RESOLUT RE AFFILIATE | REPcre

21.17 AC FOR SALE/GROUND LEASE AT HORIZON BLVD

HORIZON BLVD | EL PASO, TX 79928

GROUND LEASE /SALE

AVAILABLE SPACES
21.17 AC

CALL LISTING AGENT FOR MORE INFORMATION

CHRIS DUNCAN
CDUNCAN@REPCRE.COM
915.479.3508

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

PROPERTY HIGHLIGHTS

The property is conveniently located approximately 1-2 miles north of Interstate 10 on Horizon Boulevard, with nearby on-ramps and exits providing seamless access to and from the site. The Ysleta-Zaragoza Port of Entry is just six miles to the northwest, while the Tornillo-Guadalupe Port of Entry is 17 miles southeast.

Interstate 10, a critical transportation corridor connecting Los Angeles to Jacksonville, FL, passes through major cities such as Phoenix, San Antonio, and Houston, making it the most vital east-west highway in the southern United States. Additionally, Interstate 25, which originates in El Paso, serves as a key northbound route through Albuquerque and Denver, facilitating efficient connectivity to central U.S. markets.

The Horizon City area has experienced rapid growth, attracting major corporations such as Amazon, FedEx, and Philips, along with numerous large-scale manufacturing operations. This expansion has solidified the region as a prime location for logistics, distribution, and industrial development.

AREA TRAFFIC GENERATORS

EL PASO COMMUNITY COLLEGE
Food King Cost Plus Food
Walmart
The Hospitals of PROVIDENCE

Chris Duncan
CDuncan@REPcre.com | 915.479.3508

DEMOGRAPHIC SNAPSHOT 2023

61,904
POPULATION
3-MILE RADIUS

$82.4K
AVG HH INCOME
3-MILE RADIUS

$70.2K
MEDIAN HH INCOME

TRAFFIC COUNTS
HORIZON BLVD: 36,393 VPD
ELLSWORTH DR: 1,939 VPD
(TDT)

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INFORMATION ABOUT BROKERAGE SERVICES

EQUAL HOUSING OPPORTUNITY

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES 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 REPRESENTA PARTY IN 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 dutiesabove and must inform the owner of any material information about the property or transaction known by the agent, includinginformation 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 awritten representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of anymaterial information about the property or transaction known by the agent, including information disclosed to the agent by the seller orseller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the writtenagreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold orunderlined 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 s o 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 todis close, 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 thebuyer. 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.

ELP REAL ESTATE GROUP LLC DBA REPCRE	9010492	CDUNCAN@REPCRE.COM	915.422.2242
Broker Firm Name	License No.	Email	Phone
CHRIS DUNCAN	611880	CDUNCAN@REPCRE.COM	915.422.2242
Designated Broker of Firm	License No.	Email	Phone
Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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