

LEASE

1458 LEE TREVINO EL PASO, TX



**COLDWELL BANKER
COMMERCIAL**
LEWIS REALTY
GROUP

Tommy Lewis

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1458 Lee Trevino El Paso, TX 79936



PROPERTY DESCRIPTION

This free standing showroom warehouse is located on Lee Trevino Drive in East El Paso. The property has excellent street presence with over 3,000 square feet of showroom space and approximately 25,000 square feet of warehouse. The property has a fully secured and paved yard with over 10,000 square feet of metal storage buildings as well as a small detached office building. The property has been occupied by a ceramic flooring retailer for several years and is ideal for building material companies, furniture companies, industrial supply companies, carpet and tile distributors as well as many other uses. CALL TODAY FOR MORE INFORMATION!

PROPERTY HIGHLIGHTS

- HIGH TRAFFIC SHOWROOM/WAREHOUSE
- LEE TREVINO FRONTAGE
- STAND ALONE
- BEAUTIFUL SHOWROOM
- PAVED AND FENCED YARD

LOCATION DESCRIPTION

This showroom warehouse facility is located on Lee Trevino Drive and Bessemer Drive. With over 40,000 cars daily this property has excellent visibility and street presence. The property is less than one mile from Interstate Ten, and less than ten miles from two U.S. Mexico Ports of Entry, Downtown El Paso as well as the El Paso International Airport. With access to Lee Trevino and Bessemer, it allows for ease of access for customers as well as truck access to the dock areas and secured yard. The property is surrounded by national and regional retailers including Sam's Club, Home Depot, Bank of America as well as several restaurants.

OFFERING SUMMARY

Lease Rate:	\$9.25 SF/YR(NNN)
Available SF:	28,000 SF
Lot Size:	1.73 Acres
Building Size:	28,000 SF

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LEASE RATE

\$9.25 SF/YR/NNN

LOCATION INFORMATION

Building Name	Former Interceramic Building
Street Address	1458 Lee Trevino
City, State, Zip	El Paso, TX 79936
County	El Paso

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Office Showroom
Zoning	C4 (special contract)
Lot Size	1.73 Acres

BUILDING INFORMATION

Building Size	28,000 SF
Tenancy	Single
Year Built	1979
Year Last Renovated	2017

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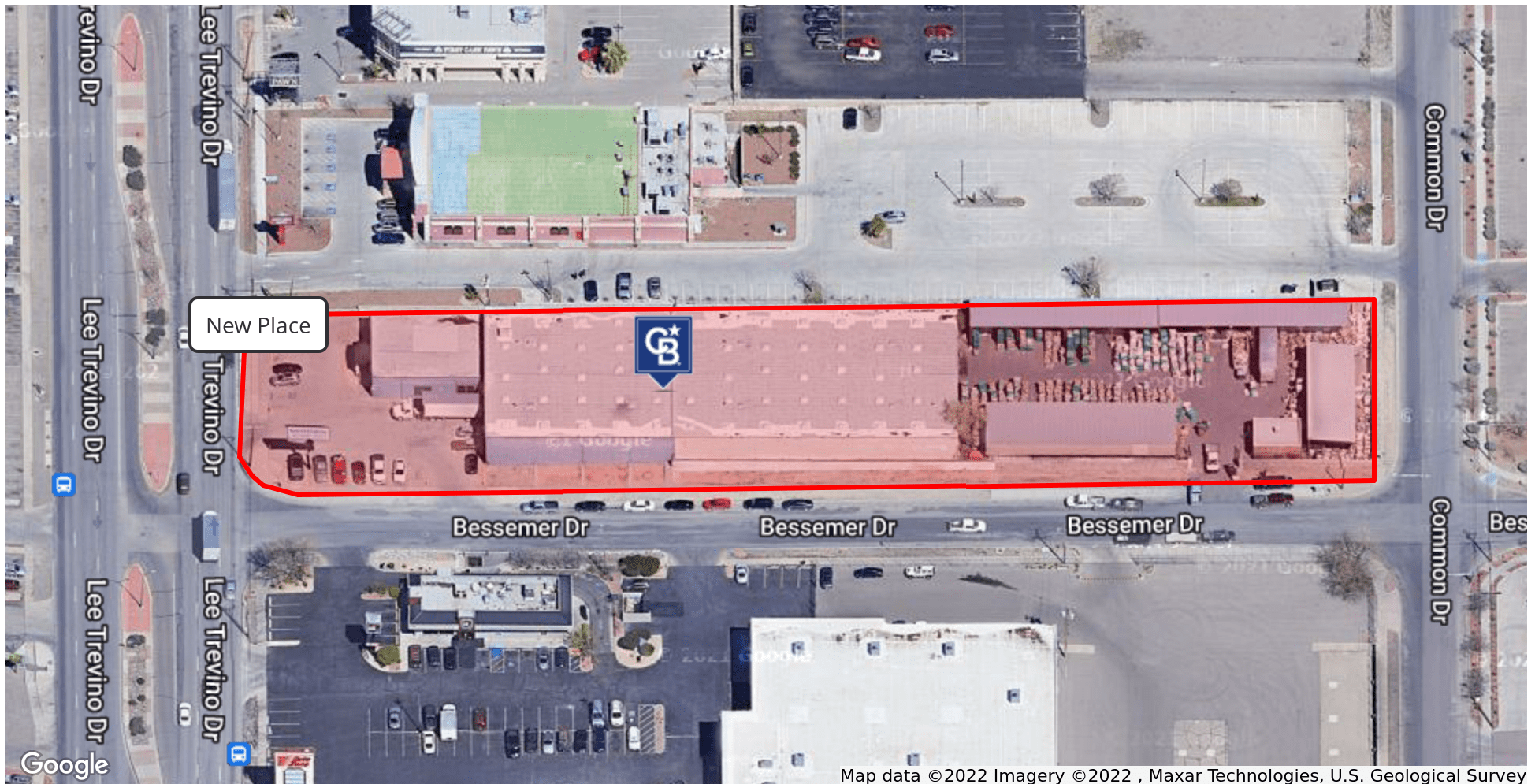


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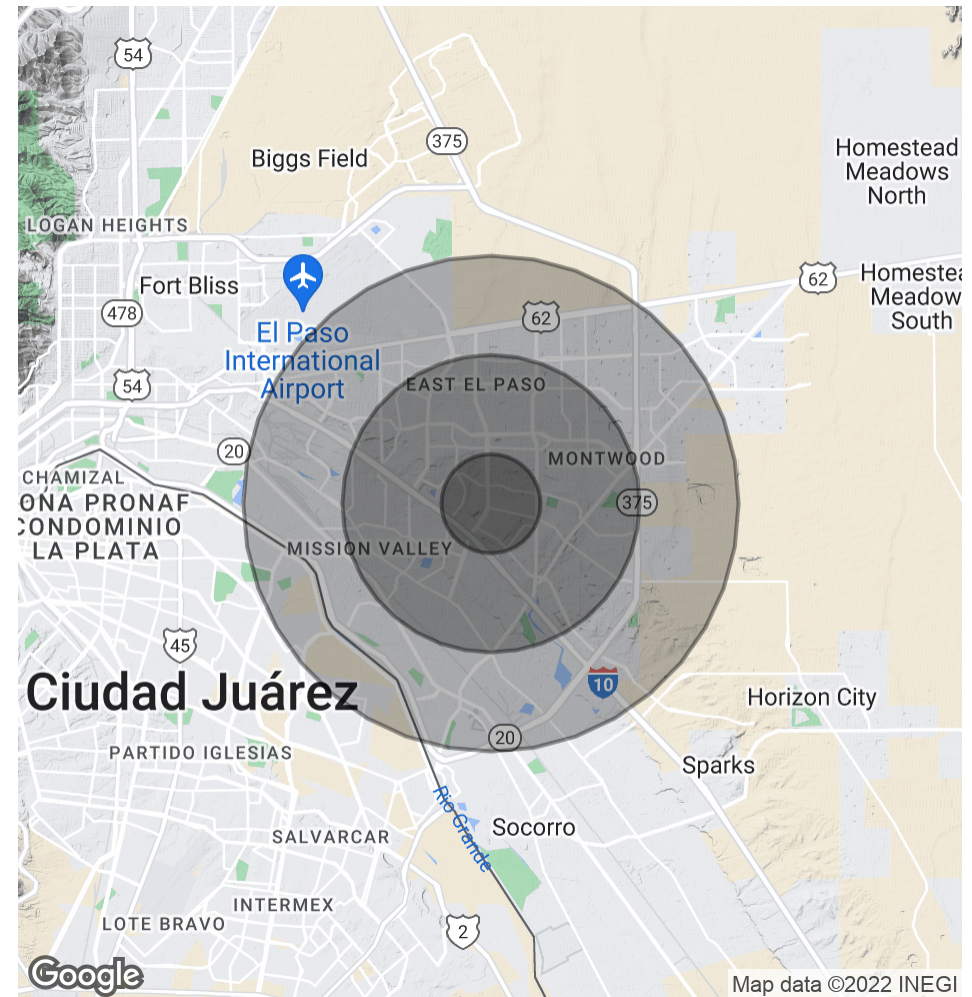
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,292	147,641	309,320
Average Age	31.9	32.8	32.5
Average Age (Male)	30.6	29.6	29.3
Average Age (Female)	34.2	36.4	35.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,714	47,195	97,276
# of Persons per HH	2.8	3.1	3.2
Average HH Income	\$59,996	\$52,163	\$49,721
Average House Value	\$181,190	\$131,220	\$123,360

** Demographic data derived from 2010 US Census*



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TOMMY LEWIS

Commercial Owner, Owner, Comm Sales Associate

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Direct: 915.544.5205 | **Cell:** 915.204.5883

PROFESSIONAL BACKGROUND

Tommy Lewis, Partner of Coldwell Banker Commercial/Lewis Realty Group, Inc. received a bachelor's degree in Liberal Arts at the University of Texas at El Paso where he represented UTEP on a full golf scholarship. His leadership on the golf team enabled him to serve as a vital role for the NCAA Athletic Advisory Committee and he continued to play on the professional golf tour for three years. Tommy has gained much of his experience in the past 15 years working on leasing, acquisitions, and dispositions of commercial investment properties including participating as a partner in the development of retail, office, and industrial projects. He has completed hundreds of transactions, some as small as 2,500 square foot medical office lease to the acquisition of a \$14 Million retail portfolio. In 2016, 2018, and 2019 Tommy was given Gold Level Circle of Distinction by CBC Corporate where he ranked in the top 5% of over 2,500 agents. In 2020 and 2021 Tommy was in the Top 2% for Coldwell Banker Commercial raking among the top 50 agents in the U.S. for production. Tommy has a passion to serve his community which he shows by contributing his time to Big Brothers Big Sisters, past president of The Sunturians, currently serves on the Sun Bowl Association Advisory Board and the UTEP Century Club Board of Directors.

EDUCATION

Bachelor's Degree From The University of Texas El Paso

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

Allyson Lewis/Lewis Realty Group, Inc.	461916	allyson@cbclrg.com	915/544-5205
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tommy Lewis	474881	tommy@cbclrg.com	915/544-5205
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Lewis Realty Group, P. O. Box 220498 El Paso, TX 79913
Carol Lewis

Information available at www.trec.texas.gov

IABS 1-0 Date

Blank Lease

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