

For Sale | Vacant Land

NAI El Paso



A & M Cir (Adjacent to I-10 & Loop 375) | El Paso, TX 79936

Listing Overview

Sale Price	Contact Broker
Lot Size	Parcel 7 (PID 146252): ±6.72 acres Parcel 8 (PID 380618): ±5.72 acres
Zoning	C-3

For more information:

Doug Derrick, SIOR

(915) 727 - 4000 | dderrick@naielpaso.com

These two vacant land parcels are strategically located along A & M Circle, immediately adjacent to the intersection of Loop 375 and Interstate 10. Positioned within El Paso's high-growth Southeast corridor, the sites offer unparalleled logistical advantages, proximity to the Zaragoza Border Crossing, and exceptional visibility.

- **Prime Interchange Access:** Located at the I-10 & Loop 375 junction
- **International Gateway:** Located minutes from the Ysleta-Zaragoza Port of Entry
- **High Growth Area:** Situated in El Paso's primary Southeast industrial and retail expansion corridor

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

4901 N Mesa St #3B
El Paso, TX 79912
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Location & Market Overview



Parcel outlines for illustrative purposes only; not to scale.

The El Paso economy serves as a vital link for global commerce, connecting the U.S. to Mexico and the broader Americas. Central to this activity is the Zaragoza Border Crossing, the region's highest-volume commercial port. These properties offer direct access to this gateway via Joe Battle (Loop 375)—El Paso's second-largest arterial—at its critical intersection with Interstate 10, the region's highest-traffic thoroughfare.

Industrial & Retail Strength

The region is experiencing a significant industrial boom driven by the global shift toward nearshoring - the strategic relocation of manufacturing from overseas to neighboring countries to shorten supply chains and ensure faster delivery to U.S. markets.

- **Industrial:** Historically low vacancy (sub-1%) with record-breaking net absorption and new speculative construction.
- **Retail:** Resilient market with 3.3% vacancy, outperforming national averages and supported by a bi-national population of 2.7 million
- **Corporate Hub:** Neighboring facilities include Amazon's \$250M fulfillment center and the TJX Companies' (TJ Maxx/Marshalls) 2 million SF distribution hub

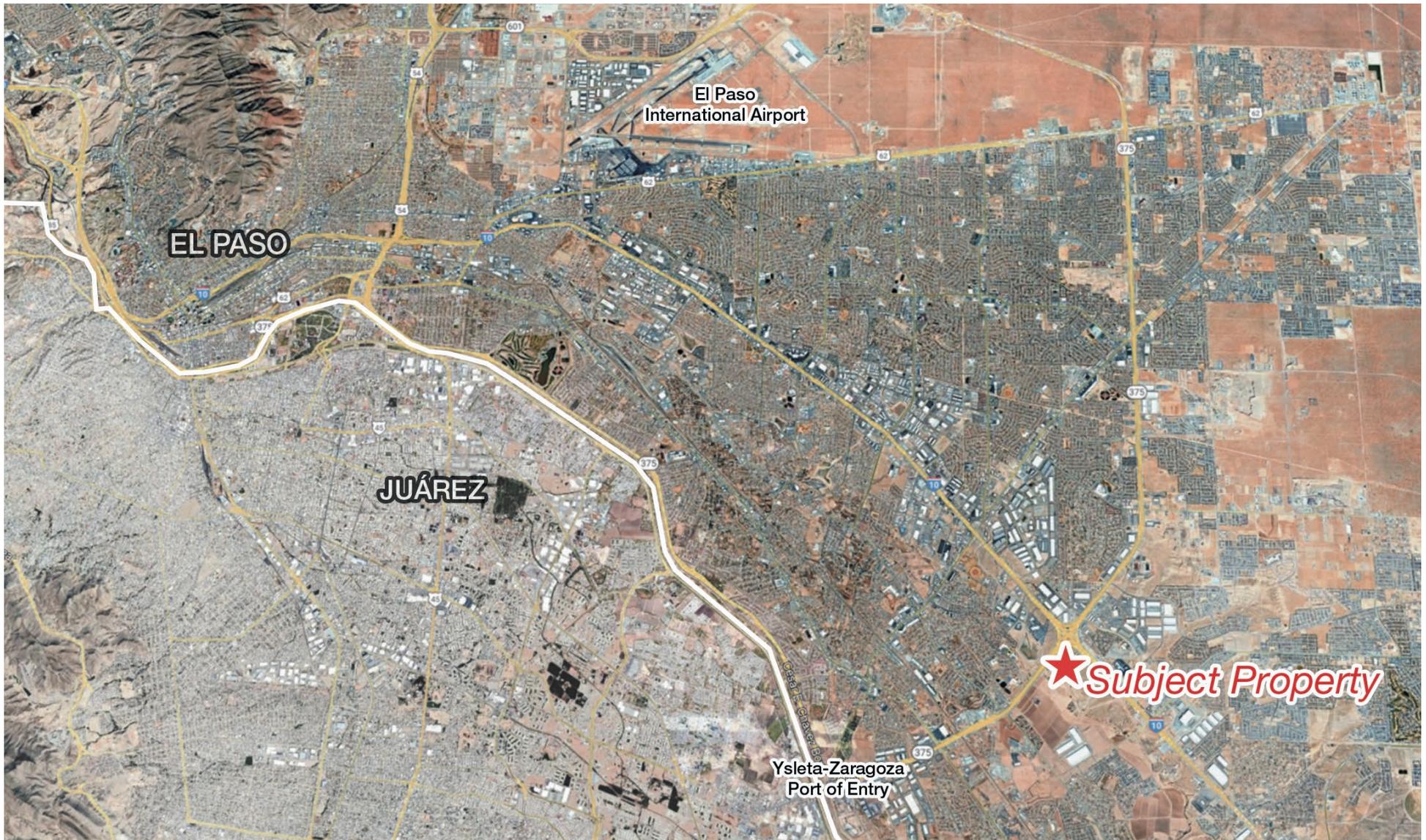
The Southeast Growth Corridor

El Paso faces unique geographical and jurisdictional limits to growth, bounded by the International Border, the Franklin Mountains, Ft. Bliss, and White Sands Missile Range. Consequently, development is funneled into the Southeast Growth Corridor. These parcels are perfectly positioned within this primary expansion path, offering a rare opportunity for high-visibility development at the junction of the city's two most vital transit routes.

Source: Texas Comptroller, CoStar Group, City of El Paso Economic Development

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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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>NAI El Paso</u>	<u>9005896</u>		
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Douglas B. Derrick</u>	<u>279066</u>	<u>dderrick@naiel Paso.com</u>	<u>(915)727-4000</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____	_____	_____	_____
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
_____	_____	_____	_____
Name of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501