



APPROX. 26 ACRES AT THE NEC OF S. DARRINGTON ROAD &
INTERSTATE 10, EL PASO, TEXAS 79836

S. Darrington Land Opportunity in East El Paso

CBRE



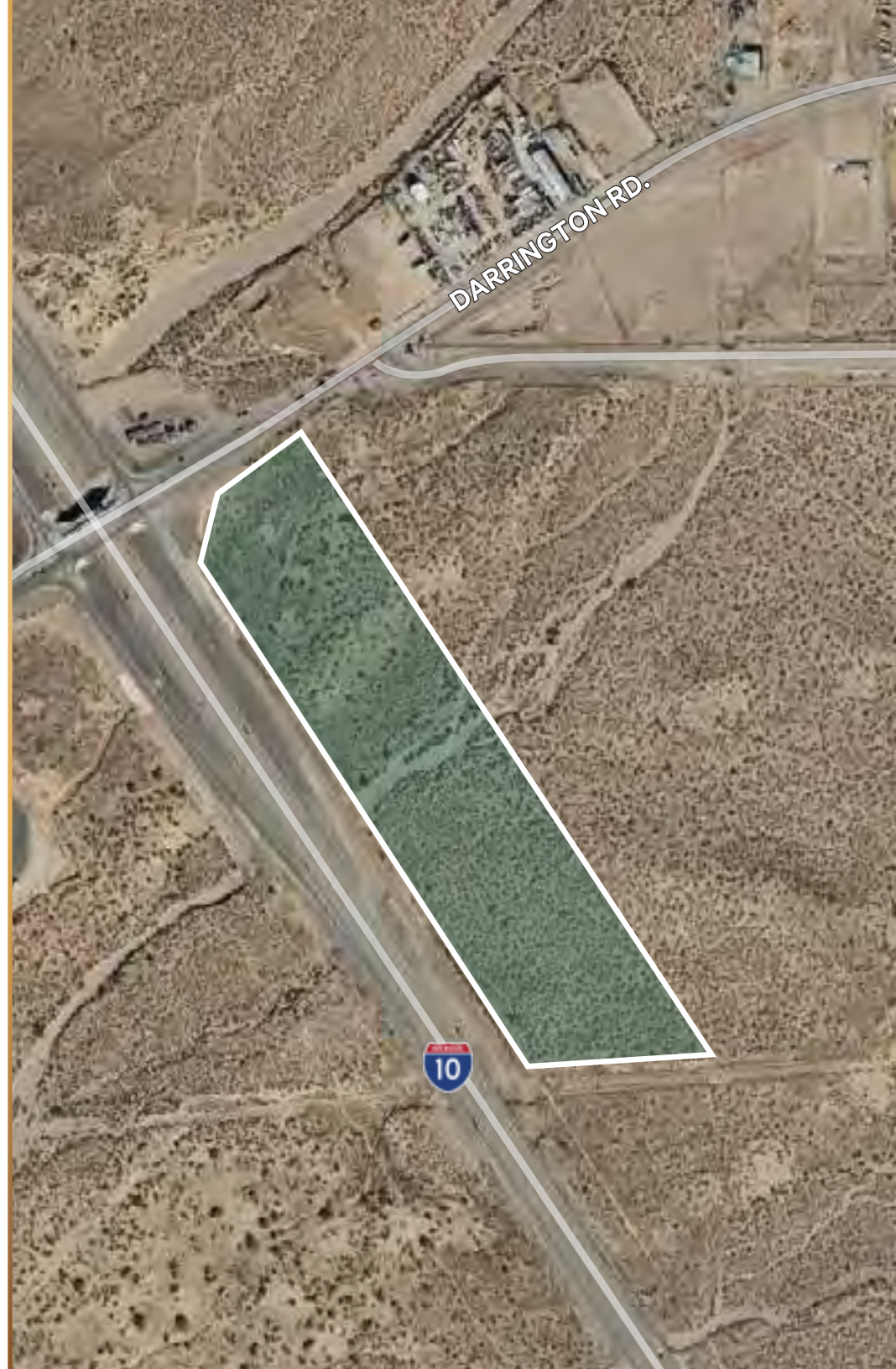
Land Aerial

Land Overview

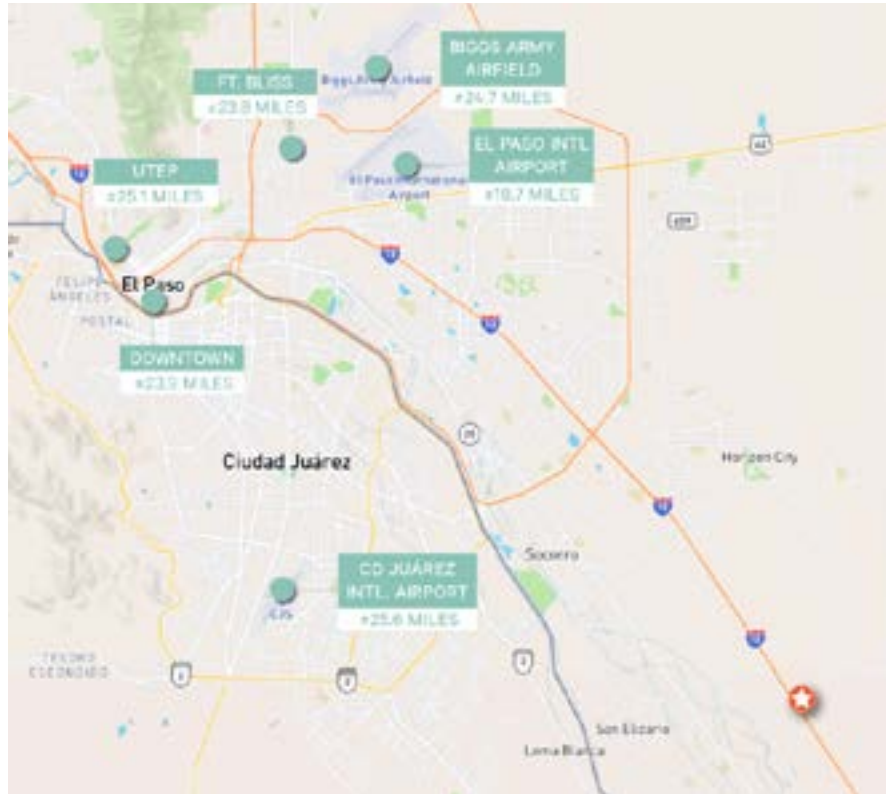
The Property is located just off the Northeast corner of FM 1110 / Darrington Road and Interstate-10 in East Horizon / Clint, Texas. The parcel is only accessible via S. Darrington with approximately 350' of frontage on S. Darrington Road. There is no access from Interstate-10 or Gateway West as Gatewest starts on the western side of FM 1110/Darrington Road.

The tract is located in the county so it is not zoned. Additionally, there is an arroyo running through the middle of the property. Based on the limited access, the arroyo, and topography that will need to be address, the “highest and best” will likely be a long term hold or purchase by an adjacent neighbor to increase their property size.

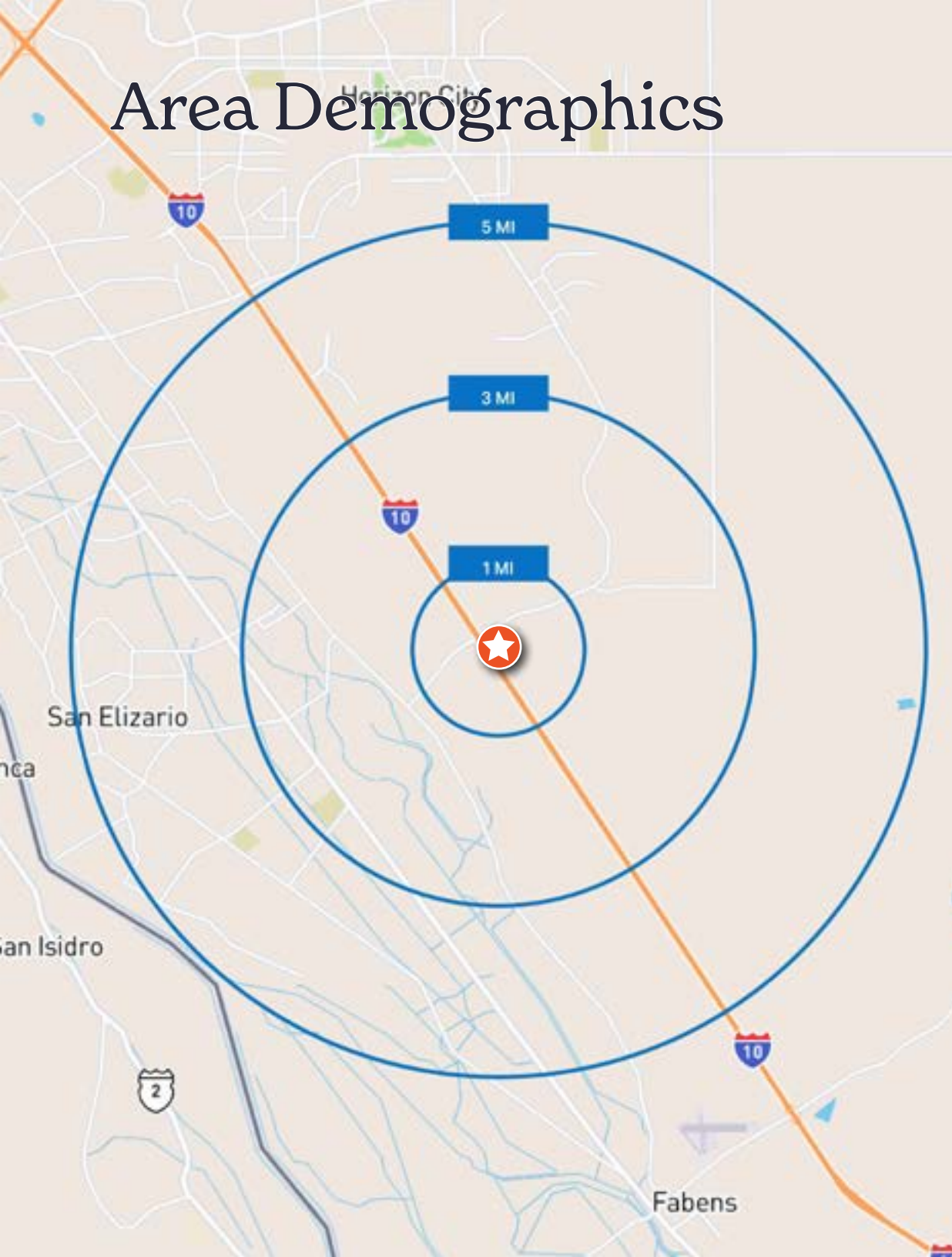
Sales Price	Contact broker for pricing
Available Acerage	Approximately 26 Acres
Frontage	Approximately 2,260'
Zoning	N/A - in the county
Land Type	Un-Improved / Raw
Utilities	Buyer to confirm
Access	Interstate-10, S. Darrington Road
Buyer Statutory Sales Fee	1.5% of Purchase Price



Map View



Area Demographics



Population

950
1 Mile

7,457
3 Miles

43,610
5 Miles

AVG HH Income

\$68,727
1 Mile

\$63,110
3 Miles

\$60,886
5 Miles

AVG HH Size

3.36
1 Mile

3.16
3 Miles

3.27
5 Miles

Employed Civilian Pop. 16+

90.1%
1 Miles

92.9%
3 Miles

95.0%
5 Miles



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
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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