

SALE

MOUNTAIN VIEW BAPTIST CHURCH

4959 Hondo Pass Drive El Paso, TX 79924



SALE PRICE

\$3,950,000

Tommy Lewis
(915) 544-5205

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL
LEWIS REALTY GROUP**

SALE

MOUNTAIN VIEW BAPTIST CHURCH

4959 Hondo Pass Drive El Paso, TX 79924

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.

Tommy Lewis
(915) 544-5205



**COLDWELL BANKER
COMMERCIAL**
LEWIS REALTY GROUP

SALE

MOUNTAIN VIEW BAPTIST CHURCH

4959 Hondo Pass Drive El Paso, TX 79924



PROPERTY DESCRIPTION

The Mountain View Baptist Church sits on approximately 3.04 acres of land with approximately 43,314 square feet of buildings. The buildings include: Sanctuary consisting of 8,220 +/- SF (plus 7,000 +/-SF basement); School (El Paso Christian School) consisting of 16,440 +/- SF (two floors) of admin offices and class rooms; Church Offices and Meeting Rooms consisting of 15,584 +/- SF (two floors); Daycare consisting of 2,405 +/- SF; and a fully remodeled secondary Sanctuary consisting of 2,665 +/- SF. Excellent parking and additional land for expansion.

PROPERTY HIGHLIGHTS

- Existing Church and Day School
- Northeast El Paso
- Excellent Condition

OFFERING SUMMARY

Sale Price:	\$3,950,000
Lot Size:	3.04 Acres
Building Size:	43,314 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	436	1,602	5,789
Total Population	1,073	4,094	14,904
Average HH Income	\$44,006	\$43,737	\$44,994

Tommy Lewis
(915) 544-5205



SALE

MOUNTAIN VIEW BAPTIST CHURCH

4959 Hondo Pass Drive El Paso, TX 79924



PROPERTY DESCRIPTION

The Mountain View Baptist Church sits on approximately 3.04 acres of land with approximately 43,314 square feet of buildings. The buildings include: Sanctuary consisting of 8,220 +/- SF (plus 7,000 +/-SF basement); School (El Paso Christian School) consisting of 16,440 +/- SF (two floors) of admin offices and class rooms; Church Offices and Meeting Rooms consisting of 15,584 +/- SF (two floors); Daycare consisting of 2,405 +/- SF; and a fully remodeled secondary Sanctuary consisting of 2,665 +/- SF. Excellent parking and additional land for expansion.

LOCATION DESCRIPTION

Located in the northeast part of El Paso on Hondo Pass Drive and Diana Drive 1/2 block from Dyer Street. The property is in the heart of an established neighborhood and surrounded by regional and national retailers.

Tommy Lewis
(915) 544-5205

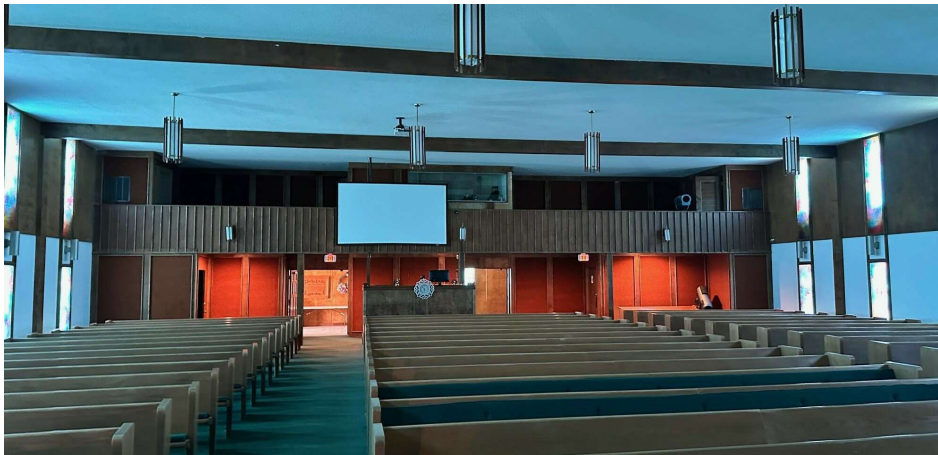
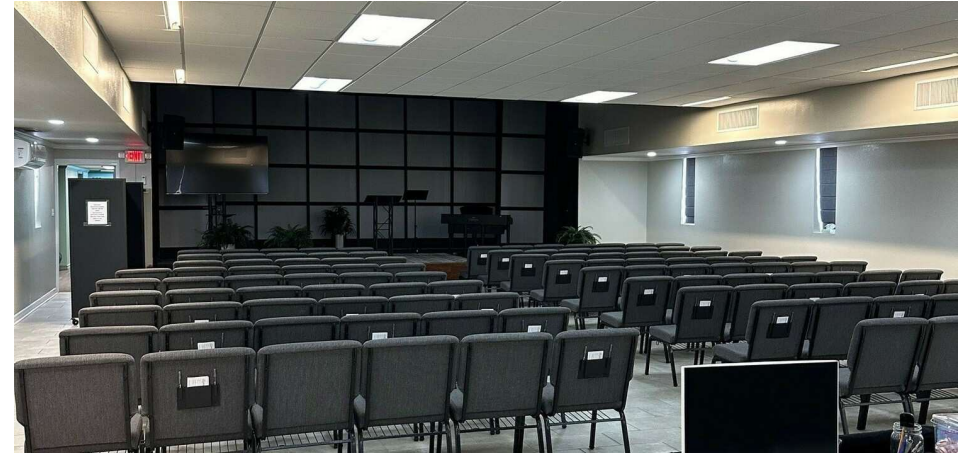


**COLDWELL BANKER
COMMERCIAL**
LEWIS REALTY GROUP

SALE

MOUNTAIN VIEW BAPTIST CHURCH

4959 Hondo Pass Drive El Paso, TX 79924



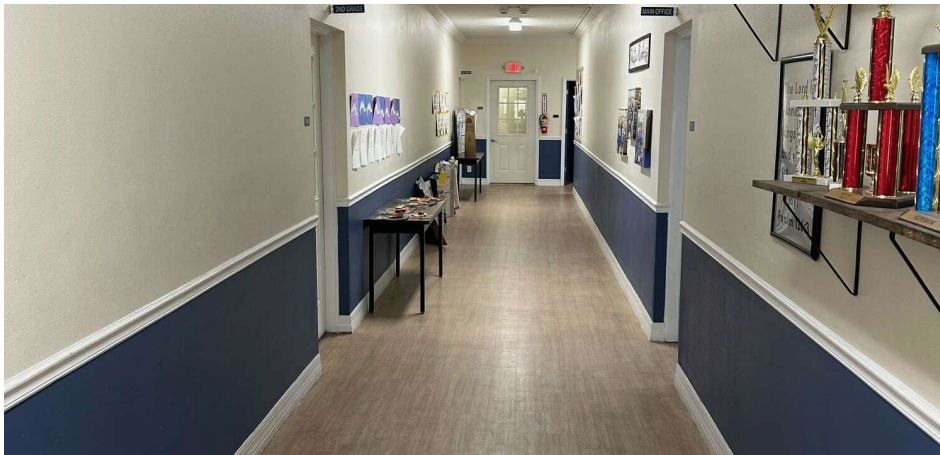
Tommy Lewis
(915) 544-5205



SALE

MOUNTAIN VIEW BAPTIST CHURCH

4959 Hondo Pass Drive El Paso, TX 79924



Tommy Lewis
(915) 544-5205



**COLDWELL BANKER
COMMERCIAL**
LEWIS REALTY GROUP

SALE

MOUNTAIN VIEW BAPTIST CHURCH

4959 Hondo Pass Drive El Paso, TX 79924



Tommy Lewis
(915) 544-5205



COLDWELL BANKER
COMMERCIAL
LEWIS REALTY GROUP

SALE

MOUNTAIN VIEW BAPTIST CHURCH

4959 Hondo Pass Drive El Paso, TX 79924



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/Geo

Tommy Lewis
(915) 544-5205

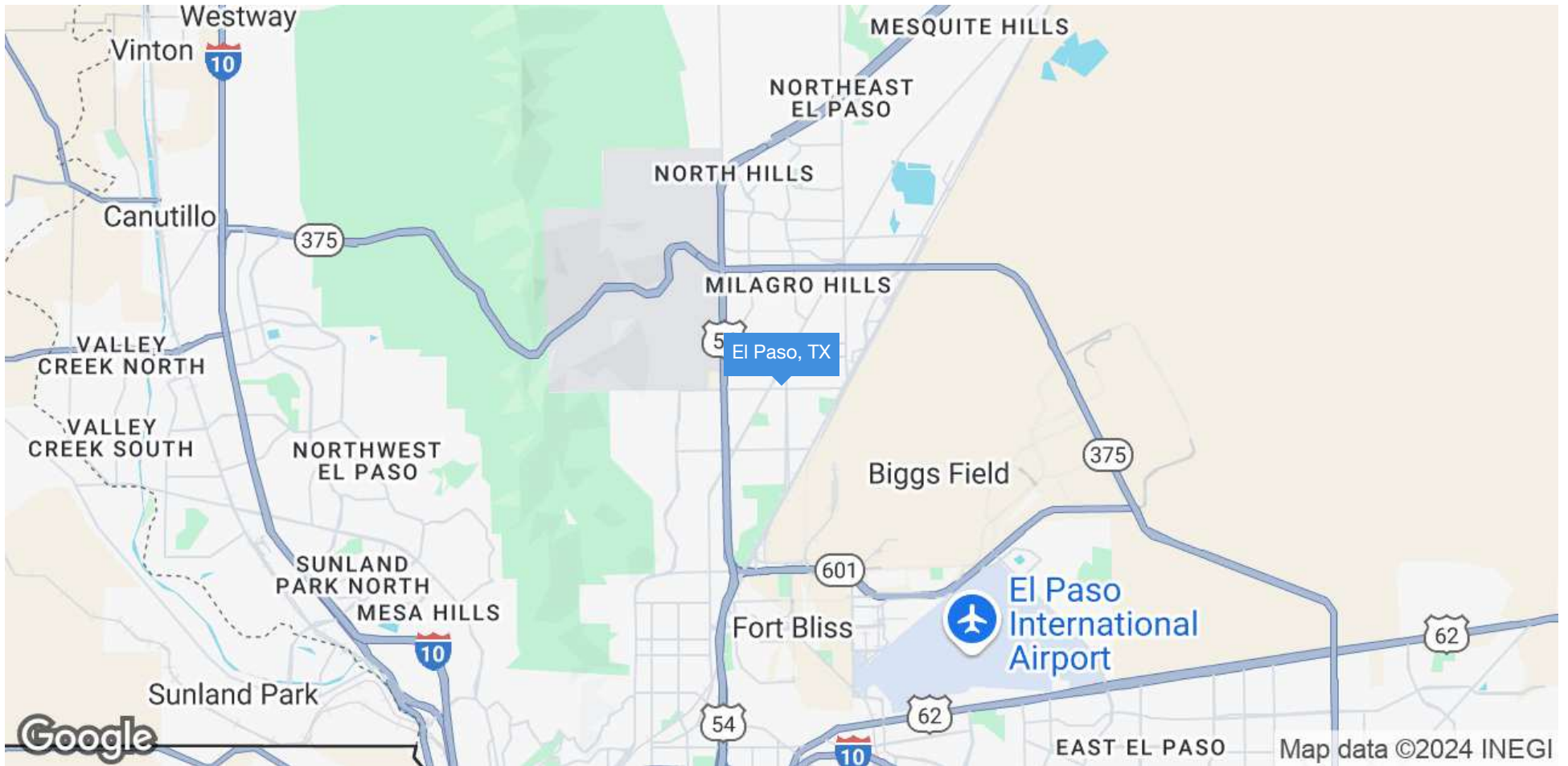


COLDWELL BANKER
COMMERCIAL
LEWIS REALTY GROUP

SALE

MOUNTAIN VIEW BAPTIST CHURCH

4959 Hondo Pass Drive El Paso, TX 79924



Tommy Lewis
(915) 544-5205



COLDWELL BANKER
COMMERCIAL
LEWIS REALTY GROUP

SALE

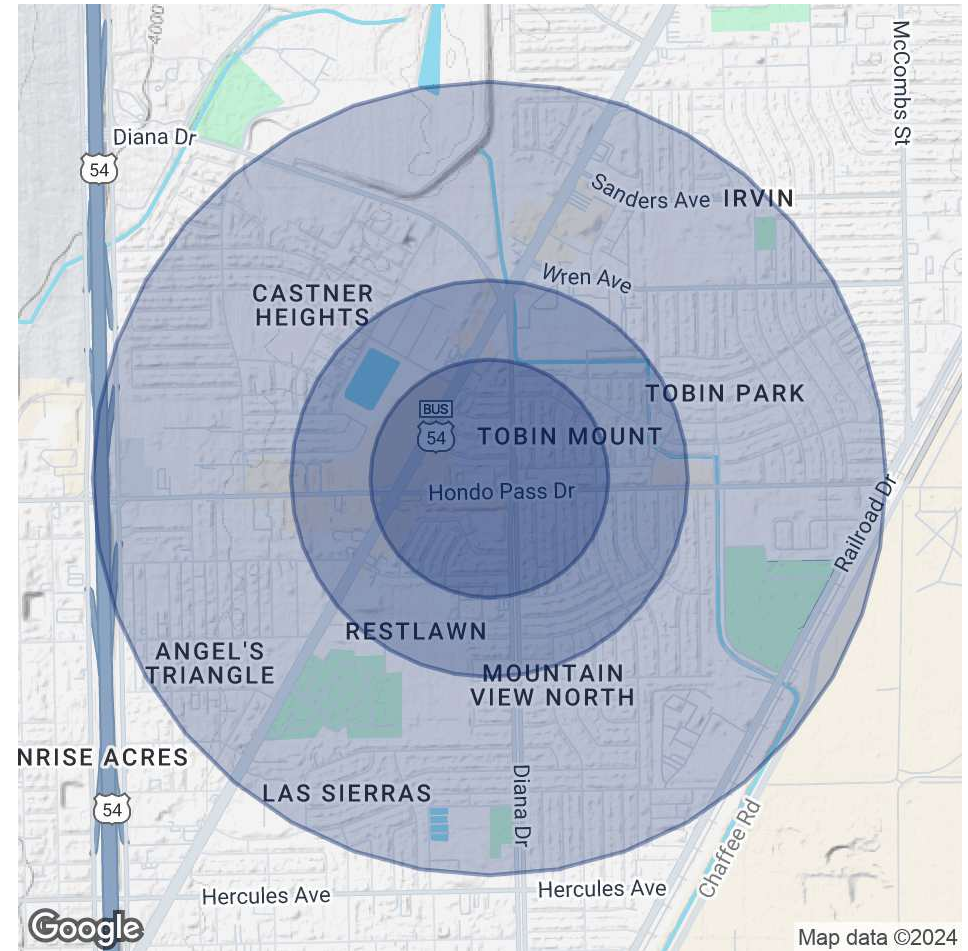
MOUNTAIN VIEW BAPTIST CHURCH

4959 Hondo Pass Drive El Paso, TX 79924

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,073	4,094	14,904
Average Age	42	42	40
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	436	1,602	5,789
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$44,006	\$43,737	\$44,994
Average House Value	\$165,266	\$202,174	\$232,004

Demographics data derived from AlphaMap



Tommy Lewis
(915) 544-5205



**COLDWELL BANKER
COMMERCIAL**
LEWIS REALTY GROUP

SALE

MOUNTAIN VIEW BAPTIST CHURCH

4959 Hondo Pass Drive El Paso, TX 79924



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

915.544.5205

Tommy Lewis

(915) 544-5205



**COLDWELL BANKER
COMMERCIAL**
LEWIS REALTY GROUP

SALE

MOUNTAIN VIEW BAPTIST CHURCH

4959 Hondo Pass Drive El Paso, TX 79924



SALE PRICE

\$3,950,000

Tommy Lewis
(915) 544-5205

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**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.

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