



THE COTTON EXCHANGE



4780 DONIPHAN DR, EL PASO, TX, 79922



a place to gather & grow

El Paso's newest mixed-use development
is coming to the Upper Valley [» LEARN MORE](#)



Welcome

We are excited to introduce El Paso's newest upscale mixed-use development: **The Cotton Exchange.**

At the doorstep to the Upper Valley, where cotton fields once covered much of the soil, The Cotton Exchange will serve as a modern-day gathering place for trading ideas, engaging community, and making memories.

With a multitude of gathering areas amongst lush landscaping, this open air experience weaves modern retail and office space together with native plants and local art in an exceptional setting.

Come grow your business with us today.

MODERN OFFICE SPACE AVAILABLE

This development features a unique opportunity for modern office amenities in the midst of an established retail area with close proximity to restaurants and I-10 access.

[» LEARN MORE](#)



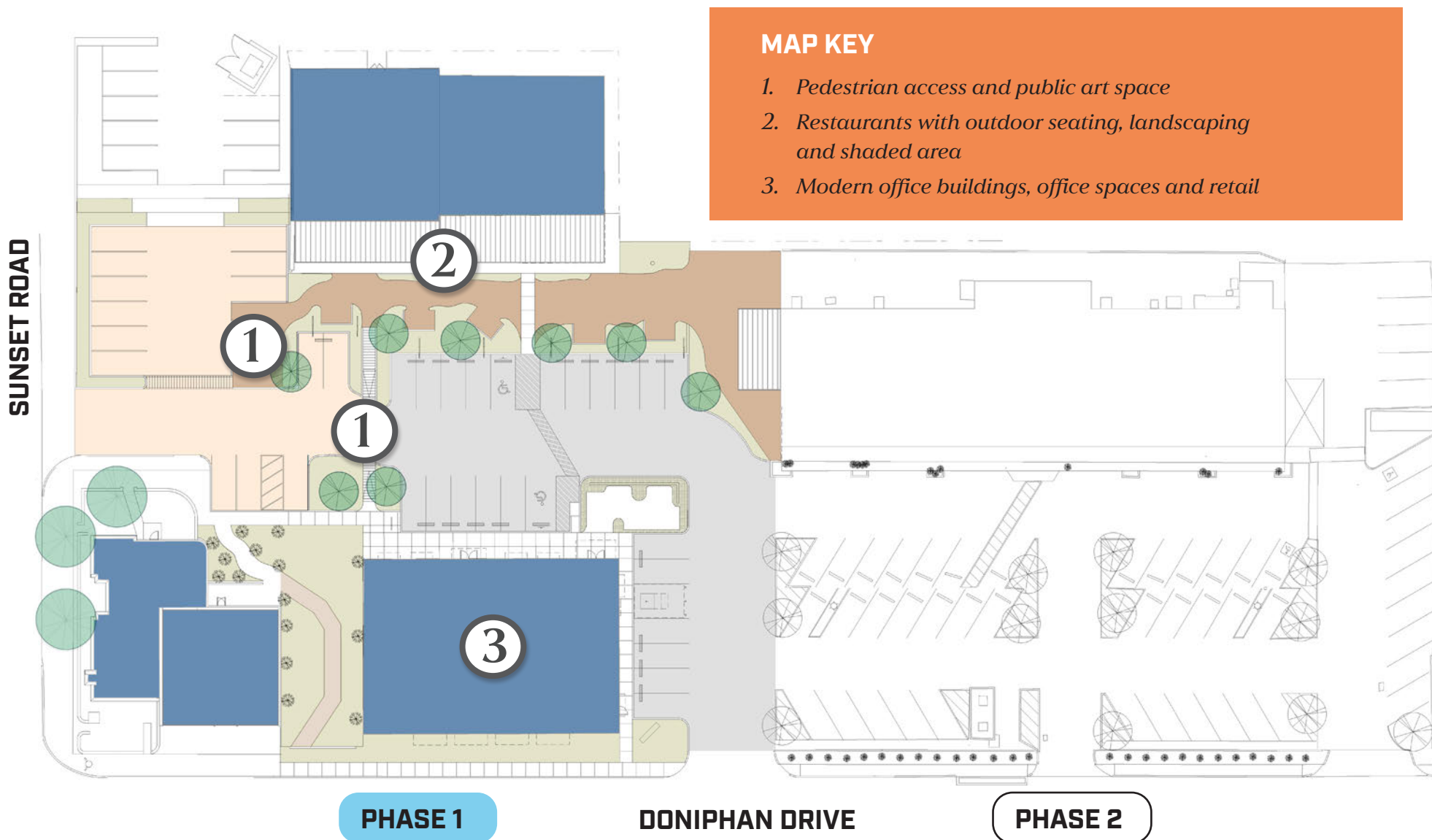
Featured Amenities

The Cotton Exchange is located on the corner of Doniphan Drive and Sunset Road, near the gateway to El Paso's Upper Valley community and only moments from I-10.

- A 19,595 SQ. FT. MIXED-USE DEVELOPMENT OF RETAIL AND OFFICE SPACES
- MODERN NATURAL ATMOSPHERE BLENDING LANDSCAPING WITH UPSCALE ARCHITECTURAL ELEMENTS
- COMBINATION OF IN-LINE SPACES AND FREE STANDING BUILDINGS
- RETAIL SPACES FROM 1,100 SQ. FT. TO 3,400 SQ. FT.
- PROFESSIONAL OFFICE SPACES FROM 528 SQ. FT. TO 1,260 SQ. FT.
- 82 PARKING SPACES / 3.30:1,000 RATIO
- ABUNDANT PUBLIC SPACE WITH SHADE AND ART



Site Plan & Concept



BLENDING NEIGHBORHOOD WITH NATURE

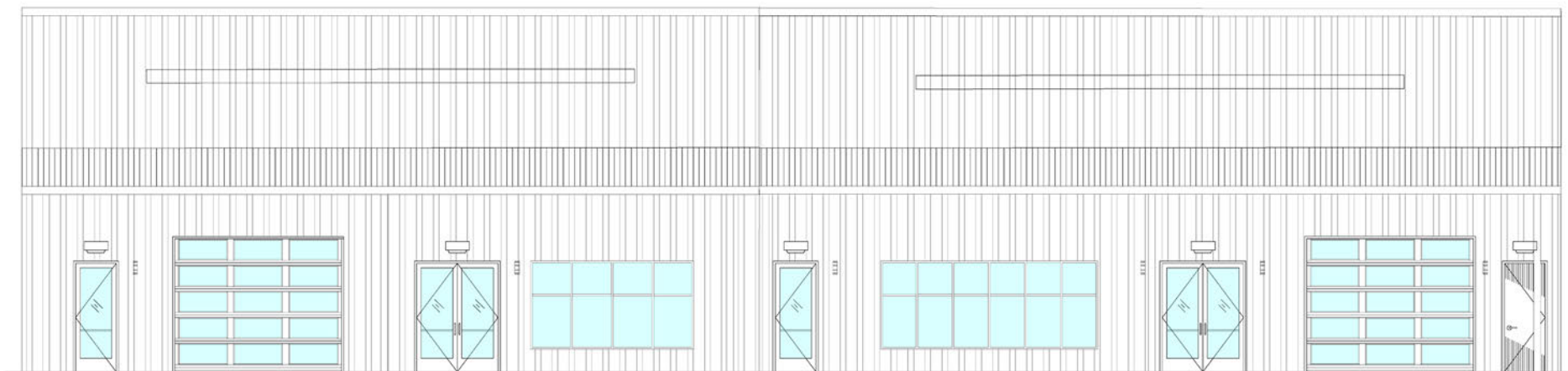
Our lifestyle center is designed in a refined rustic elegance, which pays homage to the rugged beauty of the southwest. It features several shaded outdoor seating areas, lush landscaping as you eat, shop, and work.



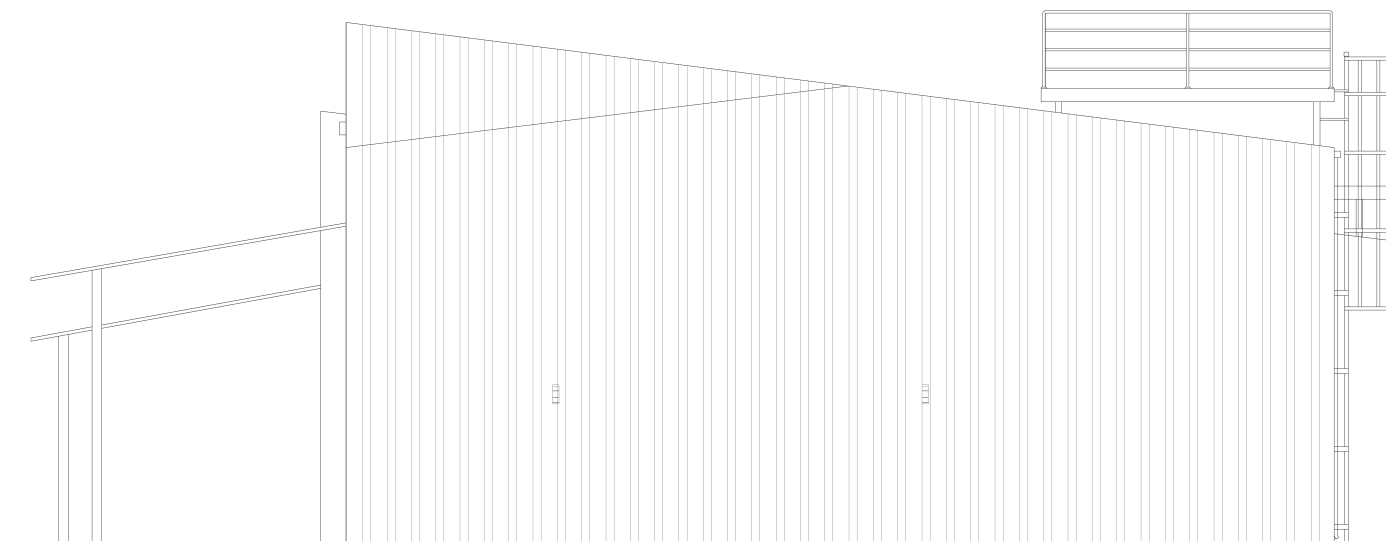
Metal Building: Floor Plan



Metal Building: Elevations

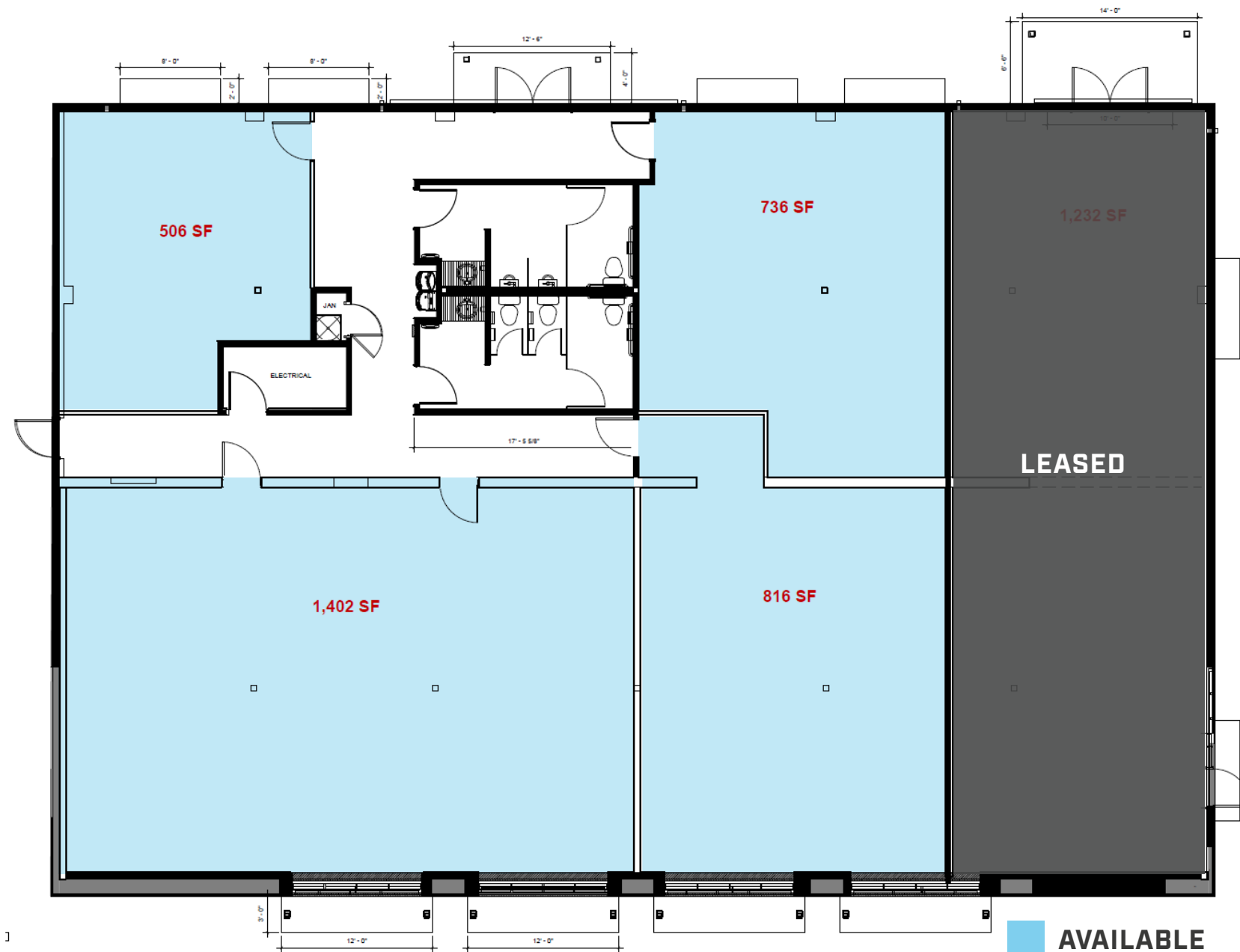


FRONT VIEW



PROFILE VIEW

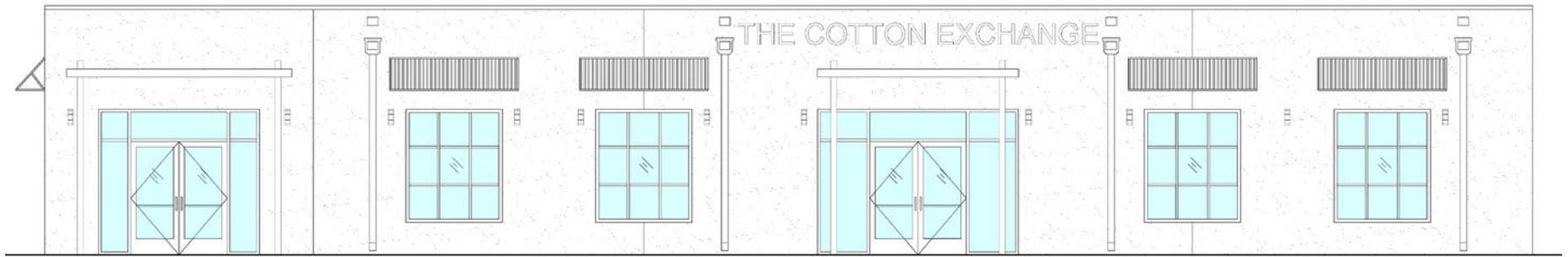
Office Building: Floor Plan



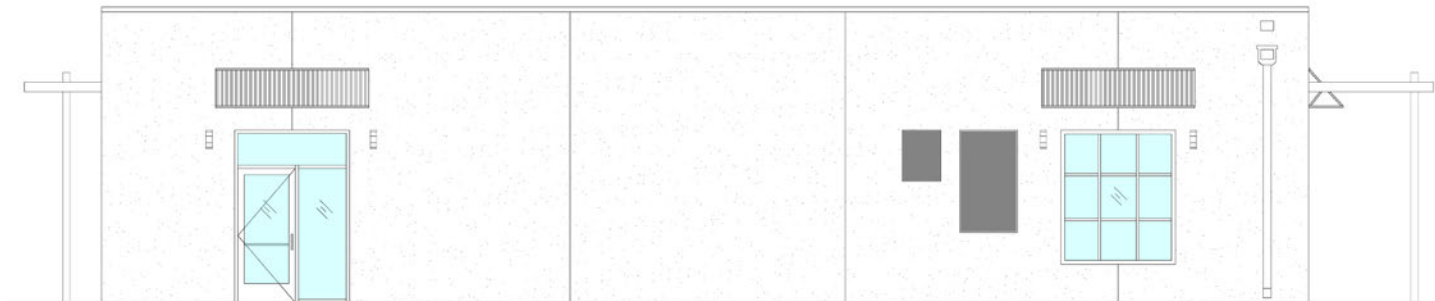
Office Building: Conceptual Layout Example



Office Building: Elevations



COURTYARD FACING VIEW

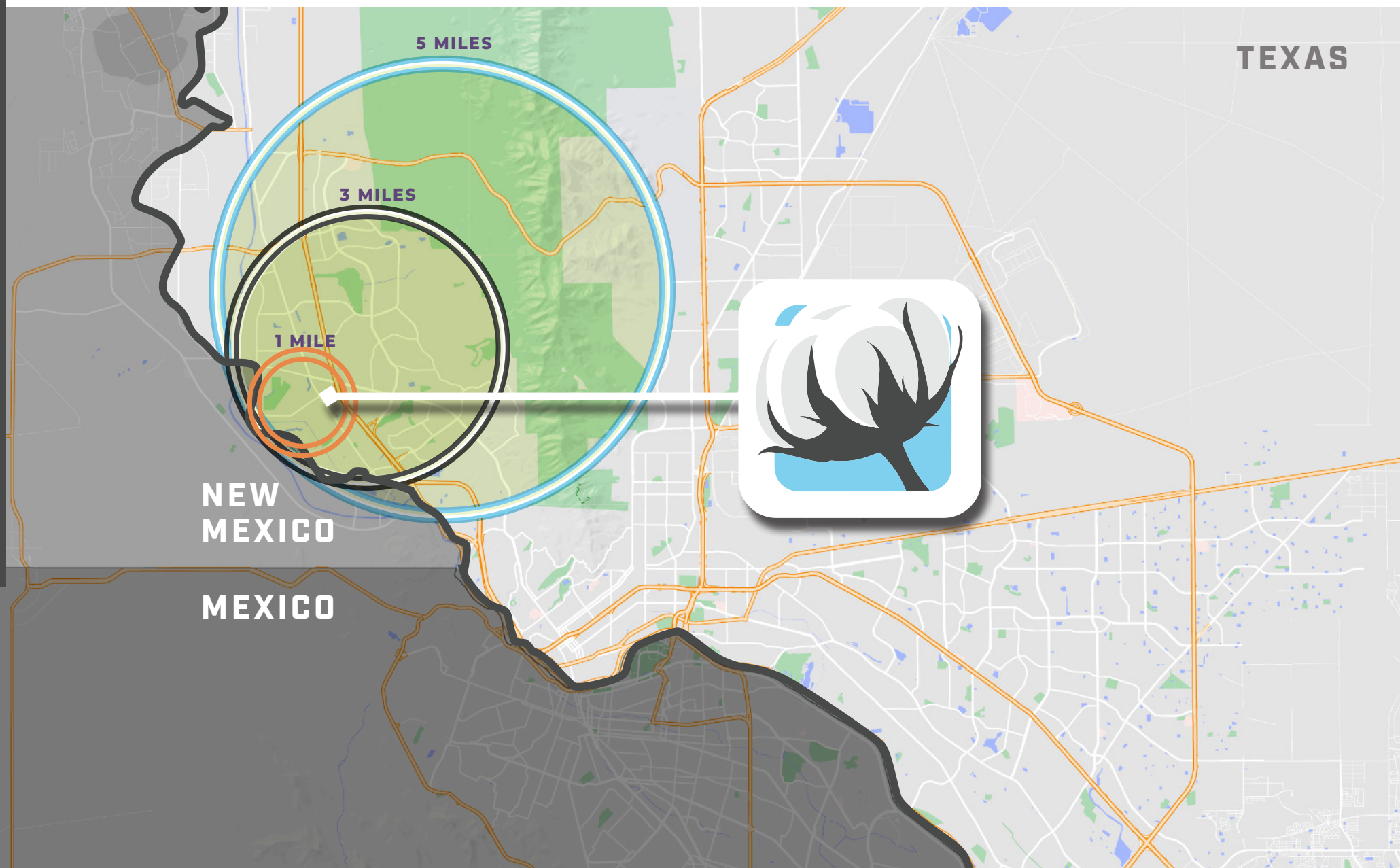


SIDE PROFILE VIEW



DONIPHAN STREET FACING VIEW

Location



Area Overview

**MEDIAN HOUSEHOLD INCOME
ABOVE \$100,000 ANNUALLY**

BLOCK GROUP RANKED HIGHEST TO LOWEST

1. \$250,001	WITHIN 1 MILE OF CENTER
2. \$164,408	
3. \$161,528	
4. \$161,522	
5. \$160,234	WITHIN 1 MILE OF CENTER
6. \$155,750	
7. \$153,698*	
8. \$152,819	
9. \$151,750	
10. \$141,213	
11. \$140,268	
12. \$135,417	
13. \$132,404	
14. \$130,039	
15. \$125,455	
16. \$125,139	WITHIN 1 MILE OF CENTER
17. \$123,005	
18. \$122,679	
19. \$121,014	
20. \$120,377	WITHIN 1 MILE OF CENTER
21. \$120,179	
22. \$114,279	
23. \$107,917	
24. \$106,771	WITHIN 1 MILE OF CENTER
25. \$102,803*	WITHIN 1 MILE OF CENTER
26. \$102,656	
27. \$102,321	
28. \$101,098	

* This block group had insufficient data in survey used to identify its median household income, but had been identified previously in other reports. Number presented is 2023 inflation-adjusted dollars.

SOURCE: AMERICAN COMMUNITY SURVEY | MEDIAN HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2023 INFLATION-ADJUSTED DOLLARS)



Aerial View



TRAFFIC COUNTS (TXDOT 2023)

Sunset Rd to Osborne Dr
±4,443 AADT

Sunset Rd to Emory Rd
±7,663 AADT

Doniphan Dr to Mesa Rd
±20,900 AADT

Doniphan Dr to Osborne Dr
±16,762 AADT

Demographics

	1 MILE*	3 MILES*	5 MILES*
HOUSEHOLDS			
2024 TOTAL HOUSEHOLDS	3,084	30,451	53,128
AVERAGE HOUSEHOLD INCOME	\$106,632	\$92,638	\$106,103
HOUSEHOLDS W/H.INCOME \$100K+	776	9,273	18,458
AVERAGE HOUSEHOLD SIZE	2.5	2.7	2.6
MARRIED HOUSEHOLDS	1,289	14,354	25,600
TOTAL SPECIFIED CONSUMER SPENDING	\$83.5M	\$932.5M	\$1.7B

POPULATION			
2024 TOTAL POPULATION	7,716	82,924	143,555
PROJECTED 2029 POPULATION	7,771	83,953	145,960
MEDIAN AGE	37.2	36.9	36.4

HOUSING			
MEDIAN HOME VALUE	\$263,192	\$231,228	\$266,851
MEDIAN YEAR BUILT	1981	1985	1989
HOMES BUILT SINCE 2010	316	3,063	9,486

* Distances are relative to center's location and distance from Texas/New Mexico border. See map for reference.



Why El Paso?

El Paso is where fun, business and innovation collide.
We are a city poised for outstanding growth.



We are the 6th largest Texas city, and expect to grow even more. Between 2014 and 2024, Texas has gained 4.1 million new residents, and many will find their home in the Sun City.



Since 2012, our residents have seen new developments and improvements to parks, libraries, museums, the zoo, and downtown from a voter approved \$470 million Quality of Life bond, including state of the art Triple A Ballpark and Children's Museum.



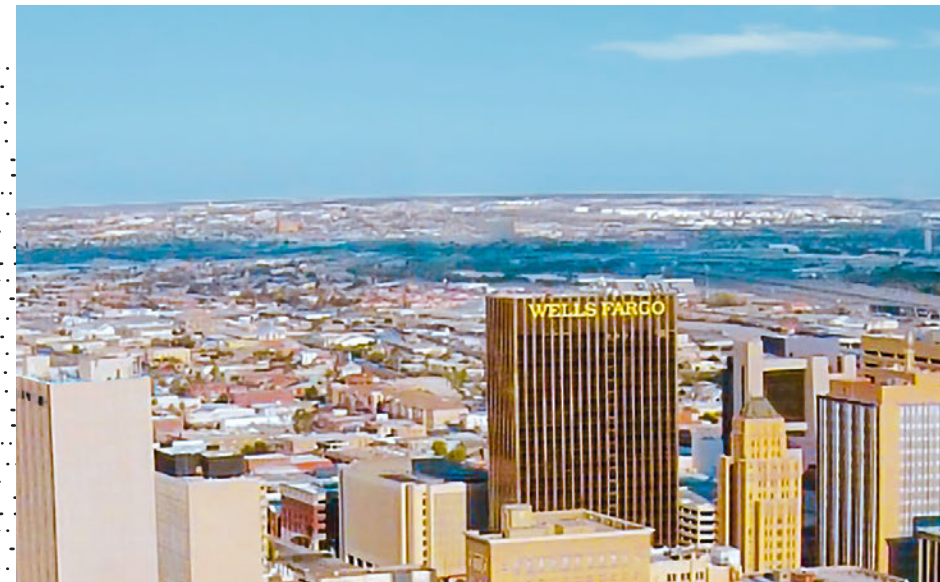
El Paso has been ranked one of the Best Places for Businesses and Careers. It is a gateway between nations, strategically located with easy access to major markets and a growing, diverse workforce.



With high livability ratings, the former "Can-Do Capital" is a desirable destination for its lower cost of living, outdoor-enthusiast climate, rich history and heritage, as well as strong job market.



We are a military hub and home to the U.S. Army's second largest installation, Fort Bliss. More than 30,000 soldiers and 10,000 civilians are employed on post. Those soldiers, civilians and their families are part of the El Paso community.



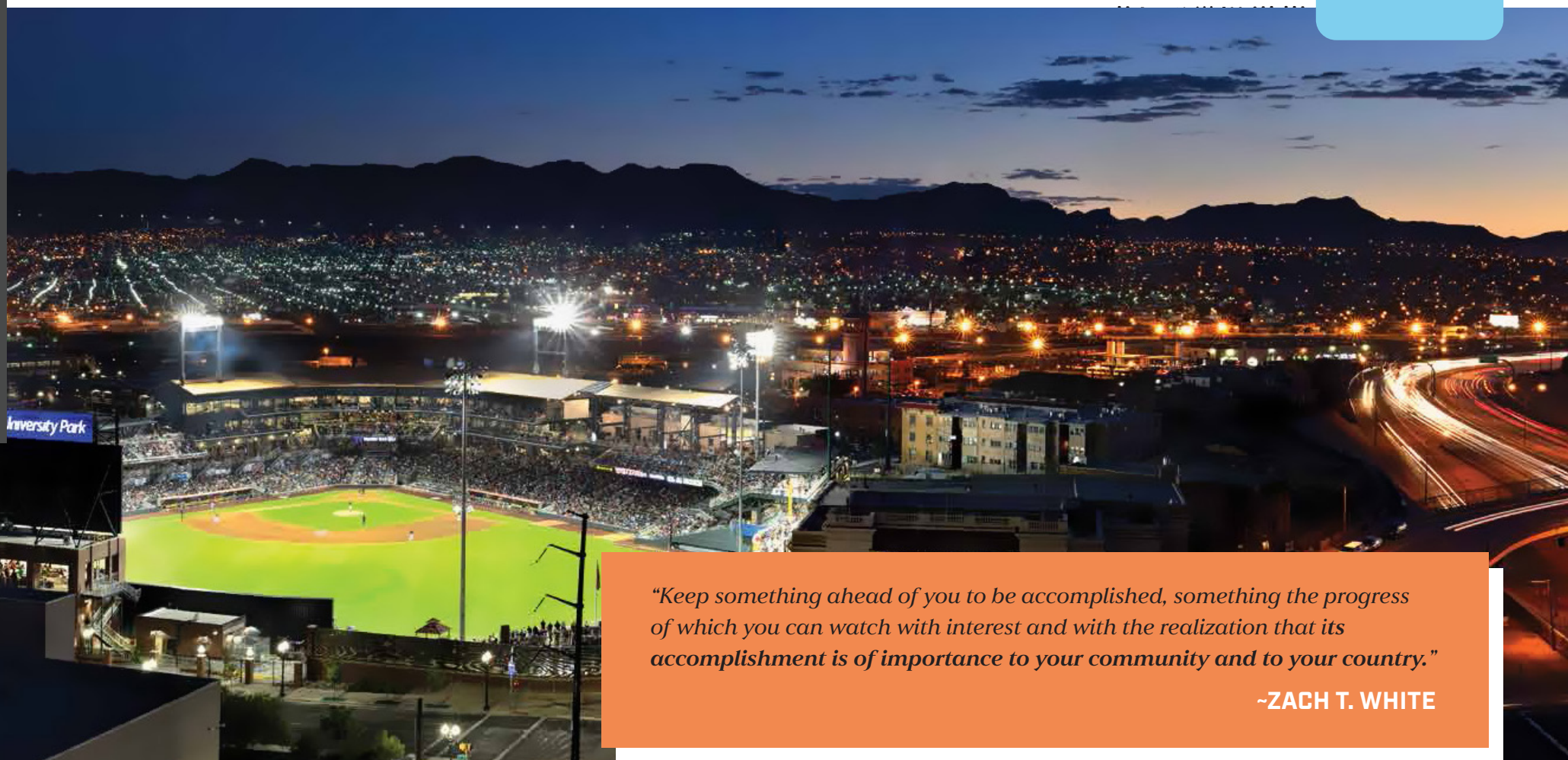
METROPOLITAN STATISTICAL AREA (MSA) RANKED BY POPULATION (2020 CENSUS)

		STATE	POPULATION
20	Baltimore, Columbia, Towson	Maryland	2,844,510
21	St. Louis	Missouri/Illinois	2,820,253
22	Orlando, Kissimmee, Sanford	Florida	2,673,376
23	Charlotte, Concord, Gastonia	N. Carolina/S. Carolina	2,660,329
24	El Paso, Las Cruces, Cd. Juárez	Texas/New Mexico/Mexico	2,601,378
25	San Antonio, New Braunfels	Texas	2,558,143
26	Portland, Vancouver, Hillsboro	Oregon/Washington	2,512,859
27	Pittsburgh	Pennsylvania	2,457,000
28	Sacramento, Roseville, Folsom	California	2,397,382
29	Austin, Round Rock, San Marcos	Texas	2,283,371
30	Las Vegas, Henderson, N. Las Vegas	Nevada	2,265,461



About Riverbend Development

Riverbend Development is an El Paso based company, headed by a sixth generation El Pasoan, building communities with purpose. We specialize in the creation of retail, office and neighborhood areas that are an asset to our community, by building spaces that promote personal interaction with intention of instilling pride in where we live. Projects include retail centers **The Canyons at Cimarron** and **The Substation**, **Ventanas Corporate Center** and **The Fields neighborhood** in El Paso's Upper Valley as well as upcoming projects **The Paddock at Country Club** and **The Cotton Exchange**.



"Keep something ahead of you to be accomplished, something the progress of which you can watch with interest and with the realization that its accomplishment is of importance to your community and to your country."

~ZACH T. WHITE

Leasing Information

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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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov