

SITE



## COMMERCIAL PROPERTY

**7.405** ACRES

SELL/GROUND LEASE: BOTH

PARCEL # 1011-A1 PLATTED: YES

### LOCATION DESCRIPTION:

#### Village at Cimarron

Northeast corner of Resler Drive  
and Northern Pass Drive

Site surrounded by Resler Drive,  
Northern Pass Drive and Cimarron  
Canyon Drive – Adjacent Eastside  
is Multi-Family Site

**CONTACT US**

> [PHIL.WROBEL@HUNTCOMPANIES.COM](mailto:PHIL.WROBEL@HUNTCOMPANIES.COM)

> [WWW.LIVEATCIMARRON.COM](http://WWW.LIVEATCIMARRON.COM)

  
**CIMARRON**





**Parcel #: 1011-A1**  
**Acreage: 7.405 Acres**  
**Zoning: Commercial**

## Locations

**El Paso Airport: 19 miles**

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**Fort Bliss: 18 miles**

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**Paso Del Norte: 13 miles**

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**Stanton Lerdo: 13 miles**

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**Ysleta-Zaragoza: 29 miles**

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**Bridge of the Americas: 19 miles**

## Demographics

**Population: 884,432**

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**Population Growth Rate: 5.5%**

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**GDP: \$46.8 Billion**

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**Median Income: \$58,734**

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**Average Home Price: \$331,400**

BEING A PORTION OF TRACTS 1B1C AND 1B2, NELLIE D. MUNDY SURVEY 242  
AND TRACTS 62E AND 62E2, W.H. GLENN SURVEY 241,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING 17.838 ± ACRES (777.041 SQ. FT.)

LINE #	DECADING	DATE/TIME
71	08/20/2012	4:20
72	08/20/2012	18:30
73	01/23/2012	5:02
74	08/20/2012	74:09
75	08/20/2012	12:55

CURVE #	DELTA	ARCUS	ARC	CHORD	BEARING	CHORD
C1	10°46'14"	1042.00	624.35	599.25	103.76	423.03
C2	80°00'00"	80.34	144.21	60.72	271°15'	125.38
C3	12°44'36"	886.15	189.23	60.70	302.94	183.85
C4	81°30'42"	104.00	148.58	57.94	54.75	136.25
C5	60°47'54"	270.00	182.26	31.73	34.90	188.33
C6	80°00'00"	80.36	141.83	55.68	103.76	125.38

LOT TABLE		
LOT NUMBER	DO IT	ACRES
Lot 1 Block 6	322563	7.405
Lot 2 Block 6	322568	10.434

WATER SERVICE AREA			
WATER	PER CAPITA	WATER	WASTEWATER
12 IN	12 IN	12 IN	12 IN
1 INCH <td>1.67</td> <td>\$80.00</td> <td>\$90.00</td>	1.67	\$80.00	\$90.00
2 INCH <td>3.33</td> <td>\$160.00</td> <td>\$180.00</td>	3.33	\$160.00	\$180.00
3 INCH <td>5.00</td> <td>\$240.00</td> <td>\$270.00</td>	5.00	\$240.00	\$270.00
4 INCH <td>6.67</td> <td>\$320.00</td> <td>\$360.00</td>	6.67	\$320.00	\$360.00
6 INCH <td>10.00</td> <td>\$480.00</td> <td>\$540.00</td>	10.00	\$480.00	\$540.00
8 INCH <td>13.33</td> <td>\$640.00</td> <td>\$720.00</td>	13.33	\$640.00	\$720.00
10 INCH <td>16.67</td> <td>\$800.00</td> <td>\$900.00</td>	16.67	\$800.00	\$900.00
12 INCH <td>20.00</td> <td>\$960.00</td> <td>\$1080.00</td>	20.00	\$960.00	\$1080.00

[illegible]

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED  
IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED  
AND RECORDS SECTION.

INSTRUMENT NO. 2022-013805, DATE 11/9/2022

TAX CERTIFICATES FOR THIS SUBDIVISION ARE RECORDED IN THE  
OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND  
RECORDS SECTION.

INSTRUMENT NO. 2022-013893, DATE 11/15/2022

ATTENDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE AND PANELS 80214-100 AND 80214-110, DATED FEBRUARY 5, 1988. THIS DOCUMENTARY LATE IN 1988, 84,800, 8000, 70.

[illegible]

REVISION	SEPTEMBER	22,	2022
REVISION	JULY	27,	2022
REVISION	MARCH	6,	2022
DATE OF PREPARATION	JANUARY	26,	2014

ROBERT SEIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS  
1845 NORTHWESTERN DRIVE EL PASO TX 79912 PHONE (915) 877-1938 FAX (915) 877-2094

By: Hunt Communities Development Co. I, LLC, owners of this land, do hereby present this plot.

STATE OF TEXAS  
COUNTY OF EL PASO

This instrument was acknowledged before me on September 22, 2009 by Jose L. Lopez, Vice President of Hunt Communities Group, Inc. and Jose L. Lopez, Vice President of Development Co. II, a Texas limited liability company, on behalf of said company.


Given under my hand and seal of office this 22<sup>nd</sup> day of September, 2010


*Nathan R. Kinsinger*  
Notary Public, State of Texas

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas on

7<sup>th</sup> day of April, 2022.

  
 Chairperson

  
 Executive Secretary

Approved for filing this 3<sup>rd</sup> day of November 2022.

Philip Stone  
Planning & Inspections Director

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 24th day of November 2022, in File No. 2017-010375 Plat Records.

Debra Brimmer  
Debra Brimmer  
County Clerk

Subdivision Improvement plans prepared by and under the supervision of CSA Design Group, Inc.

Adrian L. Mulgoin-Ontiveros, P.E.  
Registered Professional Engineer  
Texas License No. 124008  
Texas Registered Engineering Firm F-9997

7/22/22

STATE OF TEXAS  
AERIAN L. ONTIVEROS  
124008  
ENGINEER

I hereby certify that this plot represents an on-the-ground survey made under my supervision in compliance with current Texas Board of Professional Land Surveying Professional and Technical Standards.

Robert Seipel Associates, Inc.  
Professional Land Surveyors


 Registered Professional Land Surveyor  
 Texas License No. 6485  
 Texas Registered Surveying Firm 10060500