



THE COTTON EXCHANGE



4780 DONIPHAN DR, EL PASO, TX, 79922

a place to gather & grow

El Paso's newest mixed-use development is coming to the Upper Valley [»» LEARN MORE](#)



Welcome

We are excited to introduce El Paso's newest upscale mixed-use development: **The Cotton Exchange.**

At the doorstep to the Upper Valley, where cotton fields once covered much of the soil, The Cotton Exchange will serve as a modern-day gathering place for trading ideas, engaging community, and making memories.

With a multitude of gathering areas amongst lush landscaping, this open air experience weaves modern retail and office space together with native plants and local art in an exceptional setting.

Come grow your business with us today.



MODERN OFFICE SPACE AVAILABLE

This development features a unique opportunity for modern office amenities in the midst of an established retail area with close proximity to restaurants and I-10 access.

[»» LEARN MORE](#)

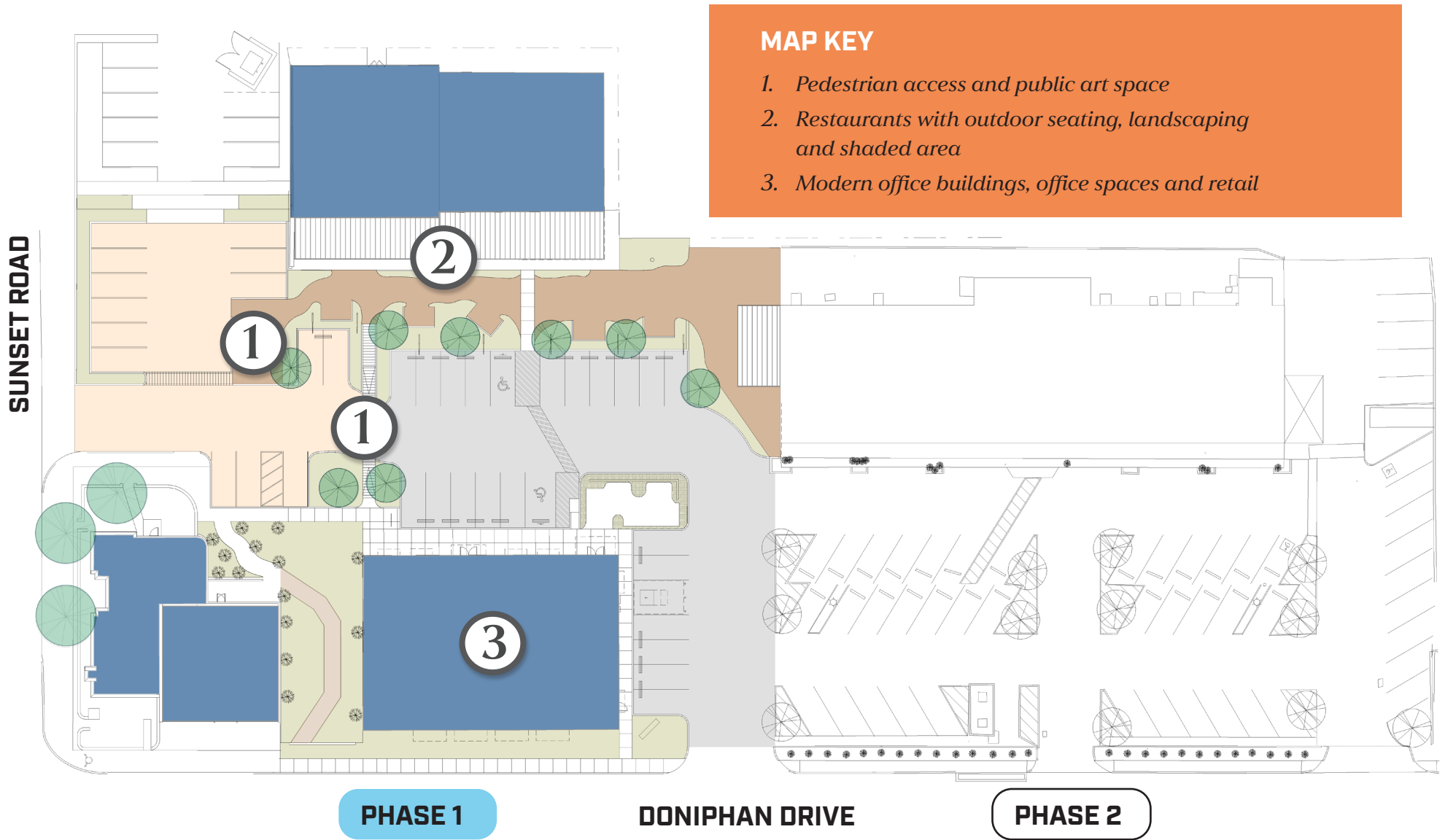
Featured Amenities

The Cotton Exchange is located on the corner of Doniphan Drive and Sunset Road, near the gateway to El Paso's Upper Valley community and only moments from I-10.

- A 19,595 SQ. FT. MIXED-USE DEVELOPMENT OF RETAIL AND OFFICE SPACES
- MODERN NATURAL ATMOSPHERE BLENDING LANDSCAPING WITH UPSCALE ARCHITECTURAL ELEMENTS
- COMBINATION OF IN-LINE SPACES AND FREE STANDING BUILDINGS
- RETAIL SPACES FROM 1,100 SQ. FT. TO 3,400 SQ. FT.
- PROFESSIONAL OFFICE SPACES FROM 528 SQ. FT. TO 1,260 SQ. FT.
- 82 PARKING SPACES / 3.30:1,000 RATIO
- ABUNDANT PUBLIC SPACE WITH SHADE AND ART



Site Plan & Concept

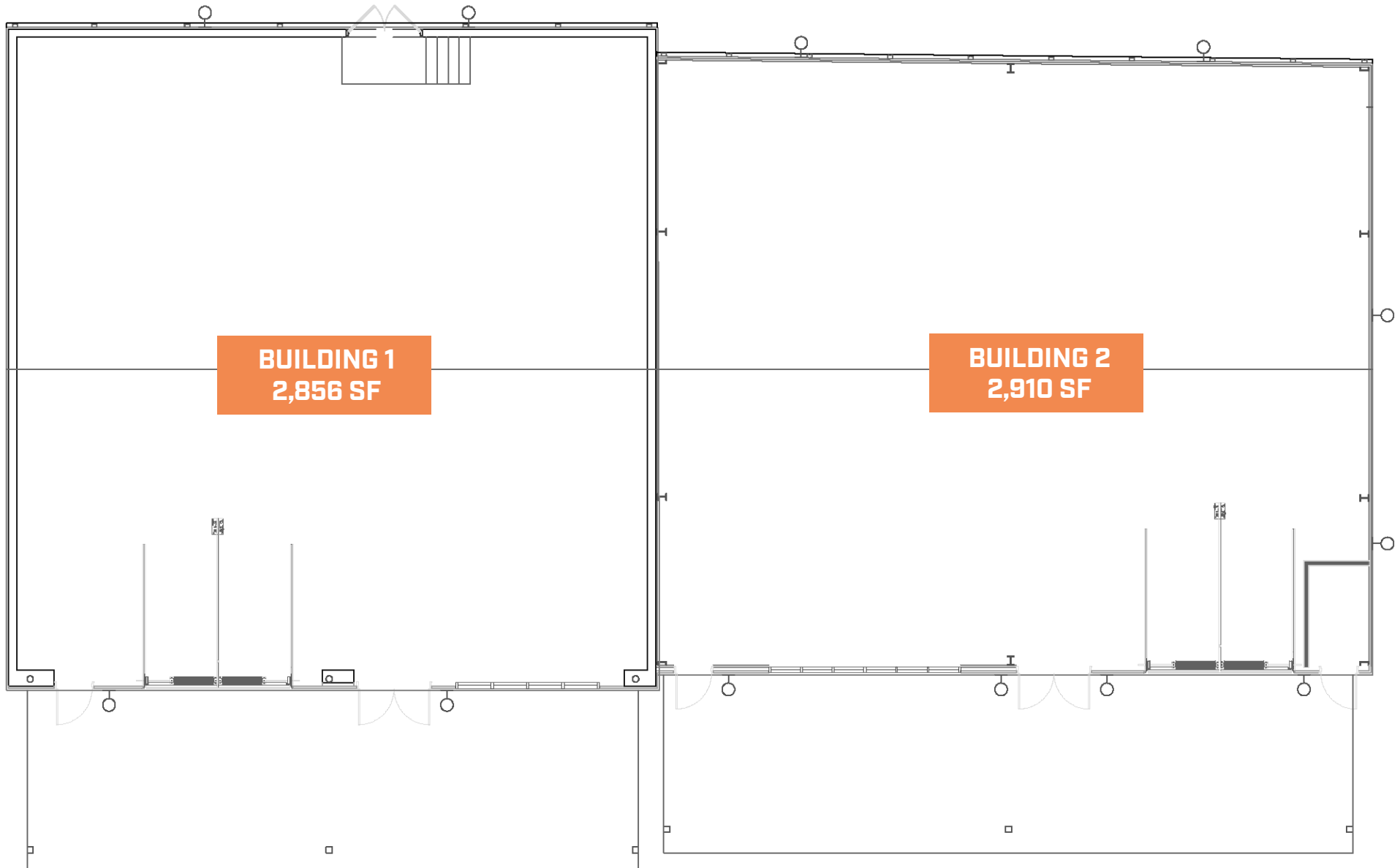


BLENDING NEIGHBORHOOD WITH NATURE

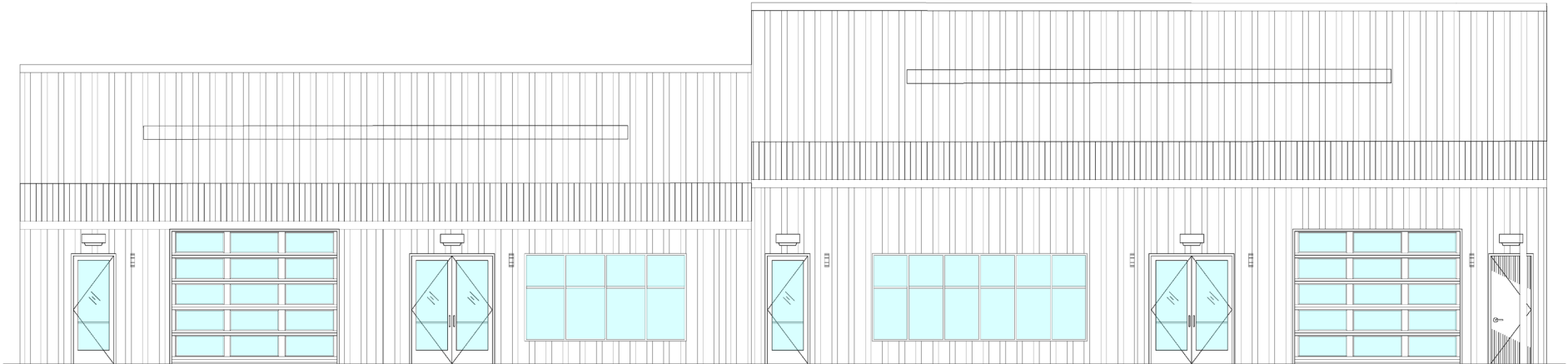
Our lifestyle center is designed in a refined rustic elegance, which pays homage to the rugged beauty of the southwest. It features several shaded outdoor seating areas, lush landscaping as you eat, shop, and work.



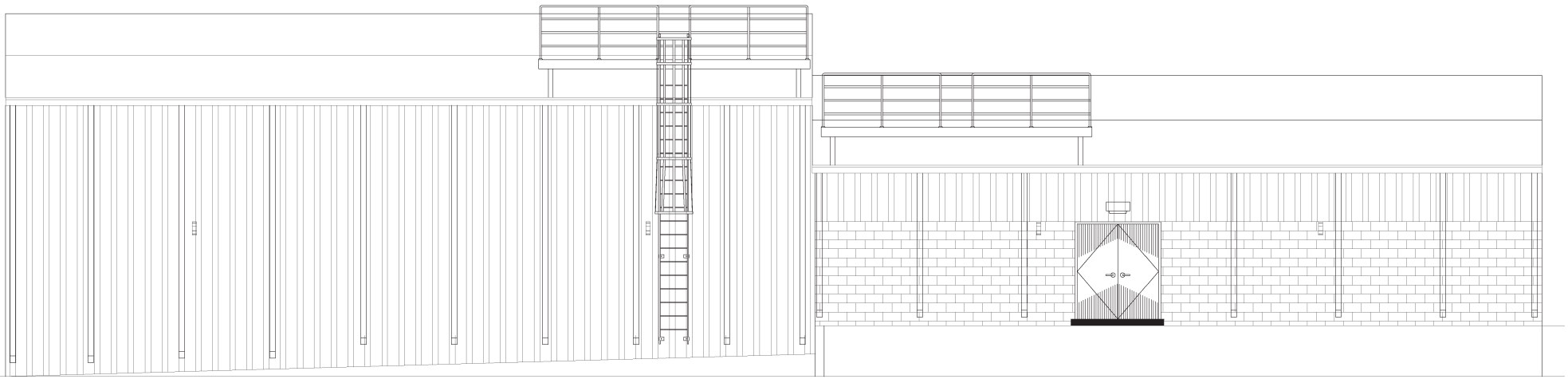
Metal Building: Floor Plan



Metal Building: Elevations

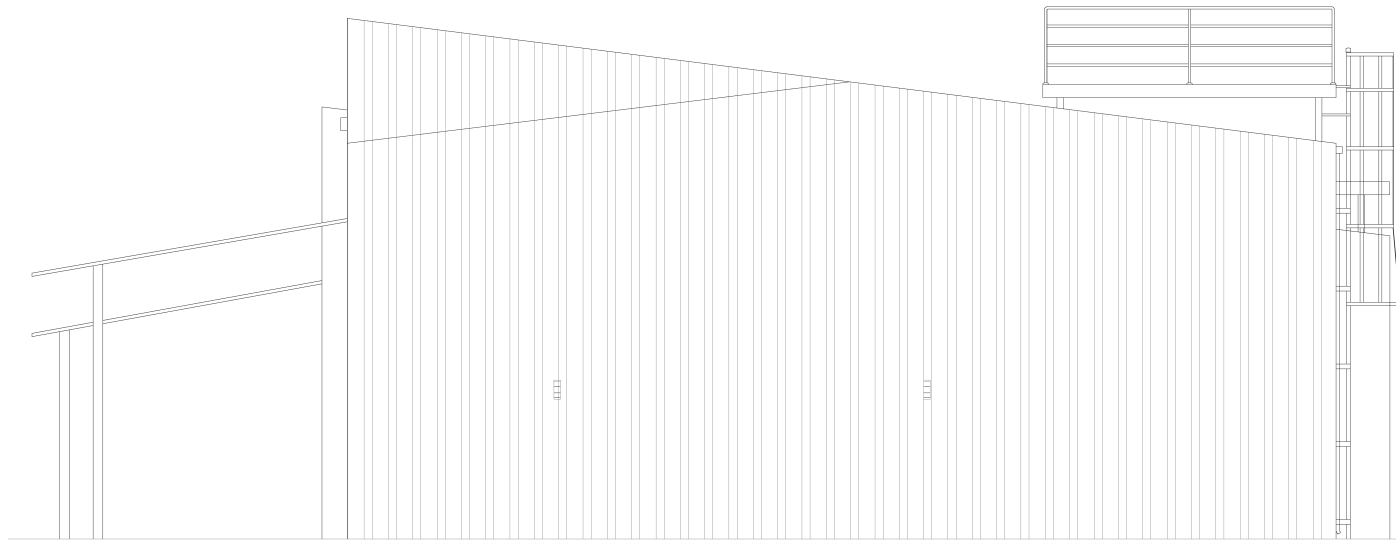


FRONT VIEW



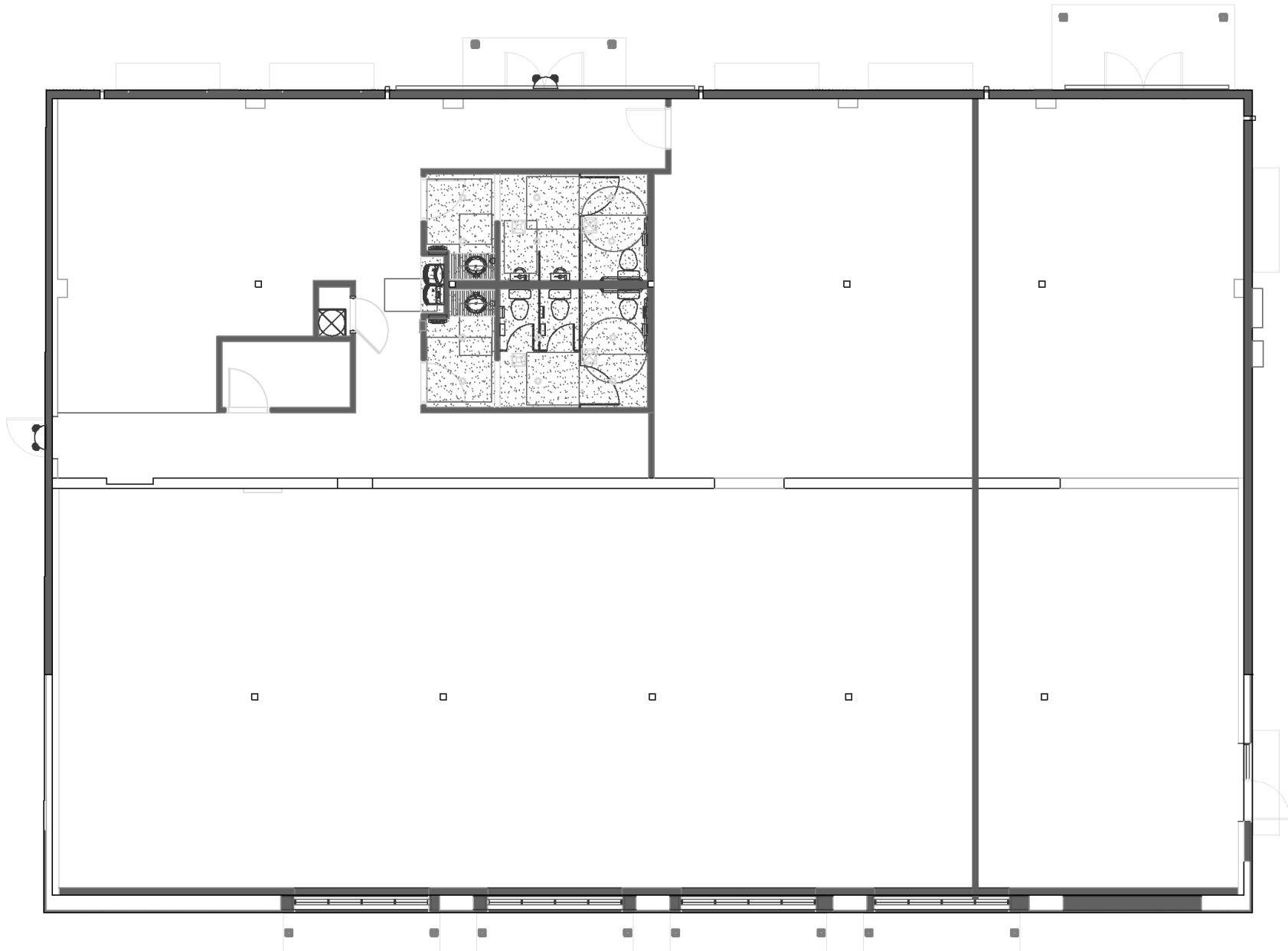
REAR VIEW

Metal Building: Elevations

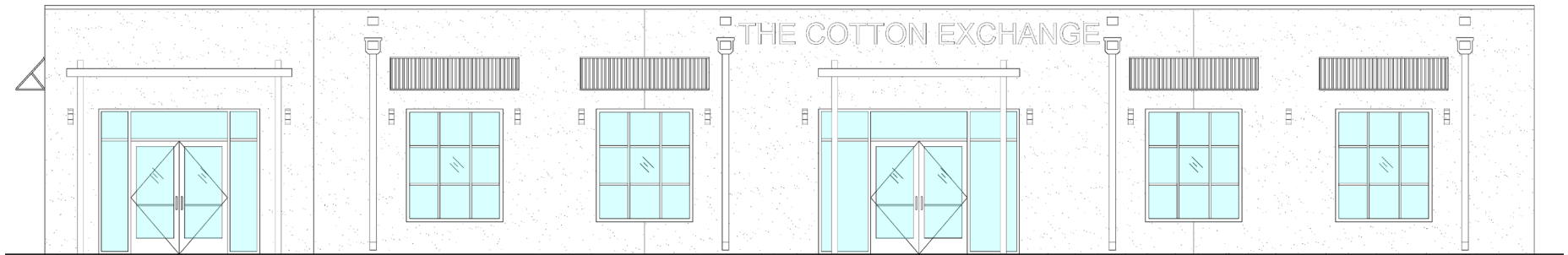


PROFILE VIEW

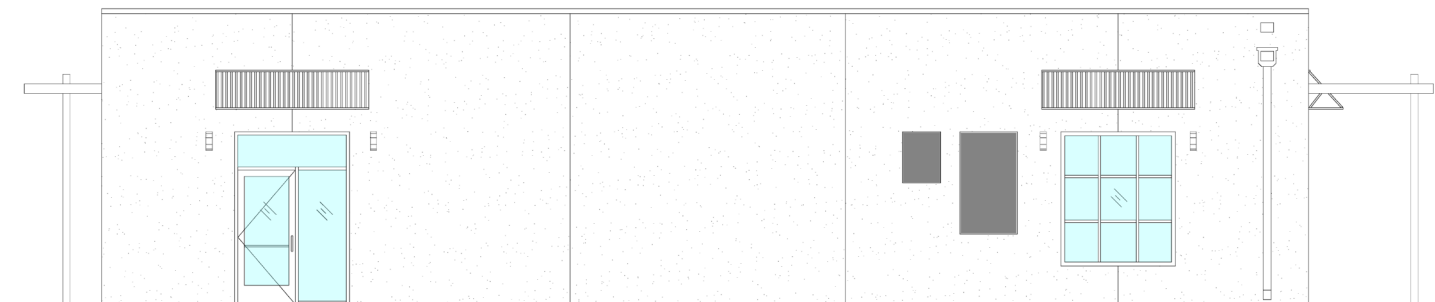
Office/Retail Building 2: Floor Plan



Office/Retail Building 2: Elevations



COURTYARD FACING VIEW



SIDE PROFILE VIEW



DONIPHAN STREET FACING VIEW

Aerial View



150 SUNSET
EL PASO, TEXAS

THE SUBSTATION
EST. 2015

Sunset Rd

Doniphan Dr



**TRAFFIC COUNTS
(TXDOT 2022)**

Sunset Rd to Osborne Dr
±4,443 AADT

Sunset Rd to Emory Rd
±7,663 AADT

Doniphan Dr to Mesa Rd
±10,976 AADT

Doniphan Dr to Osborne Dr
±11,241 AADT

Area Overview

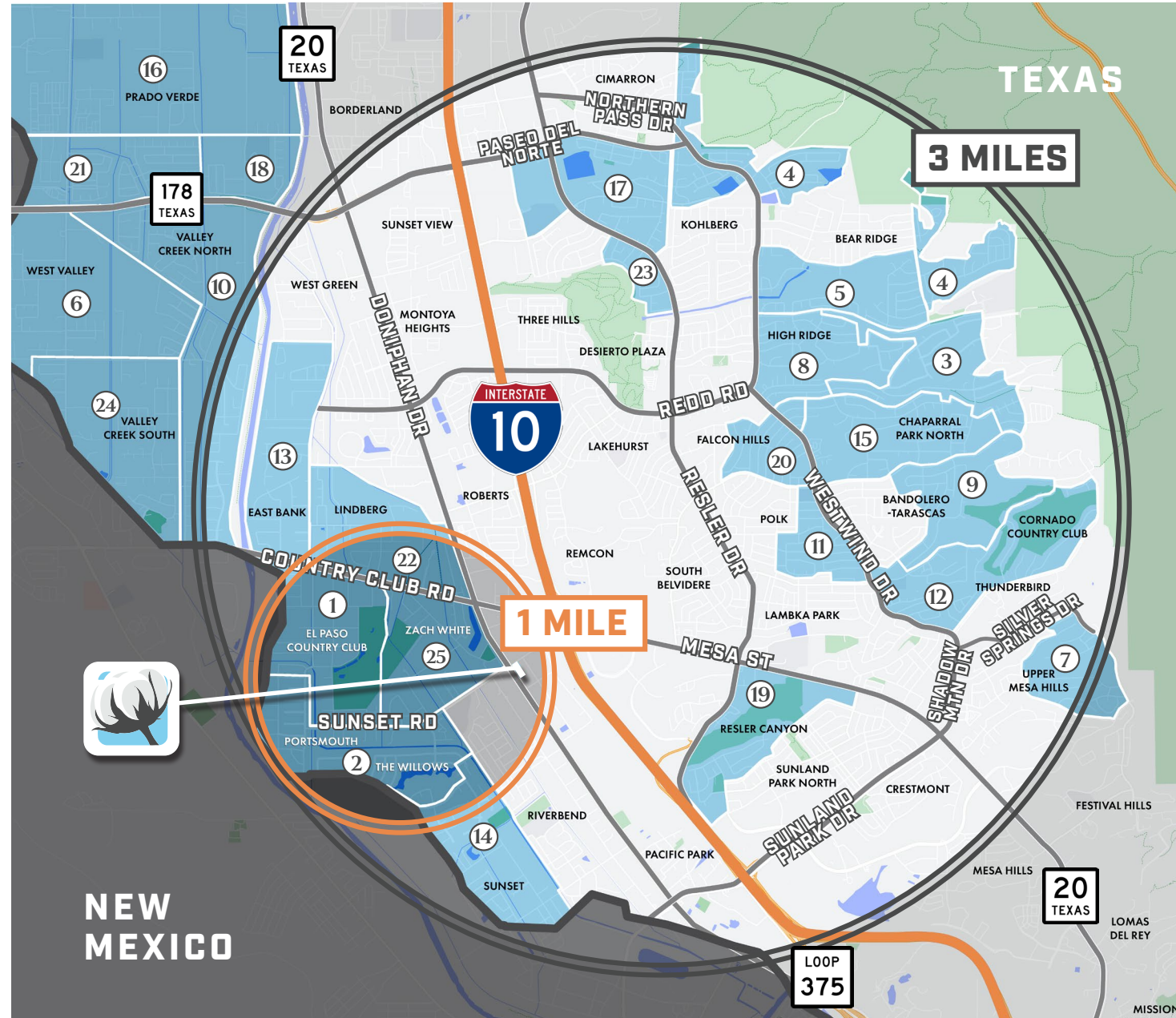
MEDIAN HOUSEHOLD INCOME ABOVE \$100,000 ANNUALLY

BLOCK GROUP RANKED HIGHEST TO LOWEST

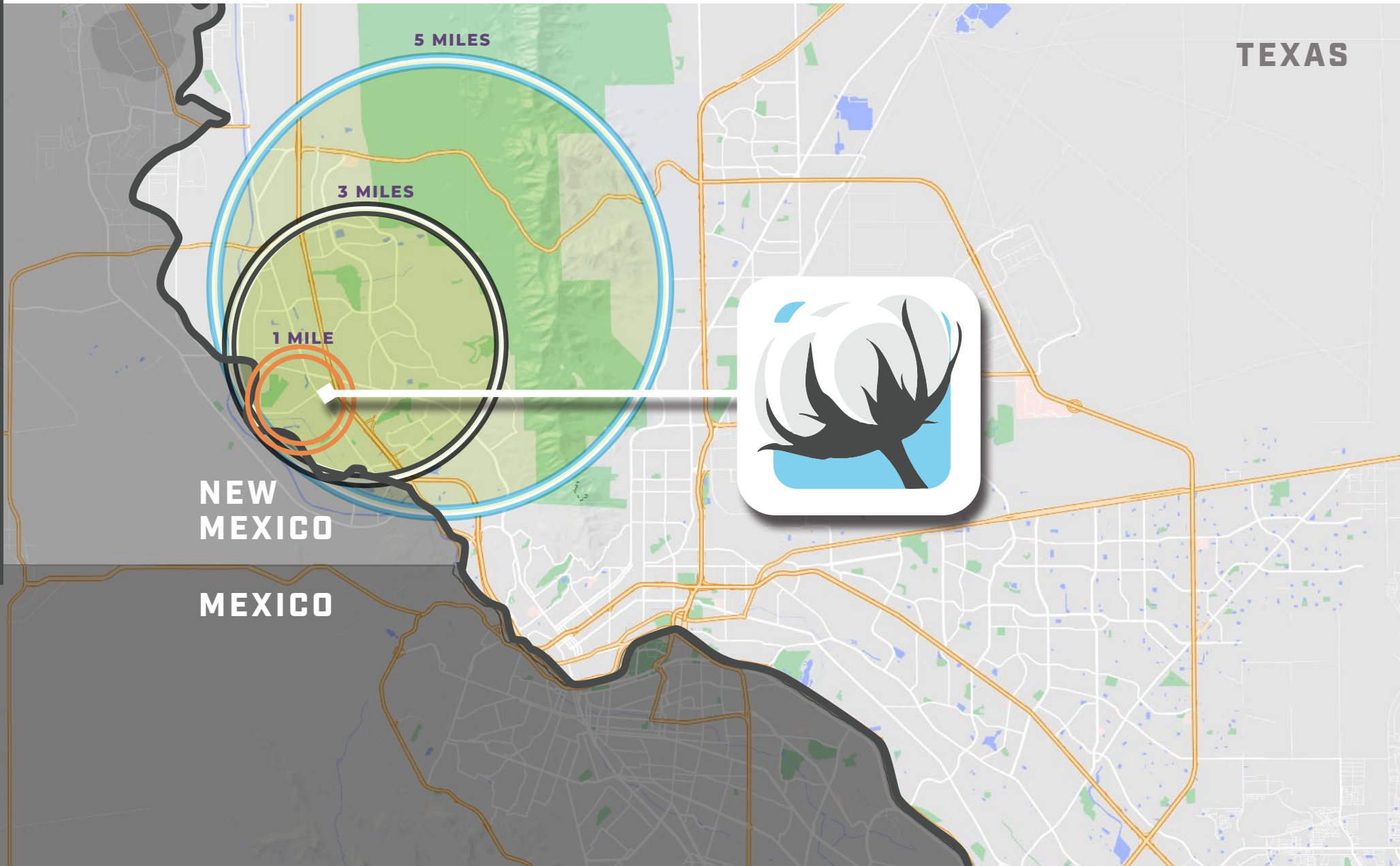
- | | |
|----------------|-------------------------|
| 1. \$246,507 | WITHIN 1 MILE OF CENTER |
| 2. \$218,026 | WITHIN 1 MILE OF CENTER |
| 3. \$166,833 | |
| 4. \$166,589 | |
| 5. \$160,984 | |
| 6. \$143,780 | |
| 7. \$138,044 | |
| 8. \$136,831 | |
| 9. \$136,114 | |
| 10. \$130,625 | |
| 11. \$128,750 | |
| 12. \$125,694 | |
| 13. \$123,333 | |
| 14. \$121,975 | WITHIN 1 MILE OF CENTER |
| 15. \$120,054 | |
| 16. \$115,208 | |
| 17. \$111,897 | |
| 18. \$111,691 | |
| 19. \$109,670 | |
| 20. \$107,857 | |
| 21. \$106,374 | |
| 22. \$104,028 | WITHIN 1 MILE OF CENTER |
| 23. \$103,902 | |
| 24. \$101,667 | |
| 25. \$100,139* | WITHIN 1 MILE OF CENTER |

* This block group had insufficient data in survey used to identify its median household income, but had been identified as \$90,625 in a similar 2019 report. Number presented is 2022 inflation-adjusted dollars

SOURCE: AMERICAN COMMUNITY SURVEY | MEDIAN HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2021 INFLATION-ADJUSTED DOLLARS)



Location



Demographics

	1 MILE*	3 MILES*	5 MILES*
HOUSEHOLDS			
2023 TOTAL HOUSEHOLDS	1,955	35,555	45,465
AVERAGE HOUSEHOLD INCOME	\$92,533	\$91,821	\$91,224
AVERAGE HOUSEHOLD SIZE	3.1	2.8	2.8
AVERAGE HOUSEHOLD VEHICLES	2	2	2
MARRIED HOUSEHOLDS	1,308	19,059	24,736
TOTAL SPECIFIED CONSUMER SPENDING	\$70.5M	\$1.2B	\$1.5B

* Distances are relative to center's location and distance from Texas/New Mexico border. See map for reference.

POPULATION			
2023 TOTAL POPULATION	6,067	100,066	129,078
PROJECTED 2028 POPULATION	6,129	102,731	133,677
POPULATION GROWTH 2023-2028	0.2%	0.5%	0.7%
AVERAGE AGE	39.5	36.7	36.1

HOUSING			
MEDIAN HOME VALUE	\$178,841	\$195,774	\$194,790
MEDIAN YEAR BUILT	1982	1989	1991
HOMES BUILT SINCE 2010	198	5,199	8,762



Why El Paso?

El Paso is where fun, business and innovation collide.
We are a city poised for outstanding growth.



We are the 6th largest Texas city, and expect to grow even more. Between 2010 and 2021, Texas has gained **4.3 million new residents**, and many will find their home in the Sun City.
(Source: USAFacts)



Since 2012, our residents have seen new developments and improvements to parks, libraries, museums, the zoo, and downtown from a voter approved **\$470 million Quality of Life bond**, including state of the art Triple A Ballpark and Children's Museum.



El Paso has been ranked one of the **Best Places for Businesses and Careers**. It is a gateway between nations, strategically located with easy access to major markets and a growing, diverse workforce.
(Source: Forbes, 2019)



With high livability ratings, the former **"Can-Do Capital"** is a desirable destination for its lower cost of living, outdoor-enthusiast climate, rich history and heritage, as well as strong job market.
(Source: U.S. News & World Report)



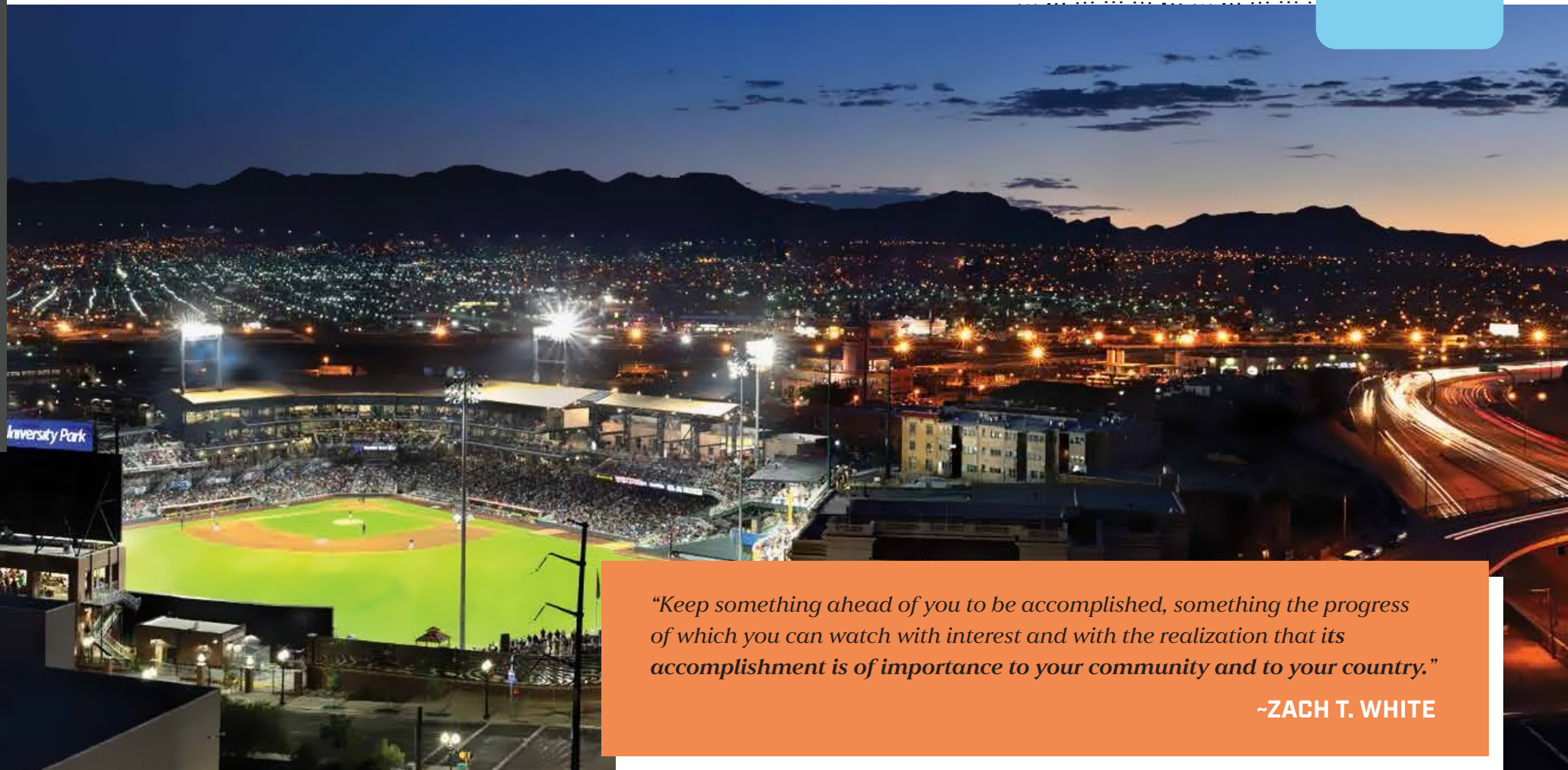
We are a military hub and home to the **U.S. Army's second largest installation, Fort Bliss**. More than 30,000 soldiers and 10,000 civilians are employed on post. Those soldiers, civilians and their families are part of the El Paso community.



U.S. CITIES RANKED BY POPULATION (2020 CENSUS)		STATE	POPULATION
16	Charlotte	North Carolina	874,579
17	San Francisco	California	873,965
18	Seattle	Washington	737,015
19	Denver	Colorado	715,522
20	Washington	D.C.	689,545
21	Nashville	Tennessee	689,447
22	Oklahoma City	Oklahoma	681,054
23	El Paso	Texas	678,815
24	Boston	Massachusetts	675,647
25	Portland	Oregon	652,503
26	Las Vegas	Nevada	641,903

About Riverbend Development

Riverbend Development builds communities with purpose. We specialize in the creation of retail, office and neighborhood areas that are an asset to our community, by building spaces that promote personal interaction with intention of instilling pride in where we live. Projects include retail centers *The Canyons at Cimarron* and *The Substation*, *Ventanas Corporate Center* and *The Fields neighborhood* in El Paso's upper valley.



"Keep something ahead of you to be accomplished, something the progress of which you can watch with interest and with the realization that its accomplishment is of importance to your community and to your country."

~ZACH T. WHITE

Leasing Information

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Managing Partner**

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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.

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.

Sonny Brown Associates	9010301	will@sonnybrown.com	(915)584-5511
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Will C. Brown, SIOR, Broker	042911	will@sonnybrown.com	(915)479-5511
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Will Brown	042911	will@sonnybrown.com	(915)584-5511
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Sonny Brown Associates, 200 Bartlett, Ste. 105 El Paso TX 79912
Will Brown

Information available at www.trec.texas.gov
IABS 1-0 Date

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