

**FOR SALE****AVAILABLE SPACE**

13.78 AC

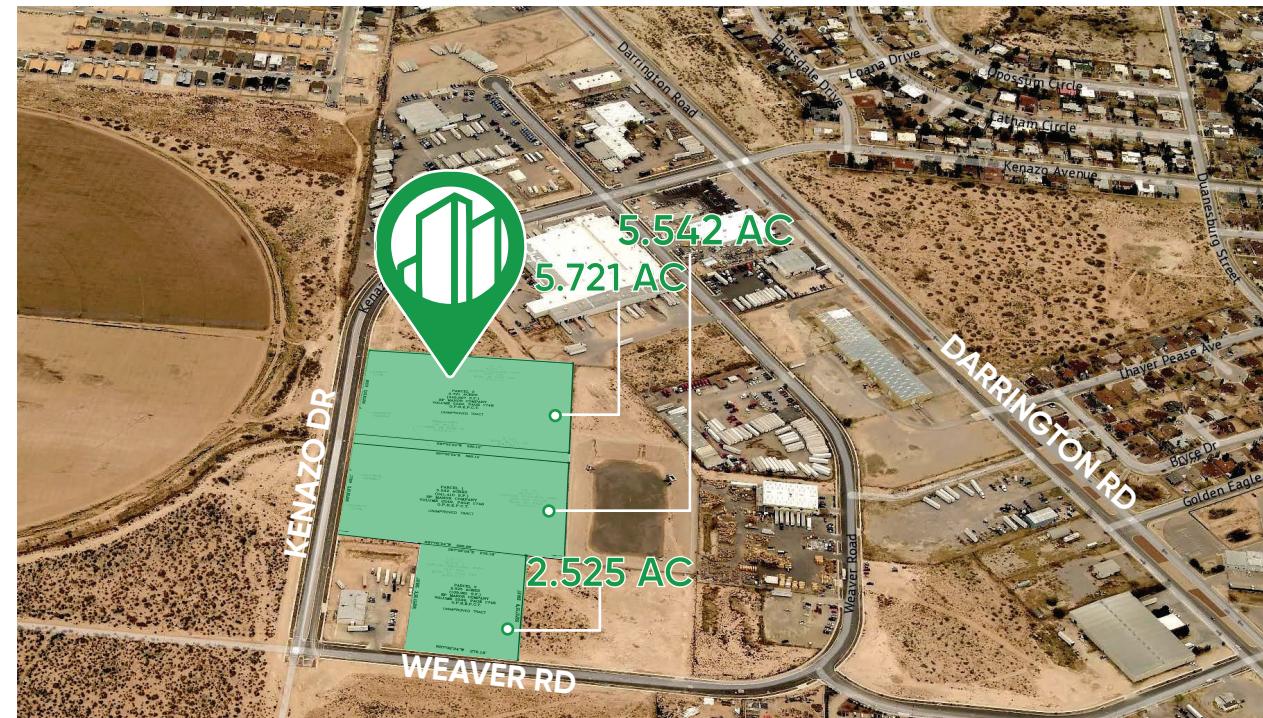
ZONING

M-1

**CALL LISTING AGENT
FOR MORE INFORMATION****Sebastian Mayo**SMayo@REPcre.com
915.264.9140

PROPERTY HIGHLIGHTS

Prime opportunity to acquire up to 13.78 acres of M-1 zoned industrial land within the Horizon Industrial Park; just minutes from Interstate 10. The site consists of three contiguous parcels, each with street frontage, and is ideally suited for logistics, manufacturing, or yard-intensive users. Located at Horizon City, one of El Paso County's fastest-growing communities, this area is experiencing a surge in industrial and residential development – making this property well-positioned for both near-term use and long-term appreciation. Two parcels front Kenazo Avenue, a growing industrial corridor, while the third fronts Weaver Road, providing excellent access and flexibility for various industrial configurations.



AREA TRAFFIC GENERATOR



DEMOGRAPHIC SNAPSHOT 2024



50,819
POPULATION
3-MILE RADIUS



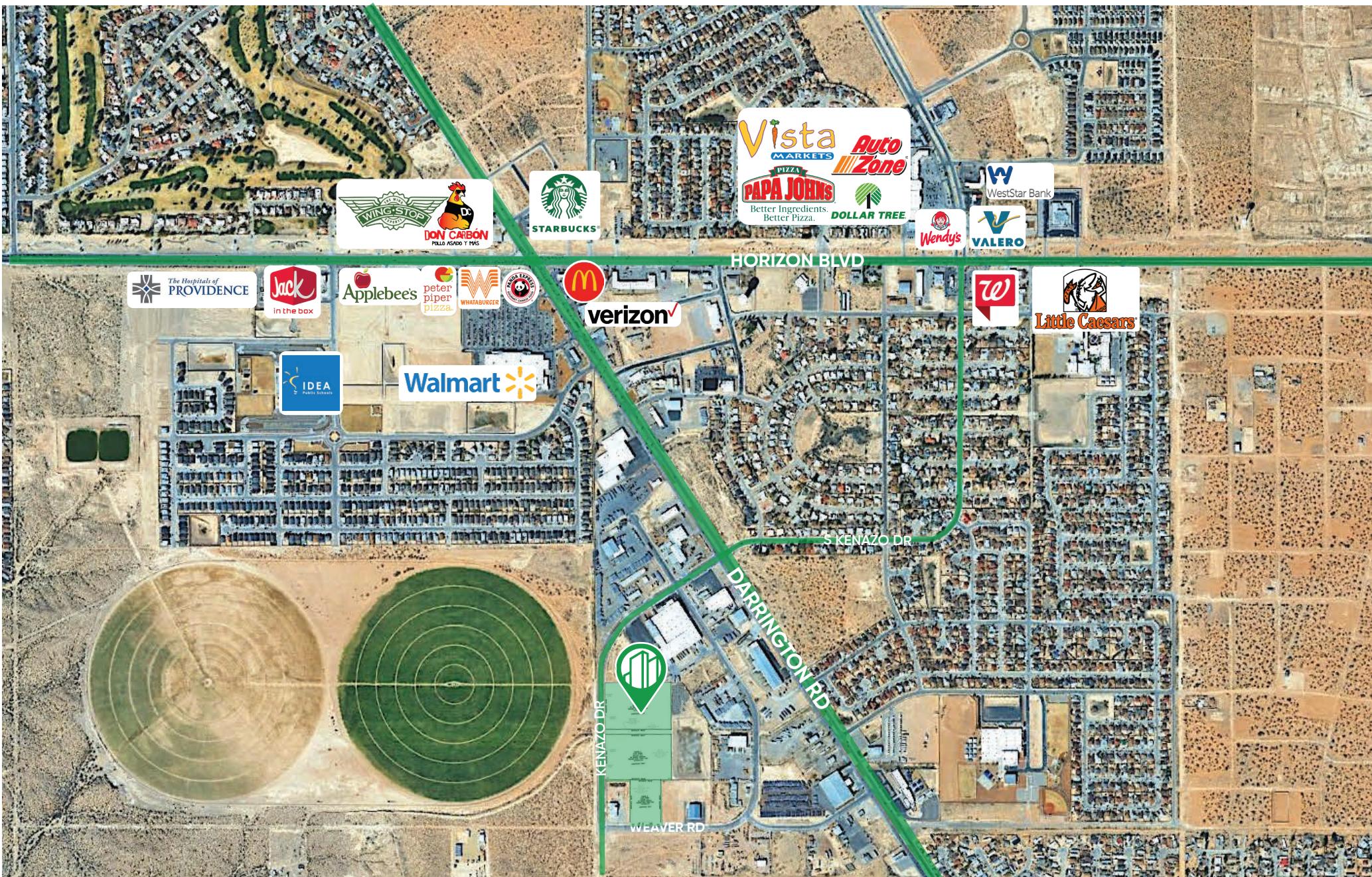
\$77,712
AVG HH INCOME
3-MILE RADIUS



\$59,175
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
KENAZO DR: 2,578 VPD
DARRINGTON RD : 19,338 VPD
(TDT)



2.525 AC

5.542 AC

5.721 AC

PEOPLE OF THE STATE OF TEXAS

0.1
TEXAS
PASO COUNTY SURVEYOR
D. STEWART

AIR SYSTEM COMPONENTS I
DOC. NO. 20110009759

AIR SYSTEM COMPONENTS INC.
DOC. NO. 20110009759
O.P.R.E.P.C.T.

00' 75' 50' 25' 0' 50'
GRAPHIC SCALE
1"=100'
EL PASO COUNTY, TEXAS
SEPTEMBER 2021

1/2" IRON ROD FO

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD SET IN ZWA. CAP
- 4" IRON PIPE FOUND
- CITY MONUMENT FOUND
- STORM SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- SIGN

P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 U.E. UTILITY EASEMENT
 R.O.W. RIGHT OF WAY

P.R.E.P.C.T. PLAT RECORDS EL PASO COUNTY, TEXAS
 Q.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS
 (L.) RECORD INFORMATION

SECTION 42, BLOCK 78, TSP. 3
T&P'RY CO. SURVEY
PASO COUNTY, TEXAS

LEGAL DESCRIPTION

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

INFORMATION ABOUT BROKERAGE SERVICES

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES 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.

A LICENSE HOLDER CAN REPRESENT A 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 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.

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.

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.

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