

SALE

1011 MONTANA AVENUE

1011 Montana Avenue El Paso, TX 79902



SALE PRICE

\$470,000

Tommy Lewis
(915) 544-5205

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**COLDWELL BANKER
COMMERCIAL**
LEWIS REALTY GROUP

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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.

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

Introducing a prime investment opportunity in Central El Paso: a meticulously renovated 3,194 SF office building with historic charm. This architecturally significant property, originally built in 1905 and thoughtfully refurbished in 2000, seamlessly blends timeless character with modern functionality. Boasting an enviable location in the heart of the city, this property offers unparalleled visibility and accessibility for tenants. With its stately presence and rich heritage, this building stands as a compelling choice for office building investors seeking a distinguished property with enduring appeal and strategic positioning.

PROPERTY HIGHLIGHTS

- - 3,194 SF of meticulously renovated office space
- - Historic building with timeless architectural charm
- - Renovated in 2000 to seamlessly blend heritage and modernity
- - Prime location in the heart of Central El Paso

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OFFERING SUMMARY

Sale Price:	\$470,000
Building Size:	3,194 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	727	2,041	6,578
Total Population	1,519	4,435	14,809
Average HH Income	\$55,764	\$53,509	\$51,865



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LOCATION DESCRIPTION

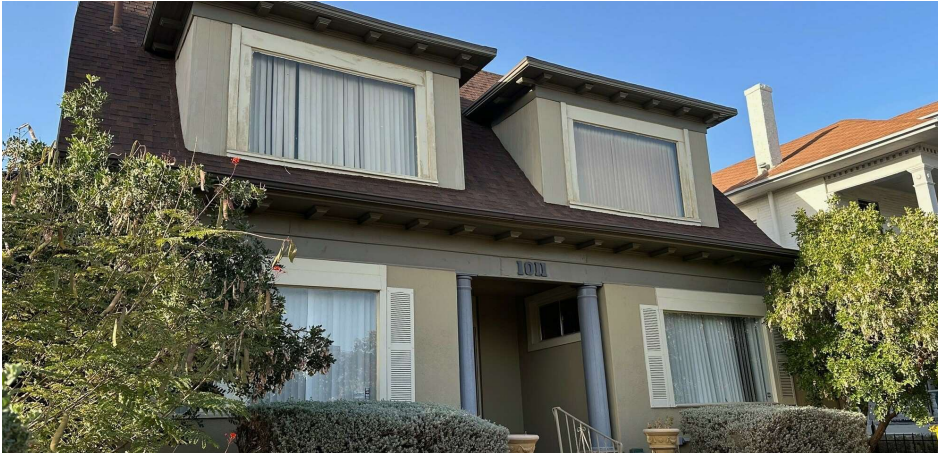
Discover the vibrant Central El Paso market, where culture and commerce converge. This dynamic area is home to a thriving mix of businesses, from established corporations to innovative startups. The location offers convenient access to a variety of amenities, including popular dining spots. Nearby, the iconic El Paso Museum of Art and El Paso Museum of History provide enriching cultural experiences. With its strategic position in the heart of the city, the area presents an enticing opportunity for office building investors seeking a prime location with a rich tapestry of attractions and a strong commercial presence. The property is just minutes from Interstate Ten, UTEP, and Downtown El Paso.

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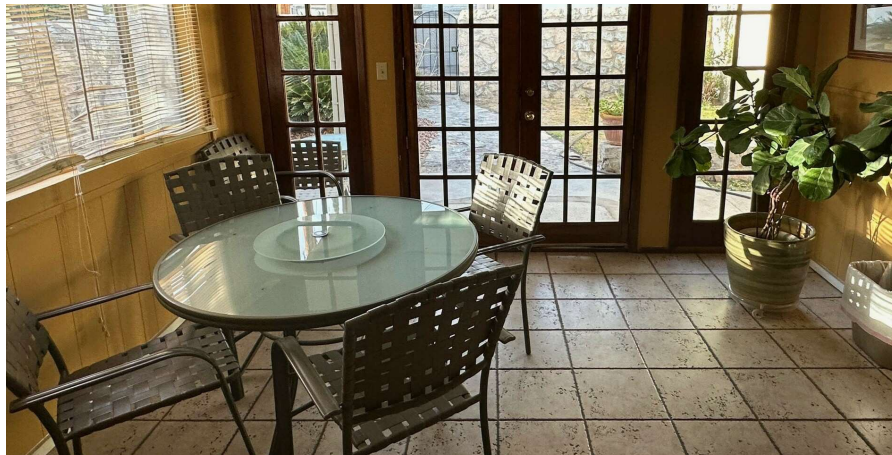


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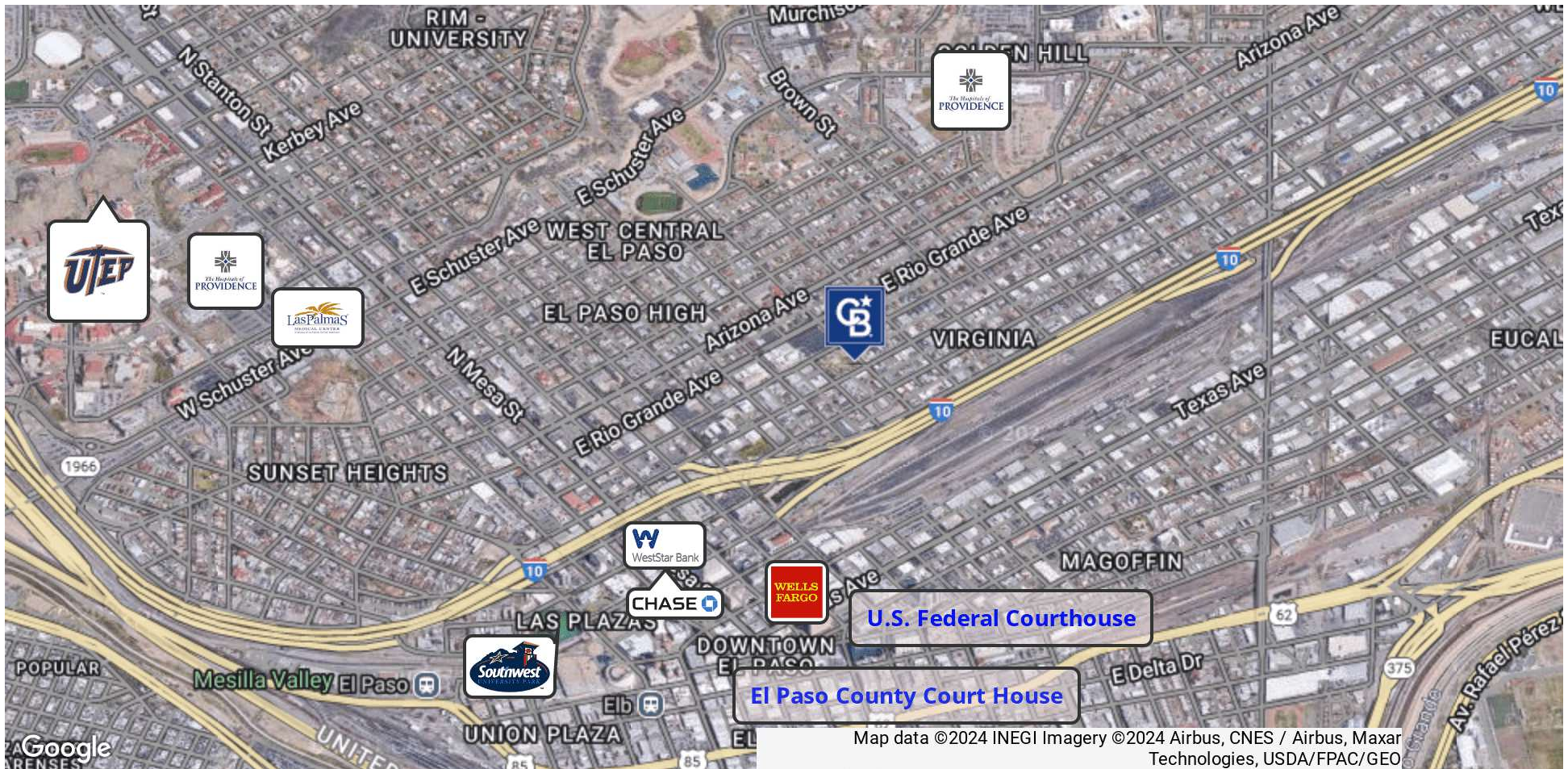
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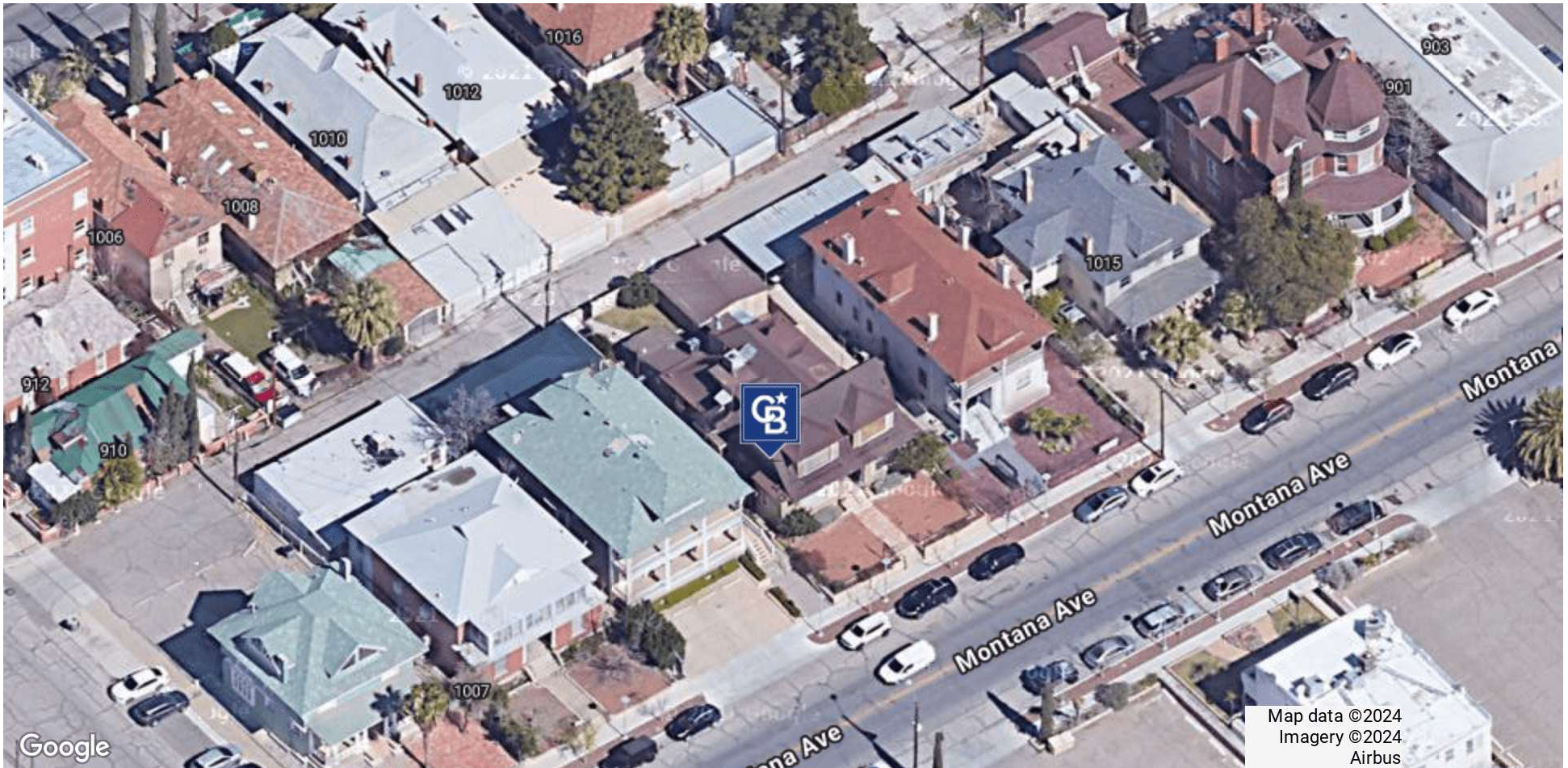


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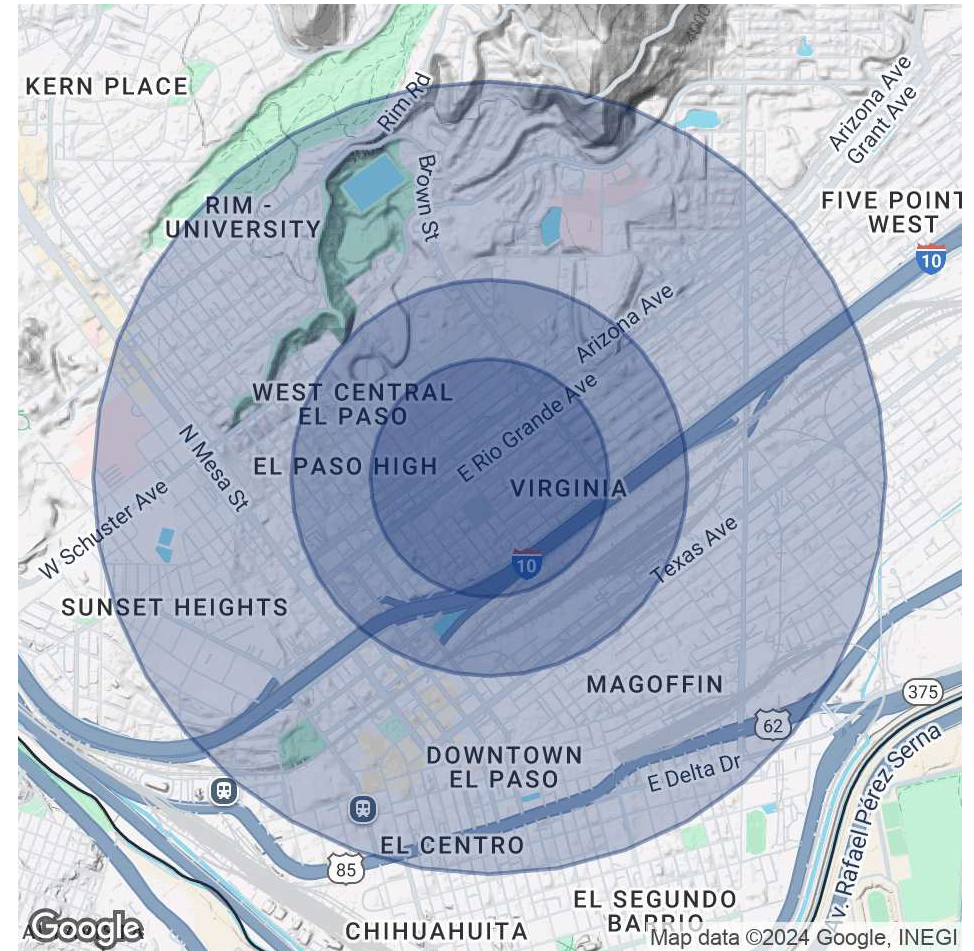
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,519	4,435	14,809
Average Age	41	42	43
Average Age (Male)	40	41	42
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	727	2,041	6,578
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$55,764	\$53,509	\$51,865
Average House Value	\$184,536	\$237,082	\$232,622

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

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915.544.5205

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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:
 - 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.

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

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Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com

Information available at www.trec.texas.gov

IABS 1-0 Date

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