



# Property Sale Agreement:

## Doniphan & Kappa - PID 87412

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

# Doniphan & Kappa - PID 87412 (D1)

**Size:** 1.49 Acres

**Zoning:** C-4 SC (Commercial Special Contract)

**Listed:** January 20, 2026

**Buyer:** EP Ariah Properties, LLC

**Appraised Value:** \$336,844.80 (August 2025)

**Purchase Price:** \$352,531.00 + 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,  
**A**ccountability, **P**eople