

# SALE

## COMMERCIAL/INDUSTRIAL LAND NEAR TORNILLO PORT OF ENTRY

Middle Island Rd Fabens, TX 79838



**Tommy Lewis**  
915 544 5205

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**COLDWELL BANKER**  
**COMMERCIAL**  
**LEWIS REALTY GROUP**

# SALE

**9.27 +/- ACRES**  
Middle Island Rd Fabens, TX 79838

## **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.

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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

This property serves an excellent opportunity for industrial, freight and logistics tied to cross border trade between the U.S. and Mexico. The 9.27+/- acre property is located in a new industrial area, less than 1/2 mile from one of the most technologically advanced U.S. Mexico Port of Entry (Tornillo-Guadalupe International Bridge) and less than 6 miles from Interstate Ten and ten miles from El Paso, Texas. The property has excellent access, and offers an excellent opportunity to enter an "up and coming" industrial area. The Tornillo-Guadalupe International Bridge is strategically poised to become one of the most active ports for transporting goods from Mexico to the U.S.

## PROPERTY HIGHLIGHTS

- 1/2 Mile from U.S. Mexico Port of Entry
- Excellent Development Opportunity
- Land Investment
- Industrial/Freight/Trucking/Logistics

## OFFERING SUMMARY

Sale Price:	\$1,603,493
Lot Size:	294,030 SF (9.27+/-AC)
Dimensions:	855'x 500' Approximate
Zoning:	County of El Paso (None)
Legal Description:	65 SAN ELIZARIO TR 5-D
Parcel:	S375-000-0650-05EO
Access:	Tornillo Guadalupe Rd. (FM 1109) & Middle Island Rd.

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## MIDDLE ISLAND RD

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### LOCATION DESCRIPTION

Explore the potential of investing in the thriving industrial and agricultural hub of Fabens, TX. Nestled in the heart of El Paso County, this area boasts a strategic location near major transportation routes, including Interstate Ten and the Fabens Airport. This 9.27 Acre property benefits from its proximity to key attractions and is located less than 1/2 mile from the newly opened Tornillo-Guadalupe International Bridge (U.S. Port of Entry). This port of entry is the most technologically advanced port of entry along the U.S./Mexico border. With a focus on land and industrial development, investors can tap into the area's ample opportunities for growth and expansion.

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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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