

SALE

RETAIL PAD SITE LAS CRUCES, NM

522 E Idaho Avenue Las Cruces, NM 88001



SALE PRICE

\$805,000

Tommy Lewis
(915) 544-5205

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**COLDWELL BANKER
COMMERCIAL
LEWIS REALTY GROUP**

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing. IT IS HEREBY DISCLOSED THAT THE EXISTING BILBOARD SIGN DOES NOT CONVEY.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

CBC Lewis Realty Group in conjunction with CBC Las Colinas (Qualified New Mexico Broker) proudly present a prime fully developed retail pad site for sale. The property is well located in an established retail area, surrounded by national and regional retailers. The property has recently been developed and includes all utilities, drainage, landscaping, and drives. EXCELLENT RETAIL LOCATION!

PROPERTY HIGHLIGHTS

- Located at E. Idaho Ave. and El Paseo Rd.
- Retail Pad Site
- Fully Developed
- High Traffic Location

OFFERING SUMMARY

Sale Price:	\$805,000
Lot Size:	33,904 SF
Zoning	GRU

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	533	1,139	5,063
Total Population	1,065	2,372	11,228
Average HH Income	\$29,154	\$32,787	\$45,988

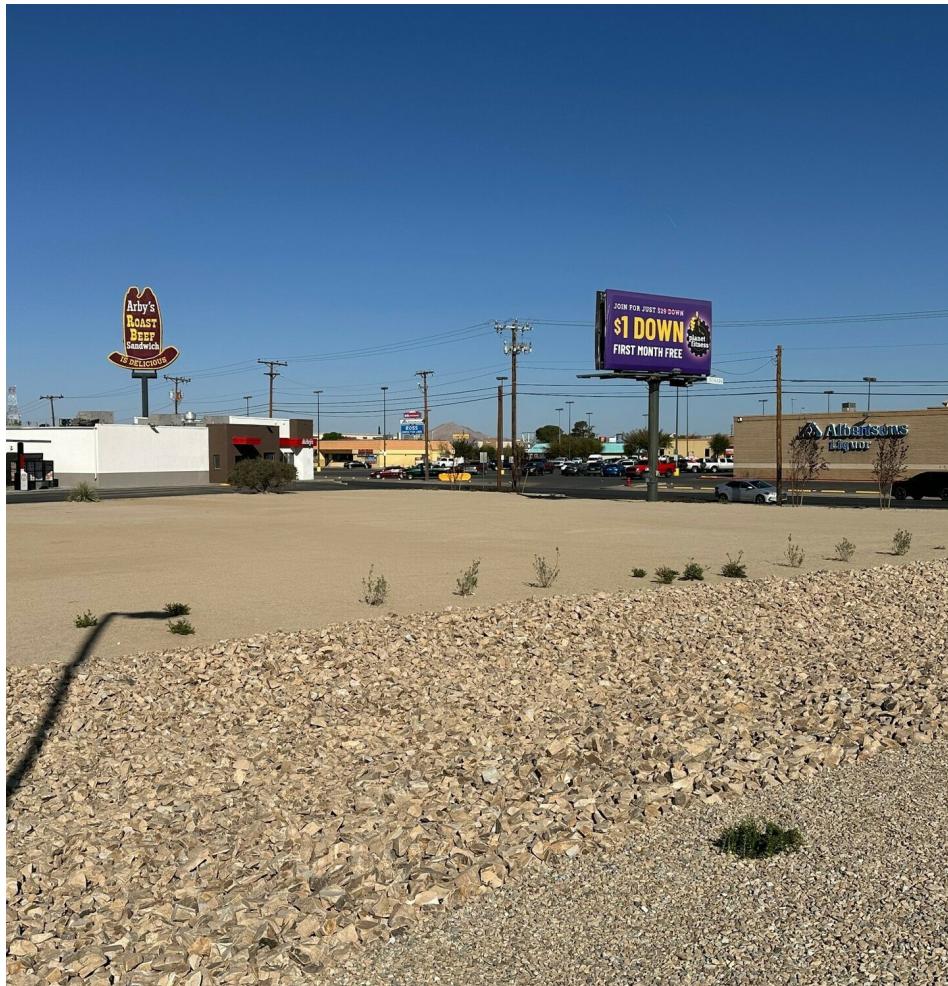
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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Excellent retail pad site location in one of busiest retail corridors in Las Cruces, New Mexico. The property fronts E. Idaho Ave. near El Paseo Rd. across from Albertson's Grocery and adjacent to Arby's and First Light Federal Credit Union. The property is centrally located and surrounded by well established retailers.

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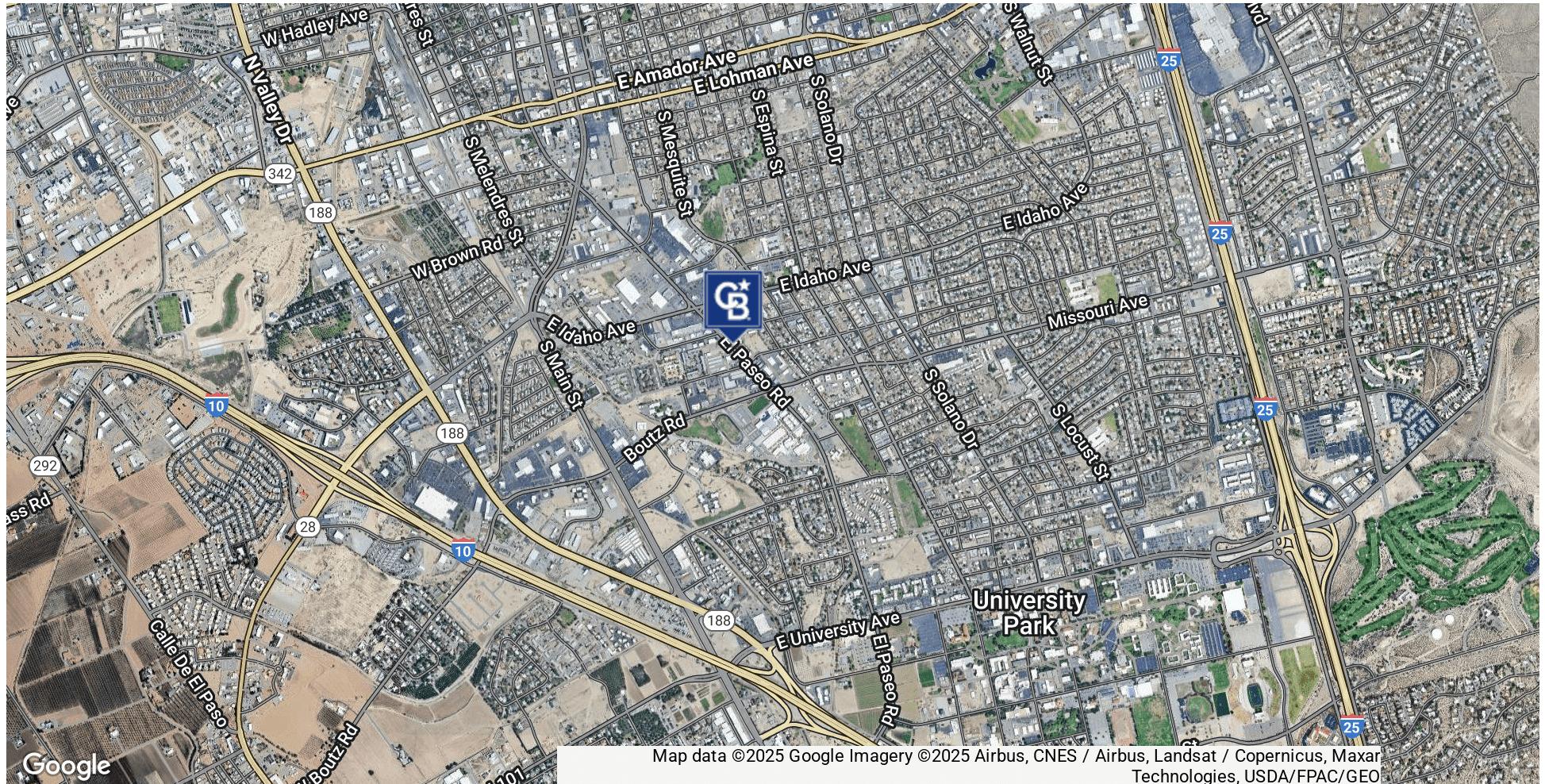


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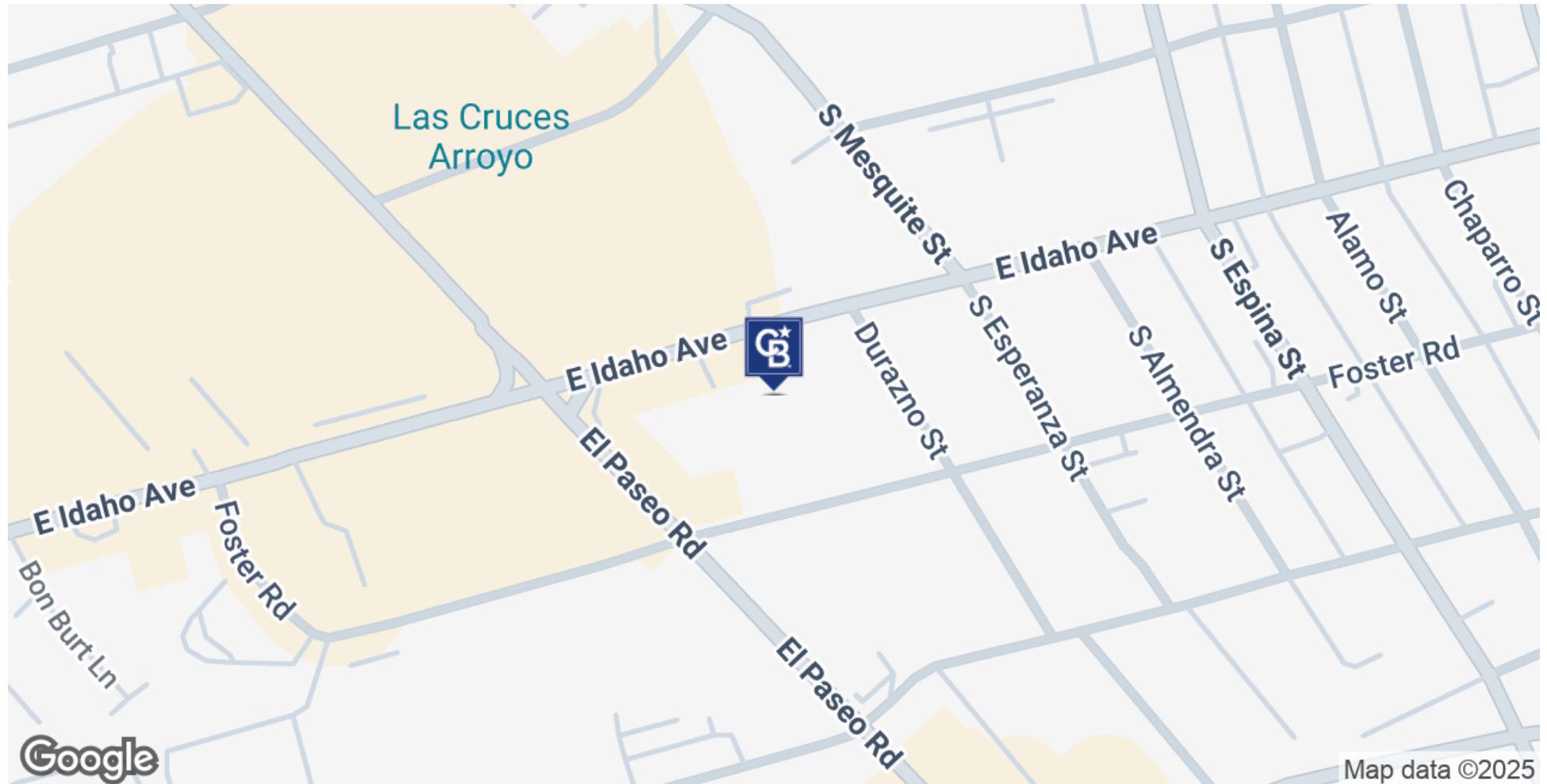
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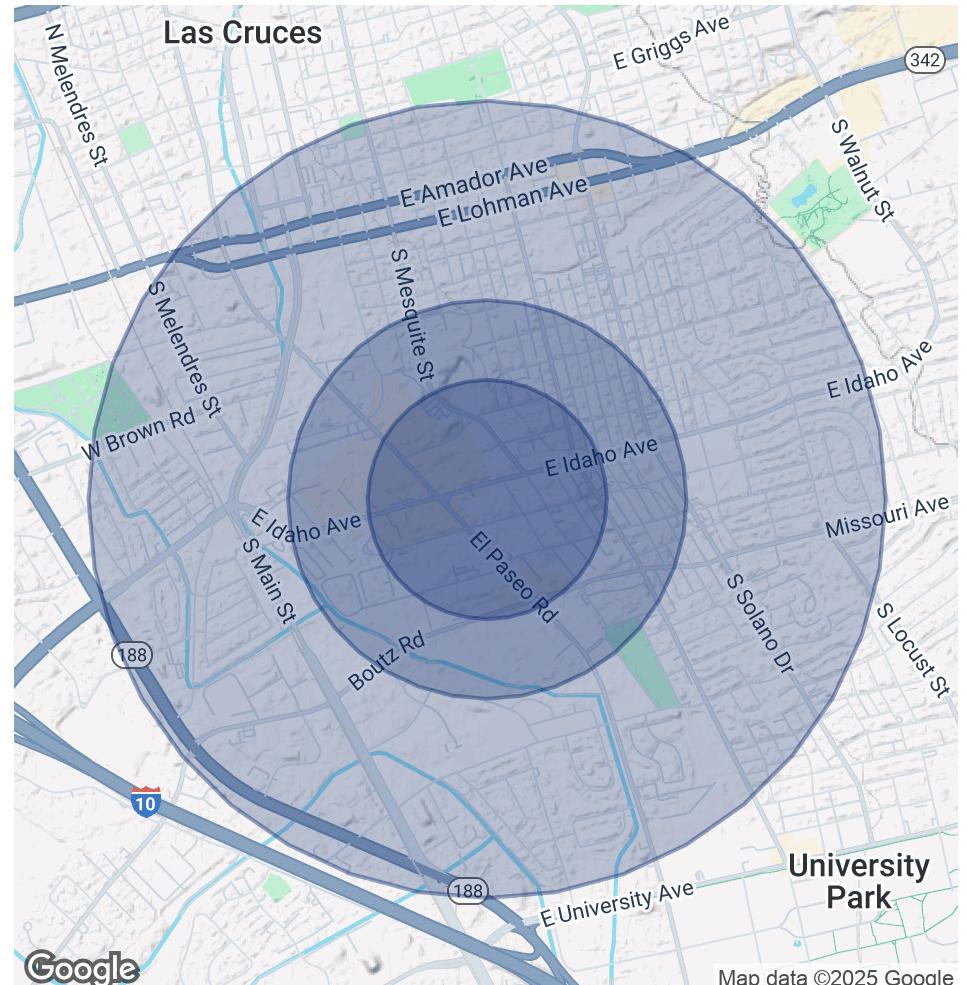
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,065	2,372	11,228
Average Age	39	39	39
Average Age (Male)	38	38	37
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	533	1,139	5,063
# of Persons per HH	2	2.1	2.2
Average HH Income	\$29,154	\$32,787	\$45,988
Average House Value	\$179,394	\$160,359	\$176,219

Demographics data derived from AlphaMap



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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 20 plus 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, 2021, and 2023 Tommy was in the top 2% in production for Coldwell Banker Commercial ranking among the top 50 agents in the U.S. for production. In 2023 Tommy was ranked as number 2 professional nationally for CBC. 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

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APRIL AGER

CRE REALTOR-QUALIFYING BROKER-CONSULTANT-INVESTOR

ABOUT

A native of Michigan, April moved to New Mexico in 1980 and traveled much of the southwest region as a Healthcare Management Consultant, mentoring Physicians and Lawyers with strategic planning and assisting them with enhancing their business profitability. April has consulted with many law firms, as well as, medical, chiropractic, dental and several sub-specialty healthcare practices. Her Business brokerage expertise excelled as she earned her Qualifying Broker's license in 1994, offering her clients a more value added - *full service* - real estate experience. April's client portfolio consists of Medical and Dental Professionals, Chiropractors, sub-specialty healthcare practitioners, Investors, Lawyers, Developers, family and friends.

PERSONAL ATTENTION AND CUSTOMIZED SOLUTIONS April's clients refer to her as "tenaciously committed to getting the deal done, very thorough and a valuable resource to the real estate industry." April is known and respected for her knowledge, location intelligence, negotiation skills and attention to detailed client services. Every real estate investment is unique to its' own portfolio, therefore, April offers her clients a complimentary consultation to discuss their goals, objectives and philosophy; working together, to identify a strategic plan that best fits their business plan and exit strategy.

April has worked with thousands of clients' since 1980 and each transaction is uniquely different, therefore, "no transaction is too big or too small". *April says*, "I have worked with many different types of transactions which include, but are not limited to, Seller representation, Buyer representation, Landlord representation, Tenant representation, new business start up, growth and expansion strategies, design concept & development options, downsizing, business mergers and acquisitions, as well as, exit strategies."

EXPERTISE

30 Years of Commercial Real Estate Experience

PROFESSIONAL ACHIEVEMENTS

Coldwell Banker International Sterling Award

Costar Power Broker Award

CO BROKER: Coldwell Banker Commercial Las Colinas

ADDRESS: 4801 Lang Ave. NE Suite 110 Albuquerque, NM 87109

BROKER: April Ager

PHONE: (505)269-5771

EMAIL: April@AprilAger.com

<https://carnm.resimplifi.com/brokers/9c4cf985-april-ager>

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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 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.

Lewis Realty Group, Inc.	TX 0461916	License No.	Email	Phone	(915)544-5205
Licensed Broker /Broker Firm Name or Primary Assumed Business Name					
<u>Allyson Lewis</u> Designated Broker of Firm	<u>TX 417729</u>	<u>License No.</u>	<u>allyson@cbclrg</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/Associate	<u>TX 474881</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>	<u>(915)544-5205</u>
<u>Tommy Lewis</u> Sales Agent/Associate's Name			<u>tommy@cbclrg.com</u>	<u>Date</u>	<u>(915)544-5205</u>

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501
IABS Form