



Property Sale Agreement:

Winchester & Pendale – PID 140408

District 7 | El Paso, Texas | 79907

Mary Lou Espinoza, MBA
Capital Assets Manager
March 3, 2026

Council Action

- July 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

Winchester & Pendale - PID 140408 (D7)

Size: 0.92 Acres

Zoning: R-4 (Residential)

Listed: July 28, 2025

Buyer: Arnulfo Figueroa & Sandra Valadez

Appraised Value: \$200,000 (Aug 2025)

Purchase Price: \$202,050 + Closing Costs

Number of Offers: 1

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