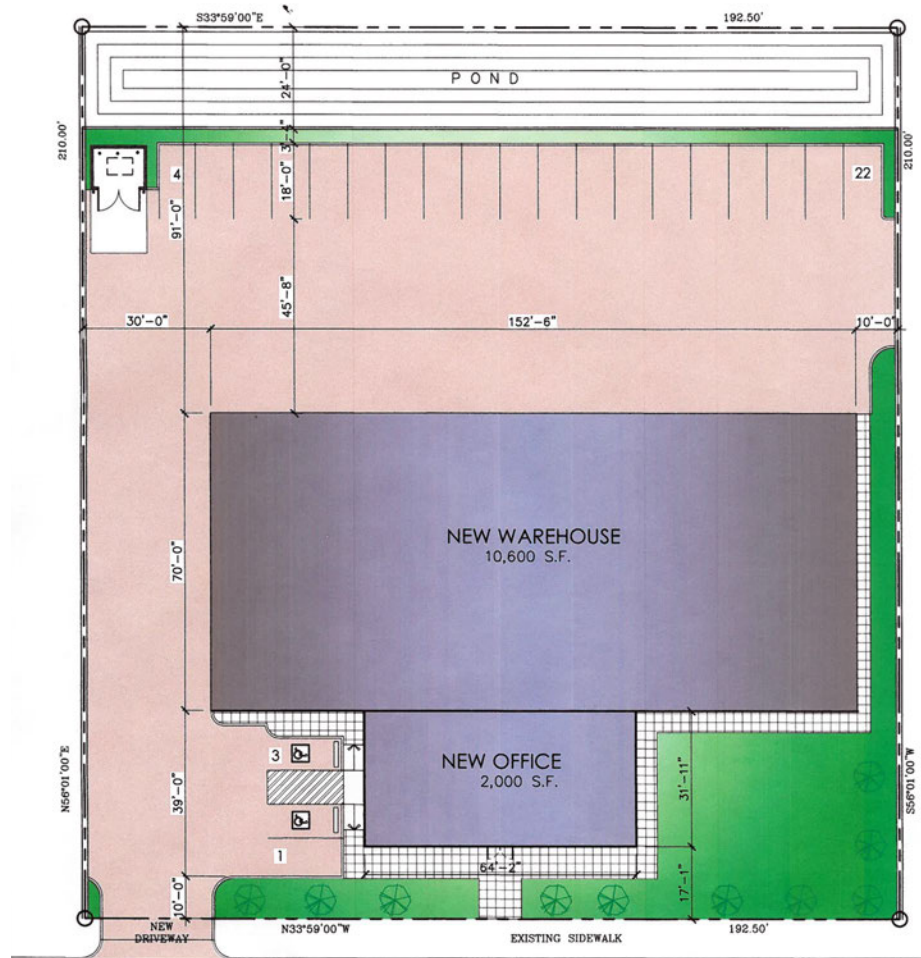
**Parking:** 18 spaces

**Occupancy Load:** 36

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## PROPOSED SITE PLAN B



4610 DONIPHAN DRIVE

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### SITE PLAN DETAILS

**Building Size:** 12,600 SF

**Warehouse Space:** 10,600 SF

**Office Space:** 2,000 SF

**Parking:** 22 spaces

**Occupancy Load:** 41

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## BORDER HIGHWAY CONNECTOR



### PROJECT DESCRIPTION

The **Border Highway Connector** is an upcoming \$150 million, 8.3-mile, four-lane highway designed to link Pete Domenici Highway (NM 136) in Santa Teresa to Anapra Road in Sunland Park, New Mexico, near West El Paso/I-10 & Loop 375 Access.

The project includes constructing a new bridge over Union Pacific Railroad tracks, establishing a new intersection at NM 136, and enhancing the McNutt Road and Sunland Park Drive intersection. Funded by \$79 million in federal grants from the Federal Highway Administration Program and pending state funding, construction is slated to begin in October 2025, with completion anticipated between 2028 and 2029.

### PROJECT SUMMARY

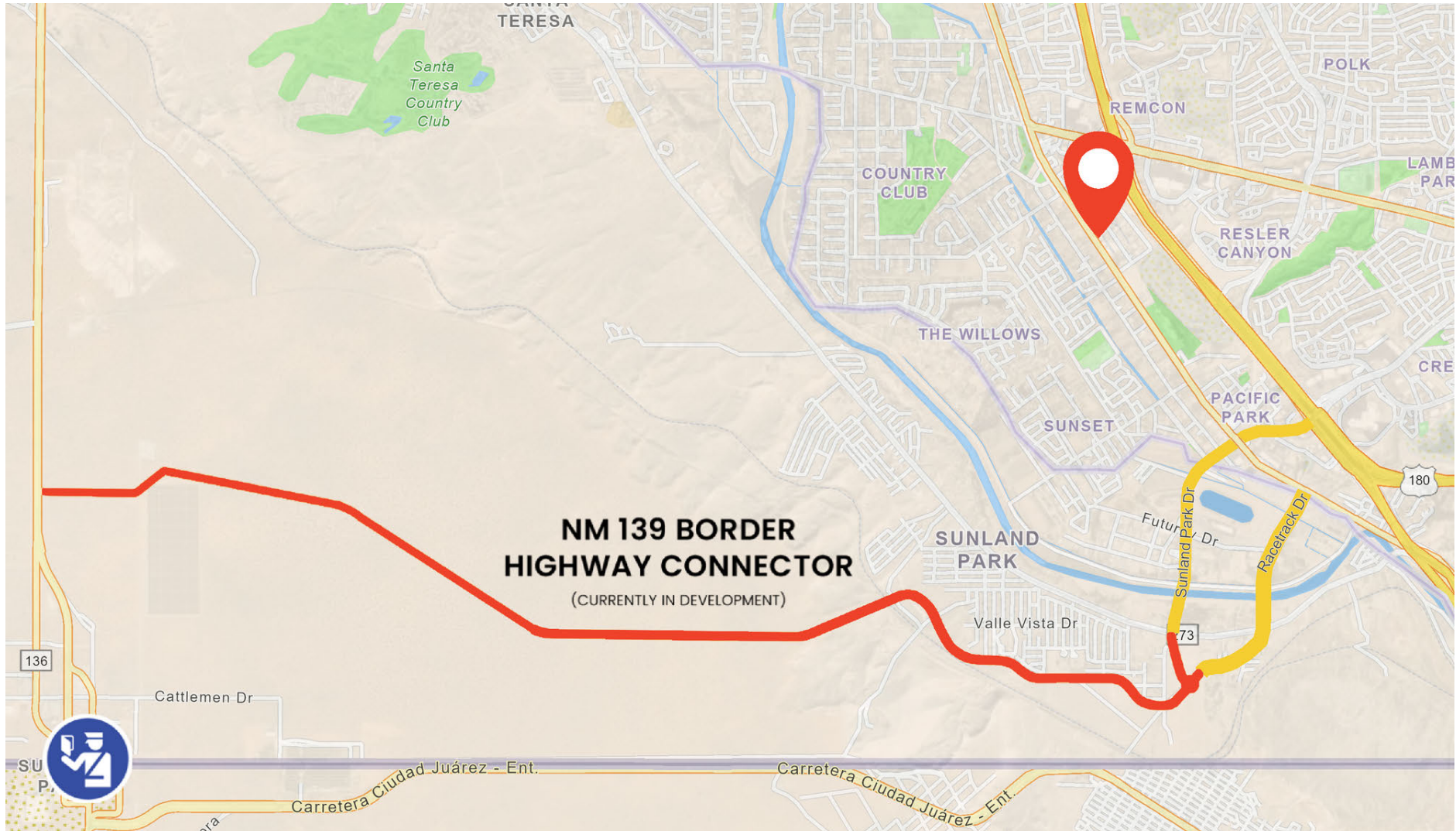
<b>Project Timeline:</b>	Construction start planned for Q4 2025, with completion anticipated by 2028/2029
<b>Reduced Travel Time:</b>	Estimated travel time between southern Sunland Park and the Santa Teresa Port of Entry to go from 20-25 mins to about 10 mins.
<b>Economic Growth:</b>	Supports trade and logistics industries, boosting business opportunities in Santa Teresa and Sunland Park.
<b>Alternative I-10 &amp; Loop 375 Access:</b>	Offers a new option for commercial trucks accessing I-10/Loop 375 outside of NM 136/TX 178, especially during the planned three-year closure of the Bridge of the

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**BORDER HIGHWAY CONNECTOR**



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## AREA ANALYTICS

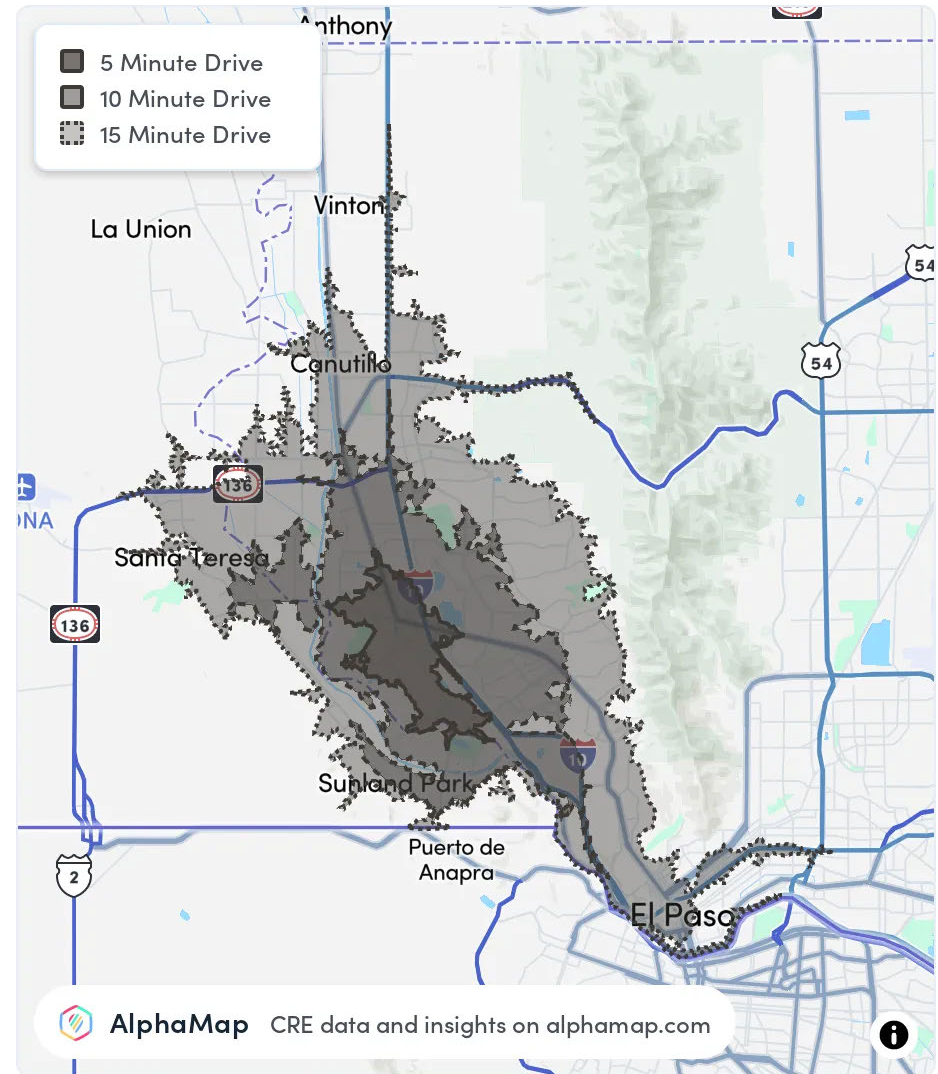
### POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	8,459	62,553	142,076
Average Age	42	40	39
Average Age (Male)	41	38	38
Average Age (Female)	43	41	40

### HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	3,186	24,187	52,822
Persons per HH	2.7	2.6	2.7
Average HH Income	\$93,728	\$87,092	\$96,719
Average House Value	\$313,801	\$261,776	\$275,211
Per Capita Income	\$34,714	\$33,496	\$35,821

Map and demographics data derived from AlphaMap





## 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.

2-10-2025



### 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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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.

<b>Sonny Brown Associates</b>	<b>9010301</b>	<b>will@sonnybrown.com</b>	<b>(915)584-5511</b>
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<b>Will C. Brown, Broker, SIOR</b>	<b>042911</b>	<b>will@sonnybrown.com</b>	<b>(915)584-5511</b>
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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)