

Residential Land Available

Tierra Vista & Westside Drive
El Paso, Texas 79932
www.cbre.com/elpaso

2.005 Acres



Residential Land

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For Sale



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Property Overview

±2.005 acres of premier residential land located in El Paso's highly sought-after Upper Valley along Westside Drive. Ideally situated near the El Paso Country Club, the property is surrounded by some of the area's most established estate-style homes and lush residential settings.

The site includes valuable water rights, enhancing both usability and long-term value for residential and agricultural purposes. Restrictive covenants are in place which prohibit subdivision, preserving the integrity and exclusivity of the property and making it ideally suited for a private estate or custom luxury home.

Large, estate-sized parcels in this location are increasingly rare. This offering represents a unique opportunity to develop a signature residence in one of El Paso's most prestigious residential corridors.

Property Details

- + Legal Description: 8 UPPER VALLEY TR 14-G-1 (2.005 AC)
- + Total Land Area: 2.005 Acres
- + Zoning: R-1 Residential
- + Access: Paved via Westside Drive
- + Utilities: Utilities Available in the area (buyer to verify water, sewer/septic and electric)
- + Sale Conditions: Fee Simple sale; offered as is
- + Use Restrictions: Subject to recorded restrictive covenants, including prohibition on subdivision, preserving estate-quality use (buyer to verify)

Property Highlights

- + Premier Upper Valley Location
 - Near El Paso Country Club and surrounding luxury residences
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 - Valuable irrigation rights enhance long-term usability and value
- + Estate-Sized Parcel
 - Ideal for custom luxury home or private compound
- + Exclusive Use Profile
 - Restrictive covenants prohibit subdivision, preserving privacy
- + Rare Offering
 - Limited availability of large parcels in this submarket
- + Strong Comparable Support
 - Nearby Country Club land sales approaching \$1M+ per acre

Contact Us

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Designated Broker of Firm	License No.	Email	Phone
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