

SALE

3800 N ZARAGOZA RD

3800 N Zaragoza Rd El Paso, TX 79938



COMMERCIAL & RETAIL LAND
ZARAGOZA RD. & MONTANA AVE.
ALL SIZES
CALL FOR DETAILS

Tommy Lewis
915 544 5205

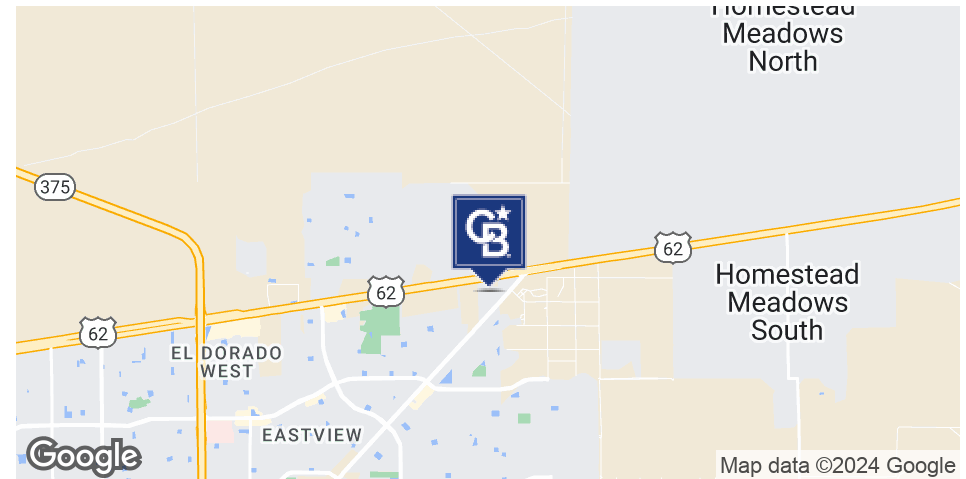


COLDWELL BANKER
COMMERCIAL
LEWIS REALTY GROUP

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PROPERTY DESCRIPTION

This ninety three acre commercial parcel is in the process of being master planned and developed. The property is zoned commercial (C-4) and offers over 3,900 feet of frontage on Zaragoza Road, and over 2,700 feet of frontage on Montana Ave. The property is currently being subdivided and will offer parcels ranging from 1 to 8 acres. These commercial sites will be delivered with access to utilities, a master retention pond to alleviate onsite ponding, and reciprocal access to major arterials. Parcels may be subdivided. ALL SIZES AVAILABLE.

PROPERTY HIGHLIGHTS

- Commercial/Retail Lots
- Frontage on Zaragoza Rd. and Montana Ave.
- All Sizes

OFFERING SUMMARY

Sale Price:	\$9.25 - \$25.25 / SF
Lot Size:	4,063,309 SF
Zoning:	C-4
APN:	H487-000-0010-0100

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6	1,097	1,623
Total Population	11	2,289	3,240
Average HH Income	\$72,432	\$39,488	\$45,599

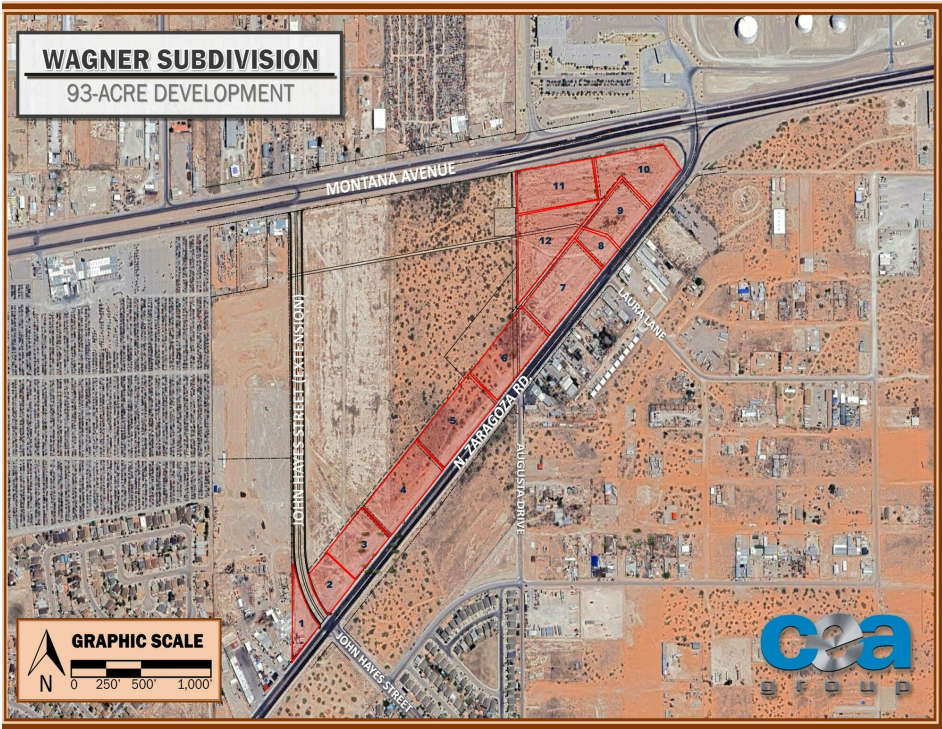
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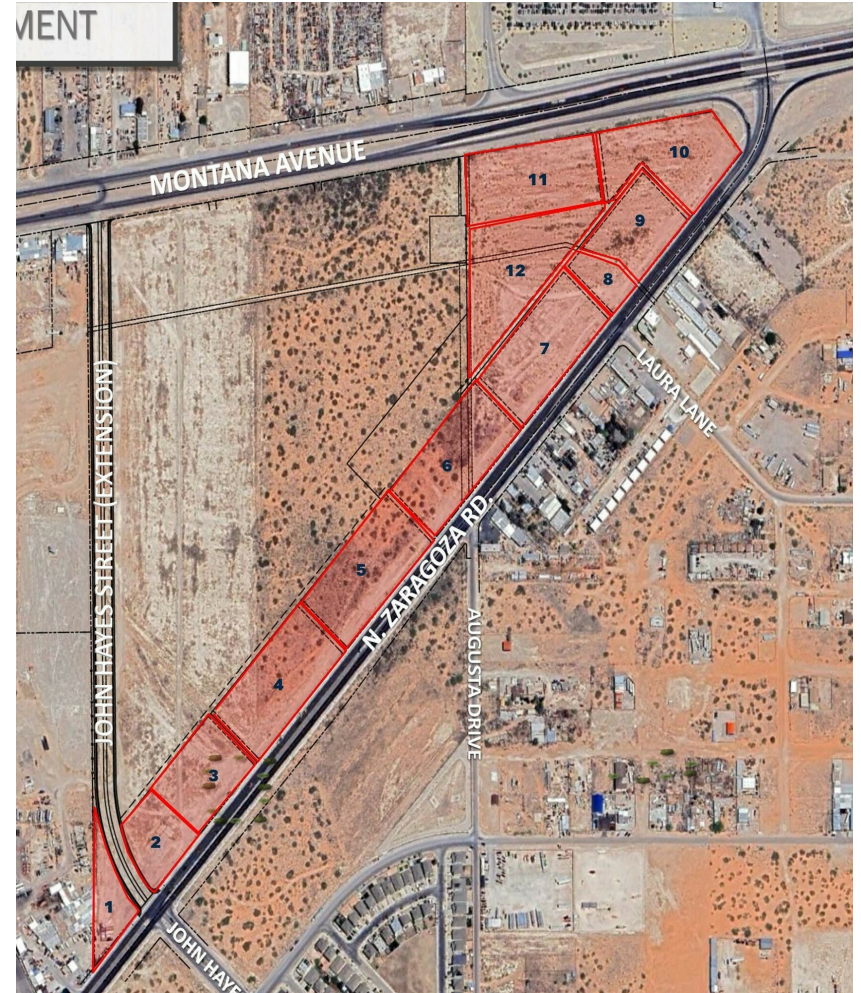
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OF LOTS 12 | TOTAL LOT SIZE 1.06 - 4.44 ACRES | TOTAL LOT PRICE \$9.25 - \$25.25 / SF | BE:

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1			Retail	1.24 Acres	\$19.25 / SF	C4
Available	2			Retail	1.75 Acres	\$23.25 / SF	C4
Available	3			Retail	2.07 Acres	\$16.75 / SF	C4
Available	4			Retail	4.44 Acres	\$15.25 / SF	C4
Available	5			Retail	3.43 Acres	\$14.25 / SF	C4
Available	6			Retail	3.44 Acres	\$13.25 / SF	C4
Available	7			Retail	3.58 Acres	\$14.25 / SF	C4
Available	8			Retail	1.06 Acres	\$16.75 / SF	C4
Available	9			Retail	2.12 Acres	\$16.25 / SF	C4
Available	10			Retail	3.36 Acres	\$25.25 / SF	C4
Available	11			Retail	3.47 Acres	\$14.25 / SF	C4
Available	12			Retail	4.4 Acres	\$9.25 / SF	C4



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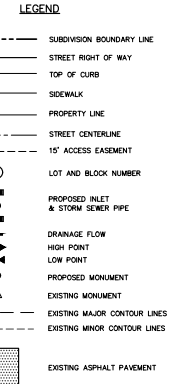
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WAGNER SUBDIVISION

A PORTION OF TRACT 7, SECTION 25, BLOCK 79, TOWNSHIP 2, & P R.R. CO. SURVEY, A PORTION OF SECTION 36, BLOCK 79, TOWNSHIP 2, & P R.R. CO. SURVEY, EL PASO COUNTY TEXAS CONTAINING 93.30 ACRES ±



BENCHMARK:
 FOUND 1.000" ALUMINUM BRASS CAP ON THE NORTHERLY PROPOSED RIGHT-OF-WAY OF F.M. 659 - ZARAGOZA BOULEVARD.
 ELEVATION: 4014.40 (NAVD88)

SCHOOL DISTRICT
 SOCORRO INDEPENDENT SCHOOL DISTRICT
 12440 ROJAS DR, EL PASO, TX 79928

PRIVATE OPEN SPACE = 2
 COMMERCIAL = 10
 FOND = 1
 TOTAL = 13

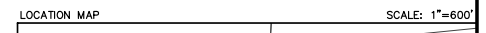
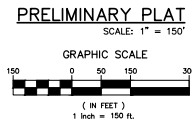
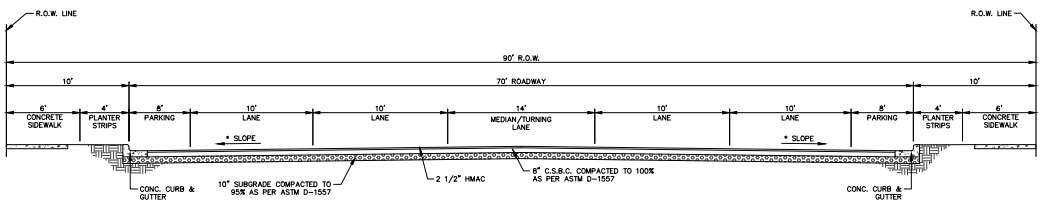
- NOTES:**
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO WAGNER SUBDIVISION BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON ZARAGOZA BOULEVARD AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
 - TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 - SUBDIVISION IMPROVEMENTS AGREEMENT & GUARANTEE FOR THIS SUBDIVISION IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 - INTERIOR LOT CORNERS WILL BE SET UP ON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES. (BY OTHERS) SET 1/2" REBAR WITH CAP STAMPED "3/8" IN" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
 - "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION ROUT UNITS".
 - THIS SUBDIVISION LIES WITH IN ZONE "C" AS DESIGNATED IN PANEL NO. 480212 01758, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "C" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 - ▲ DENOTES PROPOSED MONUMENT, (FOR EXACT LOCATION CONTACT CITY OF EL PASO)
 - ▲ DENOTES PROPOSED MONUMENT AS PER WAGNER SUBDIVISION, (NOT IN PLACE AS OF DATE OF PREPARATION)

LINE TABLE

LINE	BEARING	LENGTH
L1	S02°28'29"W	218.16'
L2	N87°30'39"W	125.00'
L3	S02°28'29"W	178.00'
L4	S87°31'31"E	155.00'
L5	N45°43'44"E	43.78'
L6	N02°28'29"E	21.89'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	700.00'	566.24'	299.64'	550.93'	S20°41'04"E	046°20'51"
C2	20.00'	28.67'	17.34'	26.20'	S43°24'35"W	081°50'29"
C3	655.00'	175.25'	88.15'	174.73'	S00°10'32"E	015°19'47"
C4	655.00'	284.64'	134.15'	282.84'	S24°24'04"E	023°08'56"
C5	20.00'	34.36'	23.19'	30.29'	S85°12'28"E	098°28'12"
C6	20.00'	28.97'	17.70'	26.51'	N04°04'16"E	083°00'16"
C7	745.00'	519.07'	270.57'	508.64'	S17°28'16"E	039°50'13"
C8	20.00'	20.94'	11.50'	20.00'	N27°30'39"W	060°00'00"



OWNER
 WAGNER EQUIPMENT CO.
 1800 SWIN ROAD
 AURORA, COLORADO 80011
 VOICE (303) 739-3028
 CONTACT: KEVIN POMEROY

ENGINEER
cea CONSULTING ENGINEERS ASSOCIATES
 51 FRANK, TX 79902
 (915) 594-4400
 TEXAS PROFESSIONAL ENGINEERING FIRM #4884
 CONTACT: JORGE L. AZCARATE, P.E.

SURVEYOR
Barragan & Associates Inc.
 LAND PLANNING & LAND SURVEYING
 10950 Pellicano Dr., Bldg. F - El Paso, TX 79938
 Phone: (915) 561-7028 Fax: (915) 561-5206
 CONTACT: BENITO BARRAGAN, R.P.L.S.



Tommy Lewis
 915 541 2205

TYPICAL 90' ROW MINOR ARTERIAL STREET SECTION DETAIL
 SCALE: N.T.S. DATE OF PREPARATION: SEPTEMBER 2023

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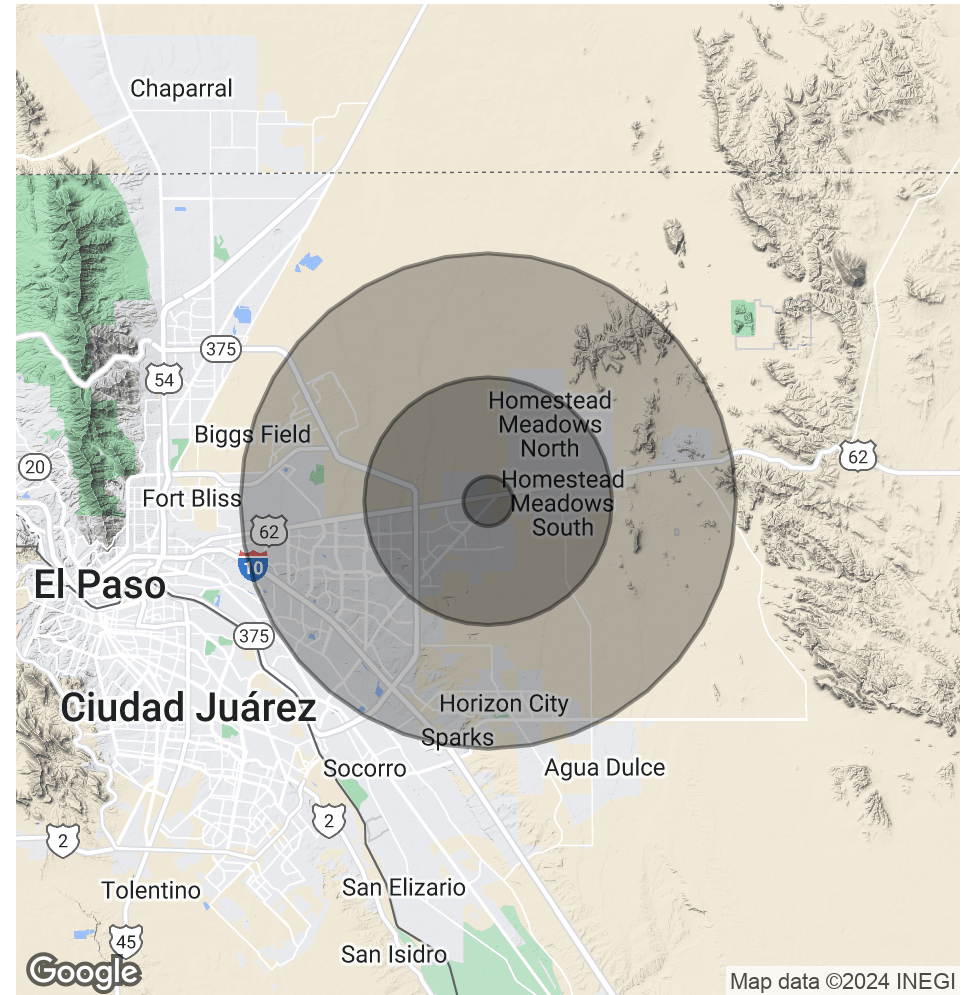
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11	2,289	3,240
Average Age	41.5	30.8	34.1
Average Age (Male)	51.2	31.7	35.9
Average Age (Female)	40.3	30.4	33.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6	1,097	1,623
# of Persons per HH	1.8	2.1	2
Average HH Income	\$72,432	\$39,488	\$45,599
Average House Value	\$215,567	\$63,836	\$92,692

* Demographic data derived from 2020 ACS - US Census



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COMMERCIAL**
LEWIS REALTY GROUP

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TOMMY LEWIS

Commercial Owner, Owner, Comm Sales Associate

tommy@cbclewisrealtygroup.com

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 again in 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 the U.S. In 2020 and 2021 Tommy was in the top 2% in production for Coldwell Banker Commercial ranking 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

Lewis Realty Group

7338 Remcon Circle Suite # 100
El Paso, TX 79912
915.544.5205

Tommy Lewis

915 544 5205



**COLDWELL BANKER
COMMERCIAL**
LEWIS REALTY GROUP



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

Phone: (915)544-5205 Fax: (915)544-2886
www.lwolf.com

Blank Lease

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