

**FOR SALE**

**AVAILABLE SPACE**

148,104 SF

**LOT SIZE**

3.4 AC

**ZONING**

A-M SC

CALL LISTING  
AGENT FOR  
MORE INFORMATION

**Sergio Tinajero**  
Sergio@REPcre.com  
915.886.8608

## PROPERTY HIGHLIGHTS

A total of 3.46 acres of land located on the corner of Pheasant street and Sun Valley Dr. just a block away from Dyer St.

This is an ideal location for residential, multi-family, self-storage and or flex warehouse developments as it provides an easy and convenient location surrounded by residential and commercial developments.

This property is currently zoned "A-M SC" for apartments and/or mobile home development.



## DEMOGRAPHIC SNAPSHOT 2024



**75,272**  
**POPULATION**  
3-MILE RADIUS



**\$66,147**  
**AVG HH INCOME**  
3-MILE RADIUS



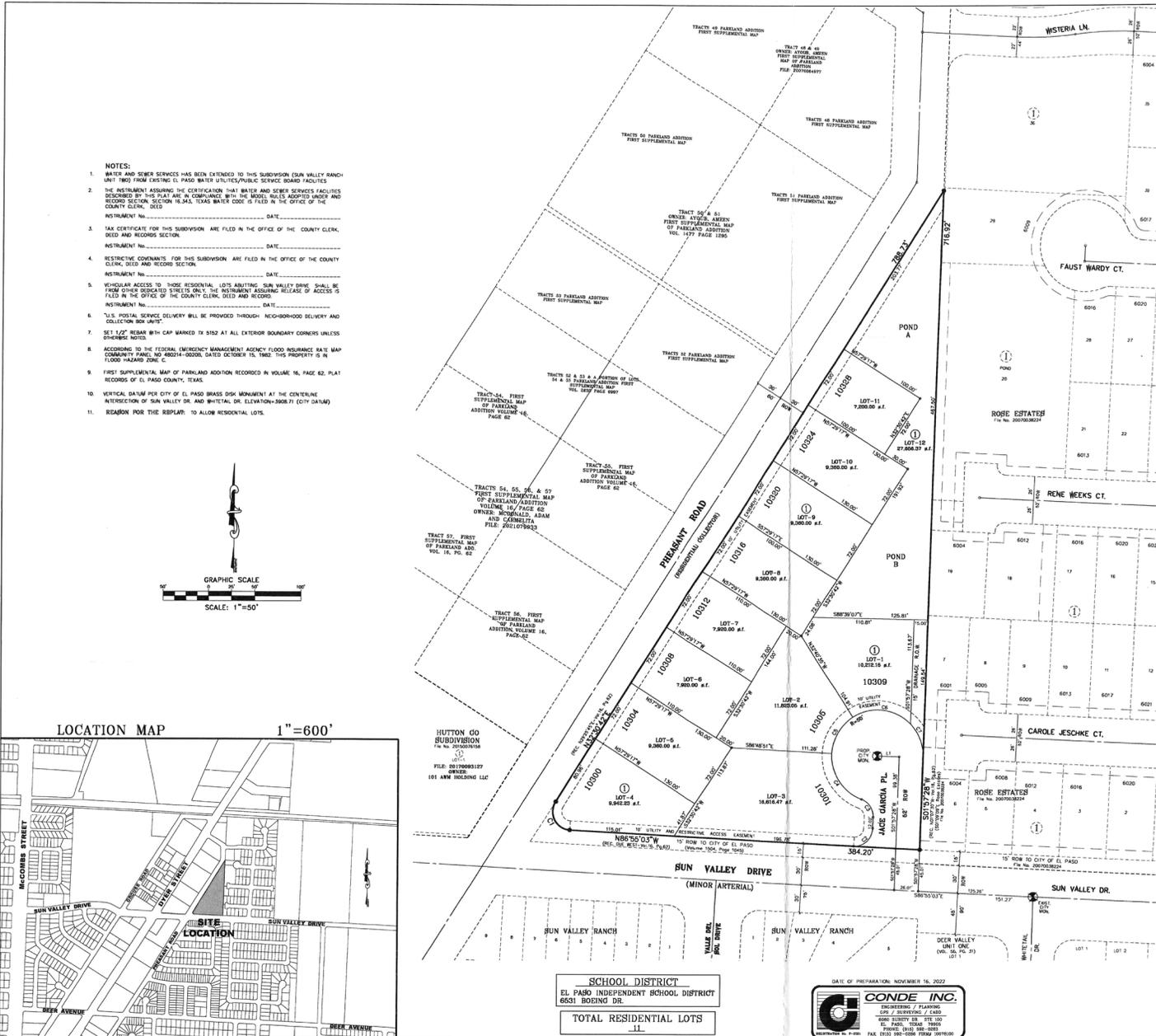
**\$54,133**  
**MEDIAN HH INCOME**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
DYER ST: 22,294 VPD  
MCCOMBS ST: 21,879 VPD  
(TDT)

## AERIAL WITH LAND LAYOUT





# SUN VALLEY RANCH UNIT TWO

BEING A REPLAT OF TRACT 9A-1,  
FIRST SUPPLEMENTAL MAP OF PARKLAND ADDITION,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING 3.4366 ACRES

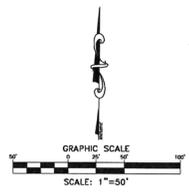
**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00'	41.80'	38.00'	34.54'	S27°12'14"W	119°55'46"
C2	28.00'	31.81'	30.40'	28.66'	N47°31'12"E	61°07'30"
C3	28.00'	25.02'	14.40'	23.42'	N33°03'01"W	114°02'36"
C4	28.00'	63.60'	38.34'	68.48'	S27°18'10"E	178°47'37"
C5	28.00'	47.21'	35.26'	45.21'	S20°21'17"W	149°45'47"
C6	28.00'	25.02'	14.40'	23.42'	N33°03'01"W	114°02'36"
C7	28.00'	38.77'	21.00'	38.73'	S22°48'47"W	69°34'25"

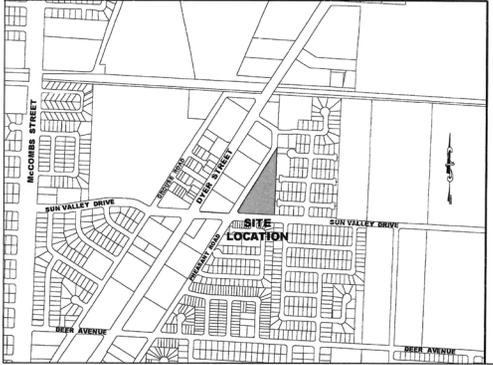
**LINE TABLE**

LINE	LENGTH	BEARING
L1	24.00'	S89°08'32"E

- NOTES:**
- WATER AND SEWER SERVICES HAS BEEN EXTENDED TO THIS SUBDIVISION (SUN VALLEY RANCH UNIT TWO) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.
  - THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER AND RECORD SECTION 18.5AA, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_.
  - TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_.
  - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_.
  - VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING SUN VALLEY DRIVE SHALL BE FROM OTHER DESIGNATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_.
  - THE POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
  - SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48214-0202R, DATED OCTOBER 15, 2002, THIS PROPERTY IS IN FLOOD HAZARD ZONE C.
  - FIRST SUPPLEMENTAL MAP OF PARKLAND ADDITION RECORDED IN VOLUME 16, PAGE 62, PLAT RECORDS OF EL PASO COUNTY, TEXAS.
  - VERTICAL DATUM FOR CITY OF EL PASO BRASS BENCHMARK AT THE CENTRELINE INTERSECTION OF SUN VALLEY DR. AND WHITEHALL DR. ELEVATION=3608.71 (CITY DATUM).
  - REASON FOR THE REPLAT: TO ALLOW RESIDENTIAL LOTS.



**LOCATION MAP** 1"=600'



**DEDICATION**

JCAR VENTURES, LLC, properly owners of this land, hereby present this plat and dedicate to the use of the public, the street, drains, ponds, drainage R.O.W., restrictive covenants, easements, and utility easements on herein lot lines and appurtenances, including easements for conduits and poles for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: JCAR VENTURES, LLC

By: \_\_\_\_\_  
Coris Garcia, PRESIDENT

ATTEST: NOT REQUIRED

**ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF EL PASO

Before me, the undersigned notary public, on this day personally appeared Coris Garcia, President of JCAR VENTURES, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purposes and considerations herein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for El Paso County My Commission Expires \_\_\_\_\_

**CITY PLAN COMMISSION**

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Executive Secretary \_\_\_\_\_ Chairperson \_\_\_\_\_

Approved for filing this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**FILING**

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, A.D.

In File No. \_\_\_\_\_

County Clerk \_\_\_\_\_ By Deputy \_\_\_\_\_

YVONNE CONDE CURRY, P.E.  
Registered Professional Engineer  
Registration No. 94948

Yvonne Conde Curry, P.E.  
Registered Professional Land Surveyor  
Texas License No. 9132

SCHOOL DISTRICT  
EL PASO INDEPENDENT SCHOOL DISTRICT  
6531 BOZING DR.

TOTAL RESIDENTIAL LOTS  
11



AERIAL

