



CITY OF EL PASO

Property Sale Agreement:

4160 Doniphan – PID 35556

District 1 | El Paso, Texas | 79922

Mary Lou Espinoza, MBA
Capital Assets Manager

May 12, 2026

Council Action

- September 2025 - City Council vetted this surplus property and approved its listing
- In accordance with Texas Local Government Code Section 253.014, the property was marketed via a broker and listed for at least 30 days on a multi-listing service

4160 Doniphan - PID 35556 (D1)

Size: 1.91 Acres

Zoning: C-4 SC (Commercial Special Contract)

Listed: January 20, 2026

Buyer: EP Arianh Properties, LLC

Appraised Value: \$653,475.60 (August 2025)

Purchase Price: \$799,129.00 + Closing Costs

Number of Offers: 2

Recommendation: Sell property to the Highest Offeror



MISSION



Deliver exceptional services to support a high quality of life and place for our community.

VISION



Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government.



VALUES

Integrity, **R**espect, **E**xcellence,
Accountability, **P**eople