



NEW FLEX PROPERTY FOR LEASE | Q2 2026 DELIVERY

# 4500 Doniphan Drive - Bldg B

## ±3,850-21,252 SF

EL PASO, TX 79922

FOR MORE INFORMATION, PLEASE CONTACT



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CALL FOR MORE INFORMATION

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# 4500 Doniphan Drive Bldg B

4500 DONIPHAN DRIVE BLDG B, EL PASO, TX 79922

## PROPERTY FEATURES

### PROPERTY DESCRIPTION

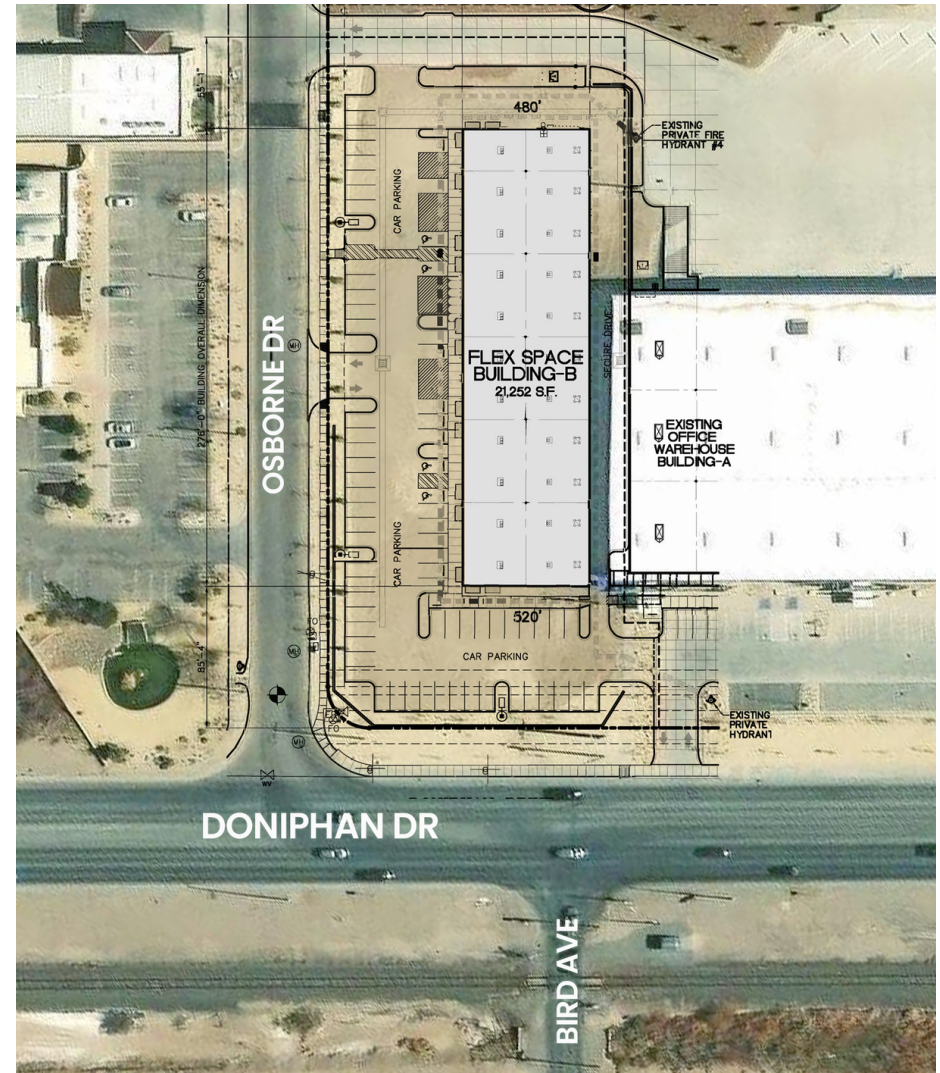
4500 Doniphan Dr Building B is a new Class A flex office/warehouse project currently under construction in El Paso's Upper Valley. Strategically located at the corner of Doniphan Dr and Osborne Dr, with excellent access to I-10 and Loop 375, this development offers modern design, functionality, and visibility. Building B totals 21,252 SF of divisible flex space designed to accommodate a wide variety of users, from light industrial to service-oriented office/warehouse operations. The project is scheduled for delivery in Q2 2026, providing forward-thinking businesses the opportunity to secure space in one of El Paso's most desirable submarkets.

### HIGHLIGHTS

- 21,252 SF flex building (divisible configurations available)
- Class A construction with modern façade and professional curb appeal
- Office/warehouse flexibility to accommodate diverse user needs
- Located at corner of Doniphan Dr & Osborne Dr with strong visibility
- C-4 SC zoning
- Convenient access to I-10 and Loop 375
- Ample surface parking with direct-to-suite entry options
- New construction - Anticipated Delivery Q2 2026

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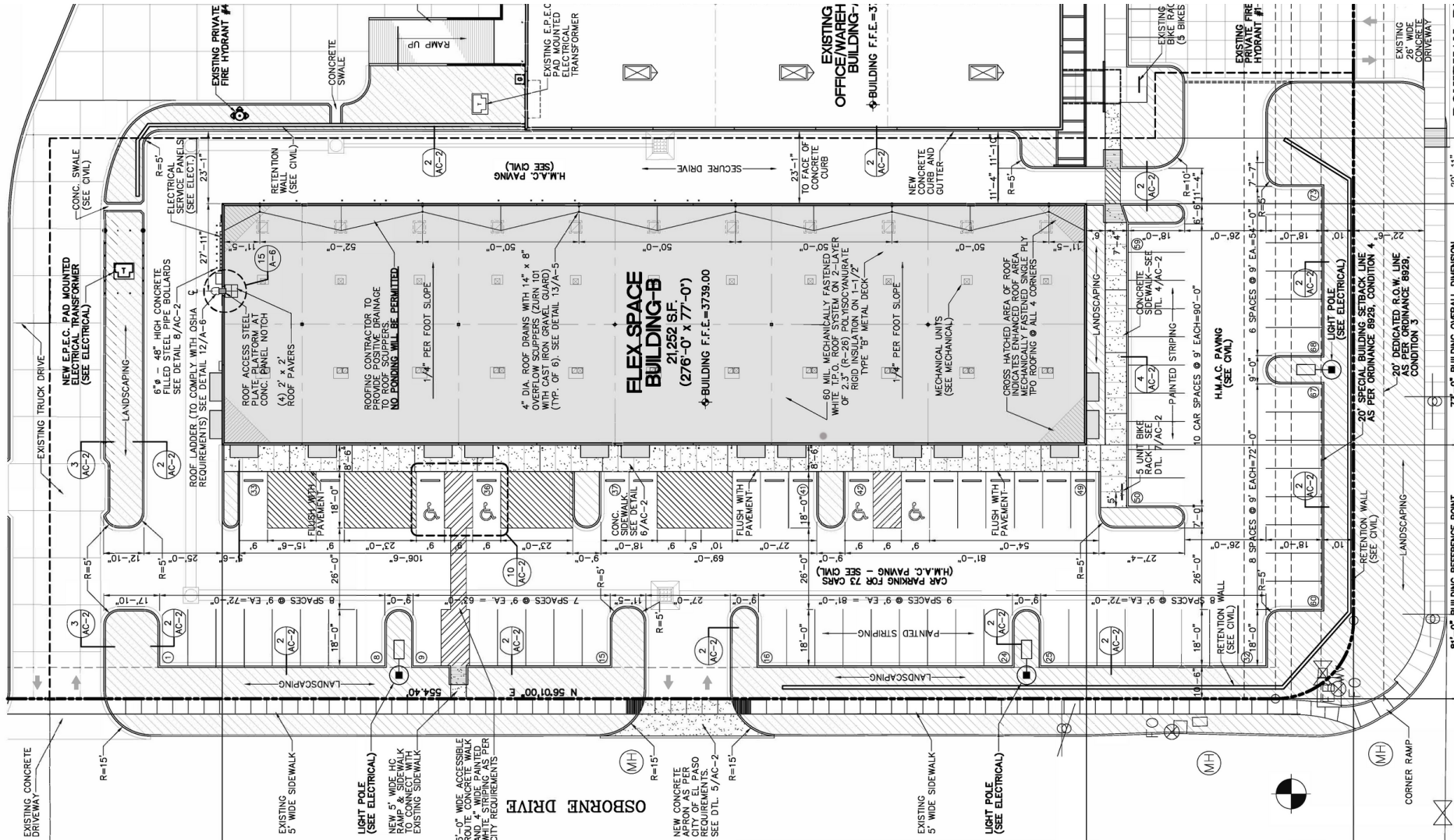
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## SITE PLAN

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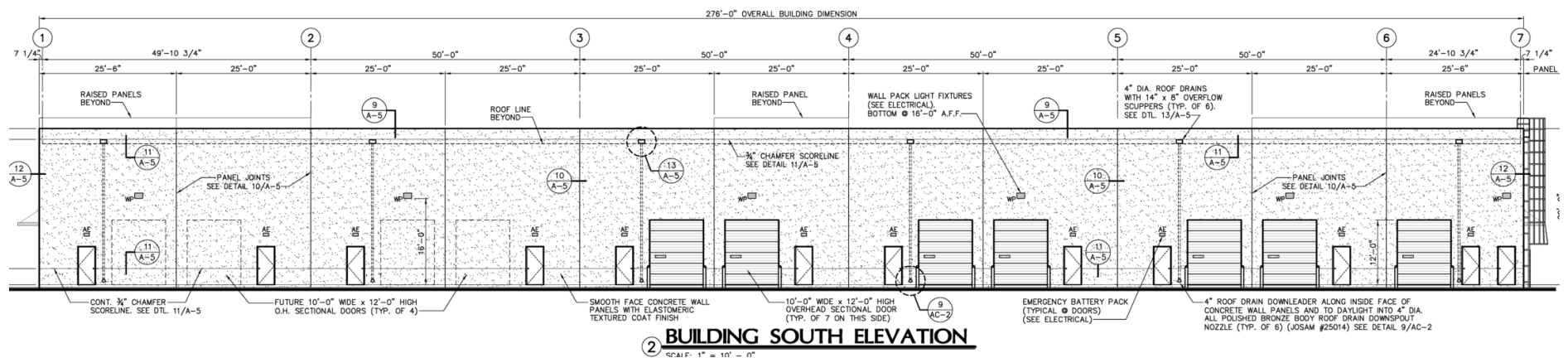
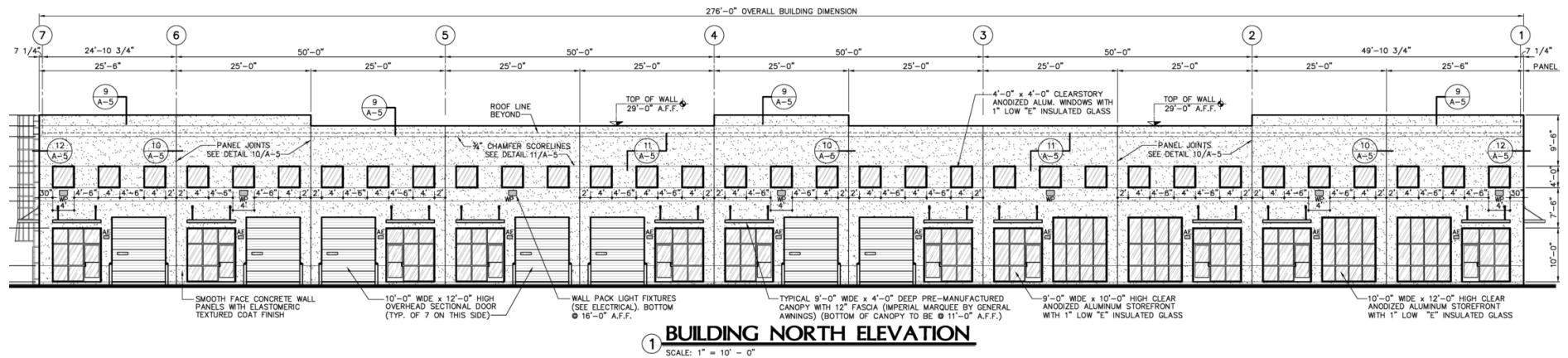


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# ELEVATIONS





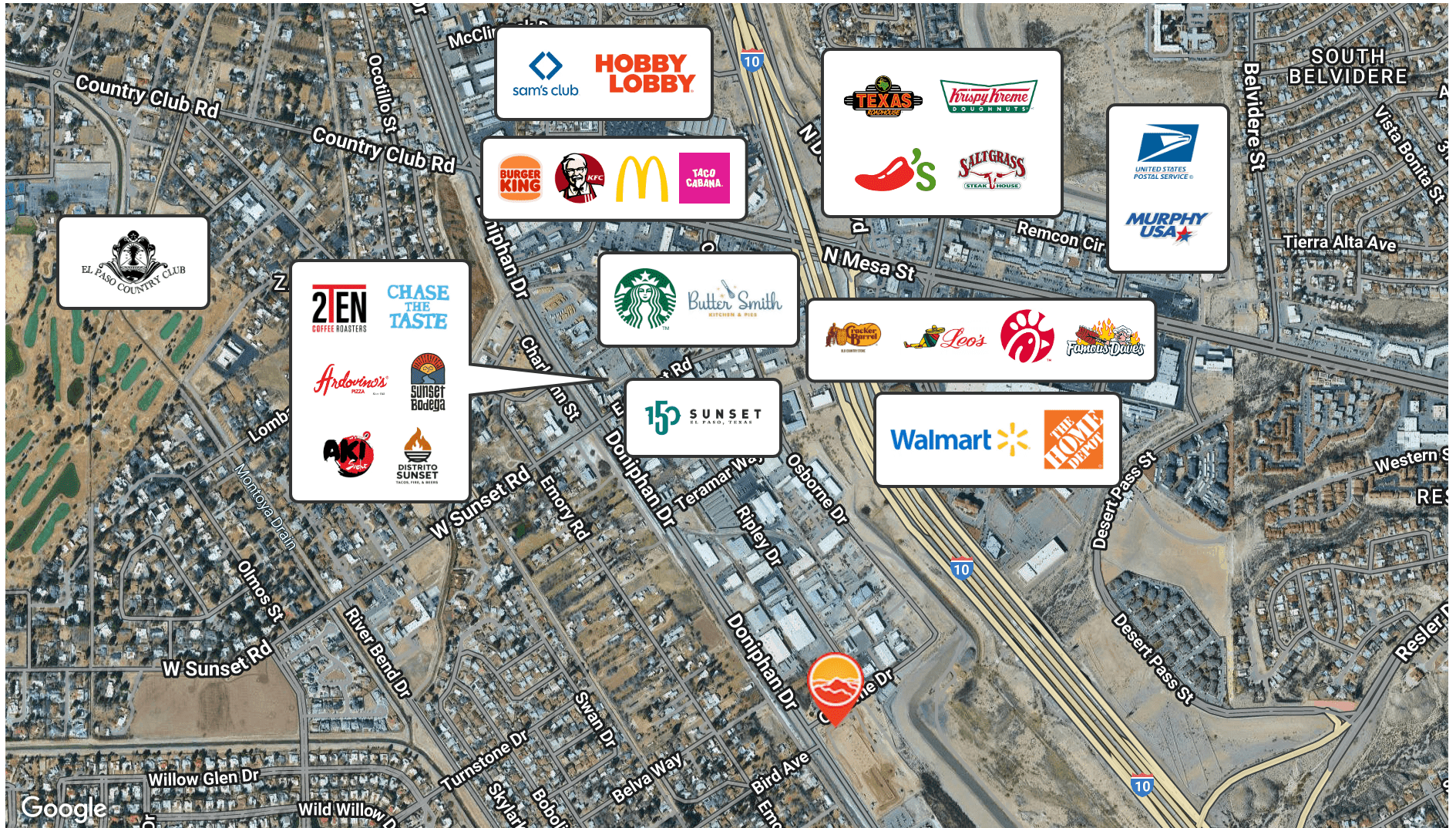
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## SURROUNDING AREA





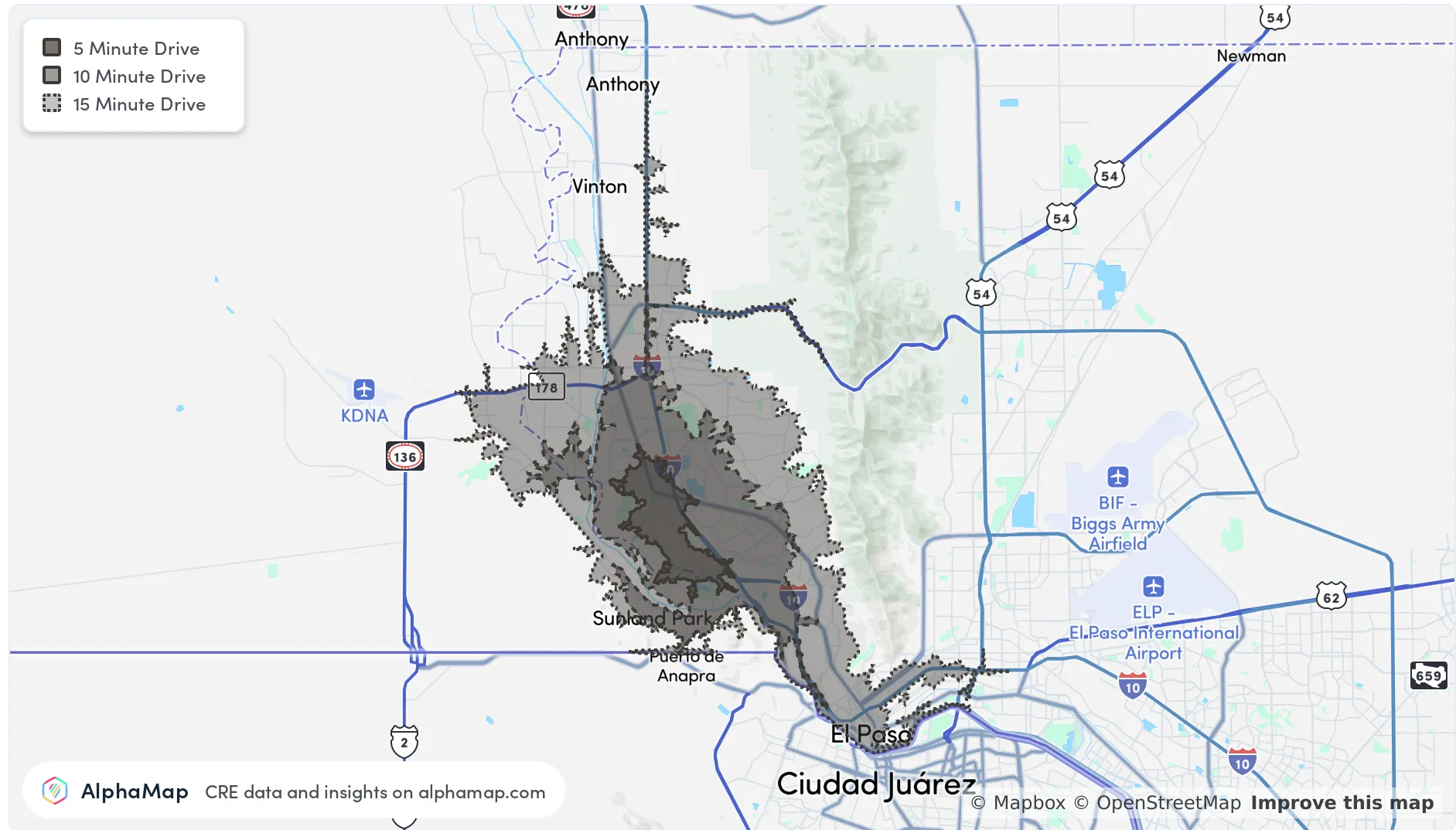
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## AREA ANALYTICS





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## AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	8,009	63,985	153,513
Average Age	42	40	39
Average Age (Male)	40	38	38
Average Age (Female)	43	41	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,985	24,830	58,970
Persons per HH	2.7	2.6	2.6
Average HH Income	\$93,607	\$85,755	\$92,361
Average House Value	\$316,663	\$261,151	\$272,217
Per Capita Income	\$34,669	\$32,982	\$35,523

*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.

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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)