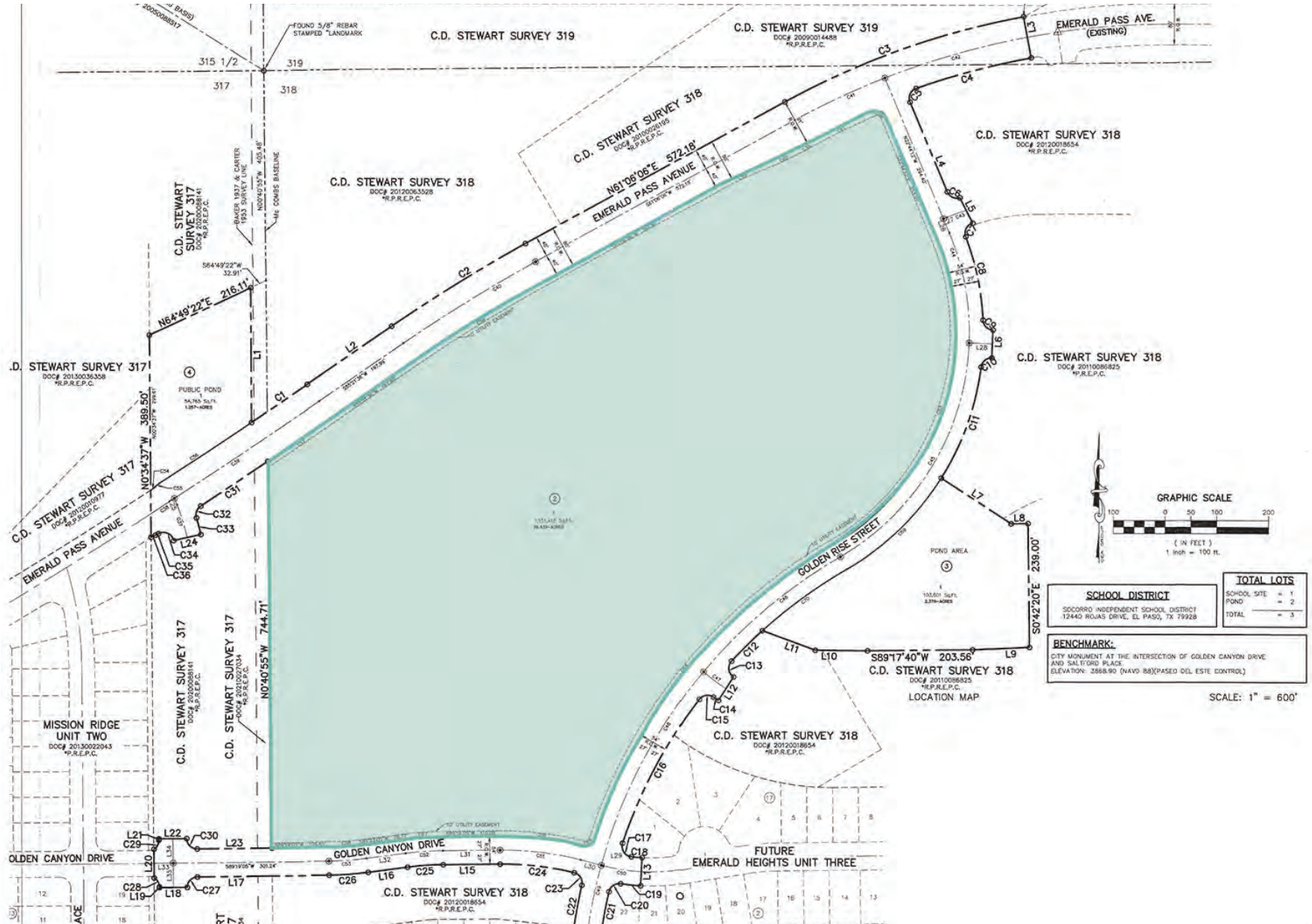


Land Available For Sale

Emerald Pass Avenue
El Paso, Texas 79928
www.cbre.com/elpaso

Size: 26.433 Acres





Land Available

Emerald Pass Ave | El Paso, Texas 79928

For Sale

Property Overview

On behalf of Socorro Independent School District, CBRE, Inc. is pleased to present via SISD's sealed bid process, approximately 26.433 acres of un-improved land located on Emerald Pass Avenue, just west of Peyton Drive and Eastlake High School. The property is situated within the master-planned Mission Ridge Community in the rapidly expanding East El Paso/Horizon City submarket.

- + Request for Offer #: RFSB No. E2614
- + Bid Due Date: Wednesday, December 17th, 2:00 PM
- + Legal Description: Block 2, Emerald Heights Number 5, Lot 1 and 3
- + Total Land Area: Approx. 26.433 Acres
- + Offer Price: At market value as determined at SISD's sole discretion, to be no less than appraised value
- + Zoned: None, in El Paso County
- + Utilities*: Available and to the site
*It is Buyer's responsibility to confirm service
- + Sale Condition: **The property and all existing improvements are sold AS IS AND WITH ALL FAULTS. SISD makes no representations or warranties whatever, express or implied, regarding the condition or use of the property. SISD further DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES as to the**

condition and use of the property and further DISCLAIMS IT IS THE RESPONSIBILITY OF THE OFFEROR OR PURCHASER TO DETERMINE IF THE PROPERTY IS FIT OR SUITABLE FOR ANY PURPOSE OR USE INTENDED BY THE OFFEROR OR PURCHASER.

- + Use Restrictions: Restrictions appearing of record to include the Declaration of Covenants, Conditions and Restrictions filed and recorded as Doc. No. 20060054662, and Emerald Heights Unit Five plat recorded in Clerk's File No. 20210107881, of the Real Property Records, El Paso County, Texas, and any additional covenants to run with the land that may be required by SISD to be referenced in conveyance documents to include restrictions on use of the property for any K-12 educational purpose by any entity other than SISD.
- + Sealed Bid Process: Sealed bid package/materials are available via SISD E-bid link is: <https://sisd.ionwave.net/SourcingEvents.aspx?SourceType=1>
All offers are to be submitted via SISD's E-Bid Portal system on or before **Thursday, December 18th, 2:00 PM**

Contact Us

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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.

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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535	jermy.mcgown@cbre.com	214-979-6100
Designated Broker of Firm	License No.	Email	Phone
_____	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date