

SALE

9663 ALAMEDA STREET

9663 Alameda Street El Paso, TX 79907



PRIME COMMERCIAL PROPERTY FOR SALE! CALL FOR DETAILS!

Tommy Lewis
(915) 544-5205

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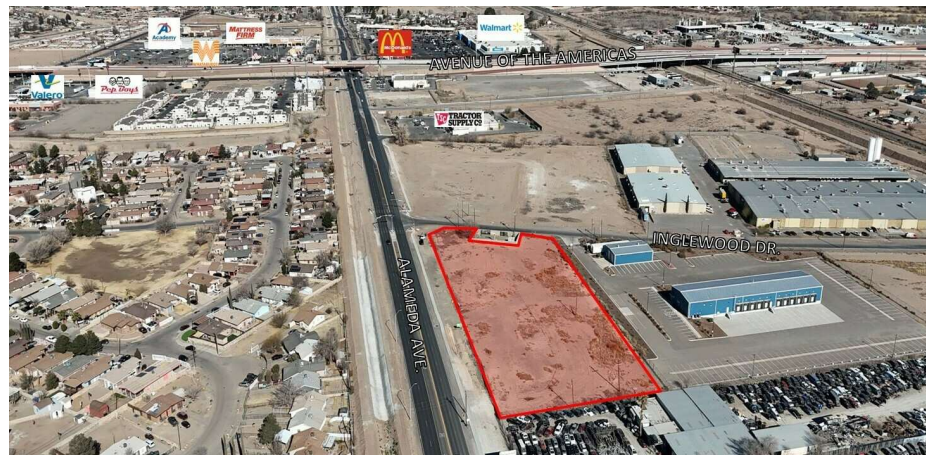
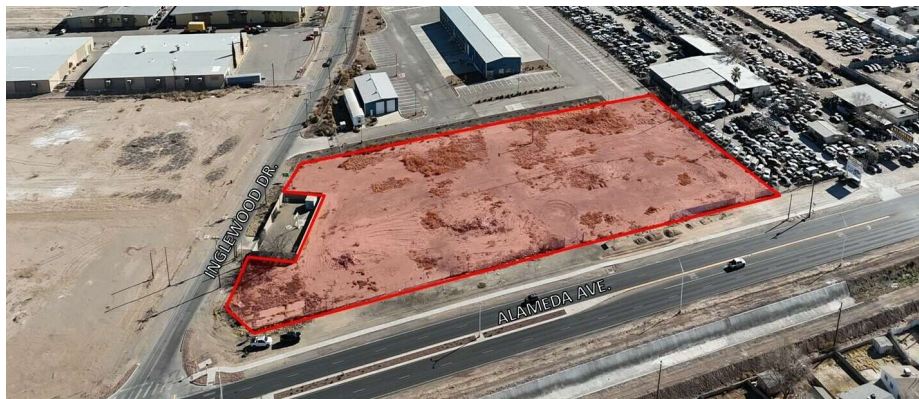


**COLDWELL BANKER
COMMERCIAL**
LEWIS REALTY GROUP

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PROPERTY DESCRIPTION

Explore the potential of this prime property located on Alameda Street in El Paso, TX. Boasting a coveted C4 (Heavy Commercial) zoning, this highly visible parcel presents a myriad of opportunities for retail and industrial users. Situated in the thriving El Paso area, this property's strategic location offers ideal visibility and accessibility. With its advantageous zoning and prime positioning, this site is a compelling prospect for those seeking to capitalize on the vibrant commercial and industrial landscape of the region. Whether envisioning a new industrial development, retail use or seeking a strategic investment, this property is poised to accommodate a wide range of ventures in this dynamic and growing market.

PROPERTY HIGHLIGHTS

- Zoned C4 (Heavy Commercial) for Versatile Development Opportunities
- Access to All Utilities
- Just Minutes from U.S. Mexico Port of Entry
- High Growth Area

OFFERING SUMMARY

Sale Price:	CALL FOR DETAILS
Lot Size:	3.61 Acres (All or Part)
Zoning:	C4
Utilities:	Yes

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	786	1,863	5,890
Total Population	1,876	4,223	13,248
Average HH Income	\$73,085	\$59,293	\$63,600

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High growth area surrounded by new industrial and residential development, just seconds from the Zaragoza Bridge, Amazon, and Eastlake Market Place.

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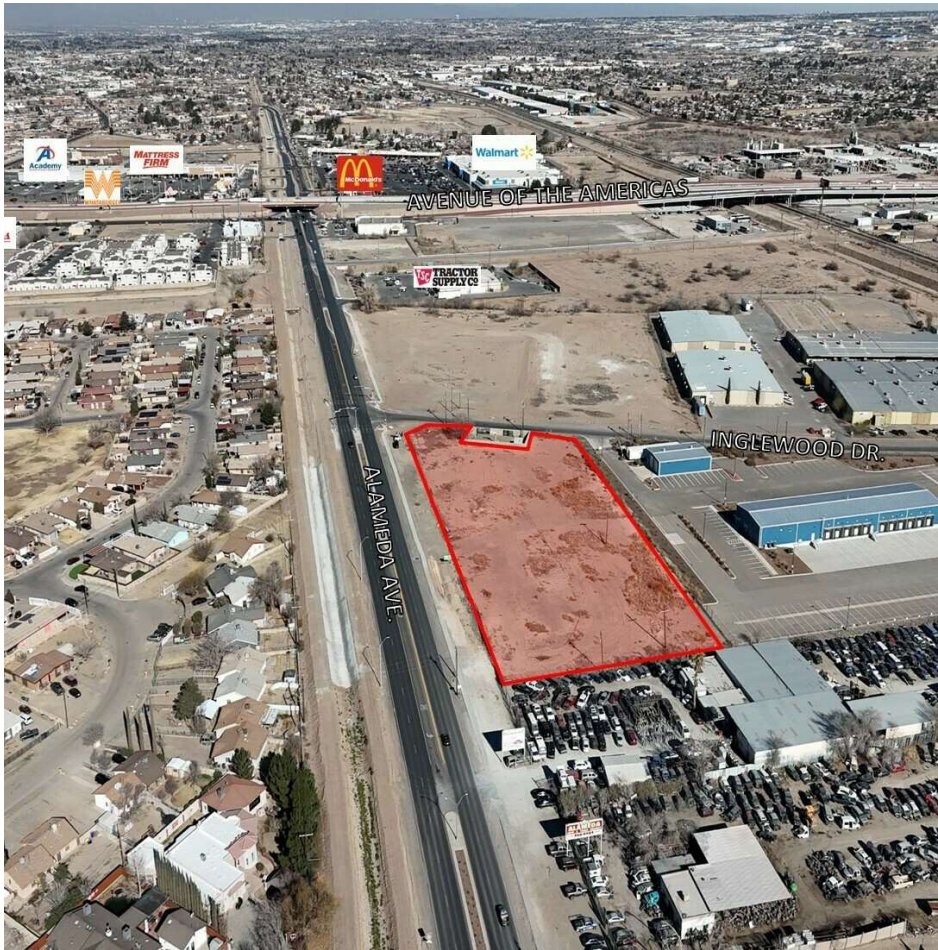
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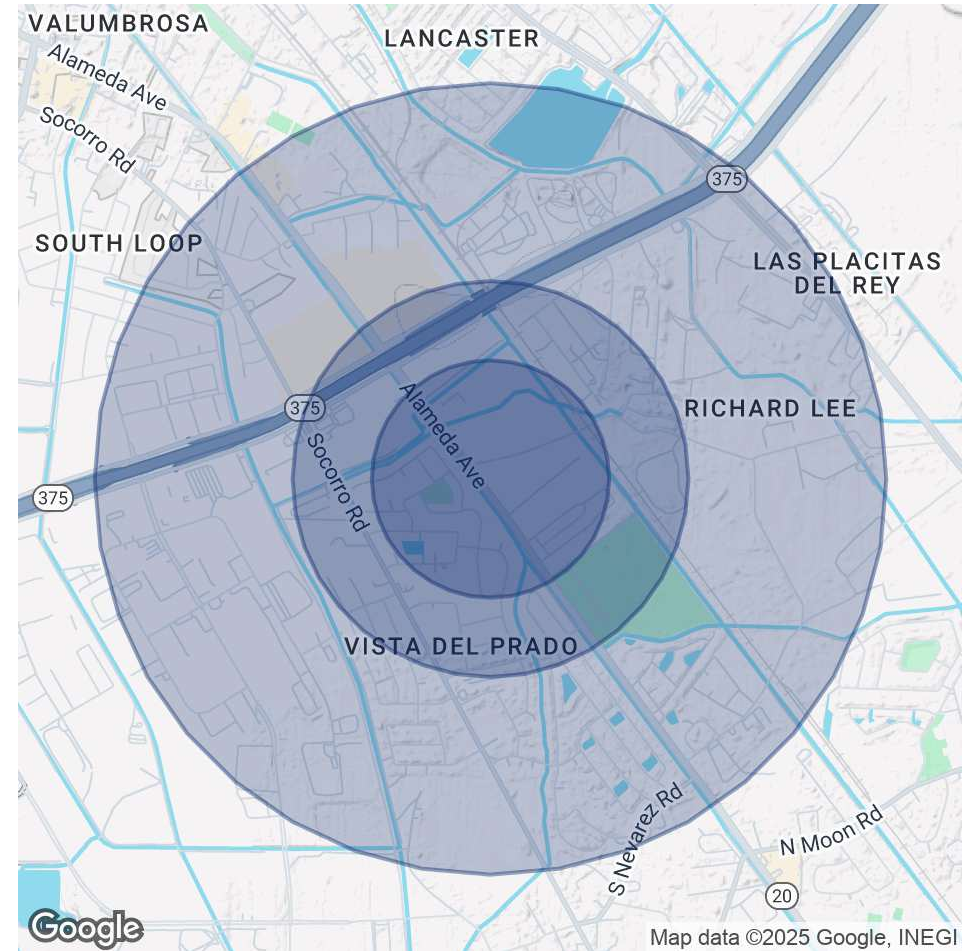
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,876	4,223	13,248
Average Age	41	42	43
Average Age (Male)	40	41	42
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	786	1,863	5,890
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$73,085	\$59,293	\$63,600
Average House Value	\$241,690	\$267,454	\$276,692

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

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