

# SALE

## 11420 GATEWAY NORTH BLVD

11420 Gateway North Blvd El Paso, TX 79934



SALE PRICE

CALL FOR DETAILS!

**Tommy Lewis**  
(915) 544-5205

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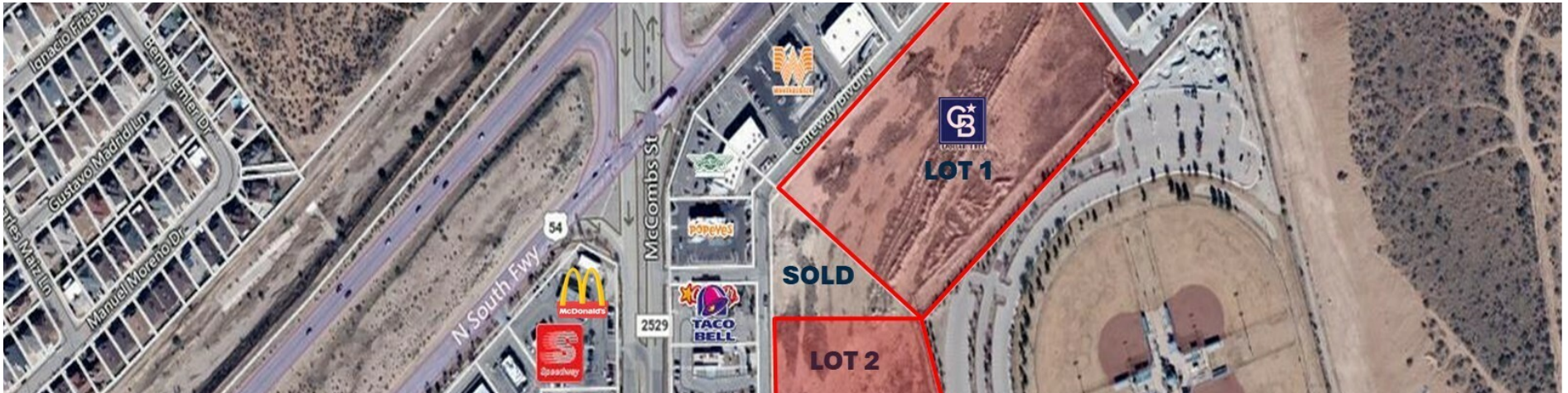


**COLDWELL BANKER  
COMMERCIAL**  
LEWIS REALTY GROUP



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## PROPERTY DESCRIPTION

This property consists of two parcels, both are "building pad ready" with access to all utilities, with all drives and multiple access points. The site offers excellent amenities and is surrounded by national retailers (Taco Bell, Carl's Jr., Whataburger and Dollar Tree) and medical office (Sierra Providence, West Texas Pain Institute and Patriot Rehabilitation Center). All or Part!

## PROPERTY HIGHLIGHTS

- Excellent Northeast Location
- High Growth Area
- Near New Meta Data Center, Campos Del Sol, and New Border Expressway
- Excellent Visibility and Access

## OFFERING SUMMARY

Sale Price:	CALL FOR DETAILS
Lot Size:	Lot 1 - 9.386 AC; Lot 2 - 1.67 AC

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,612	10,033	27,617
Total Population	6,926	21,455	59,074
Average HH Income	\$54,452	\$58,135	\$52,005

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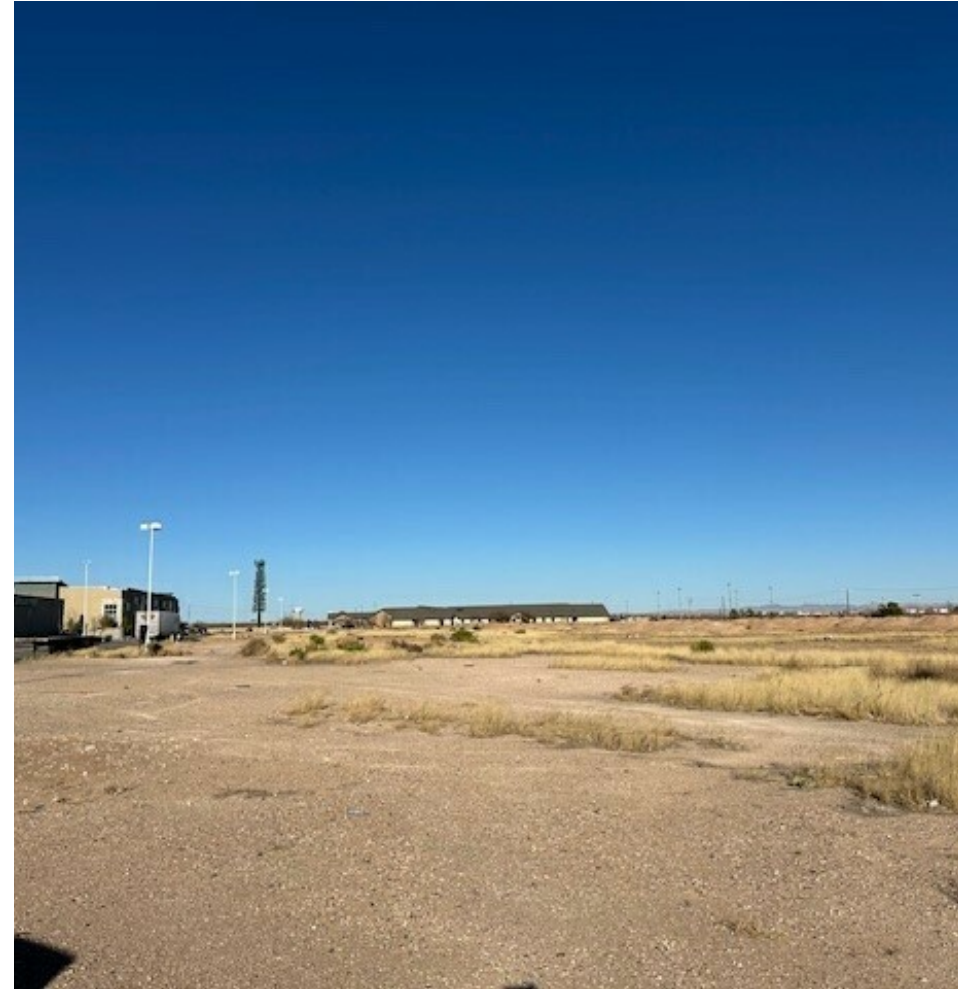


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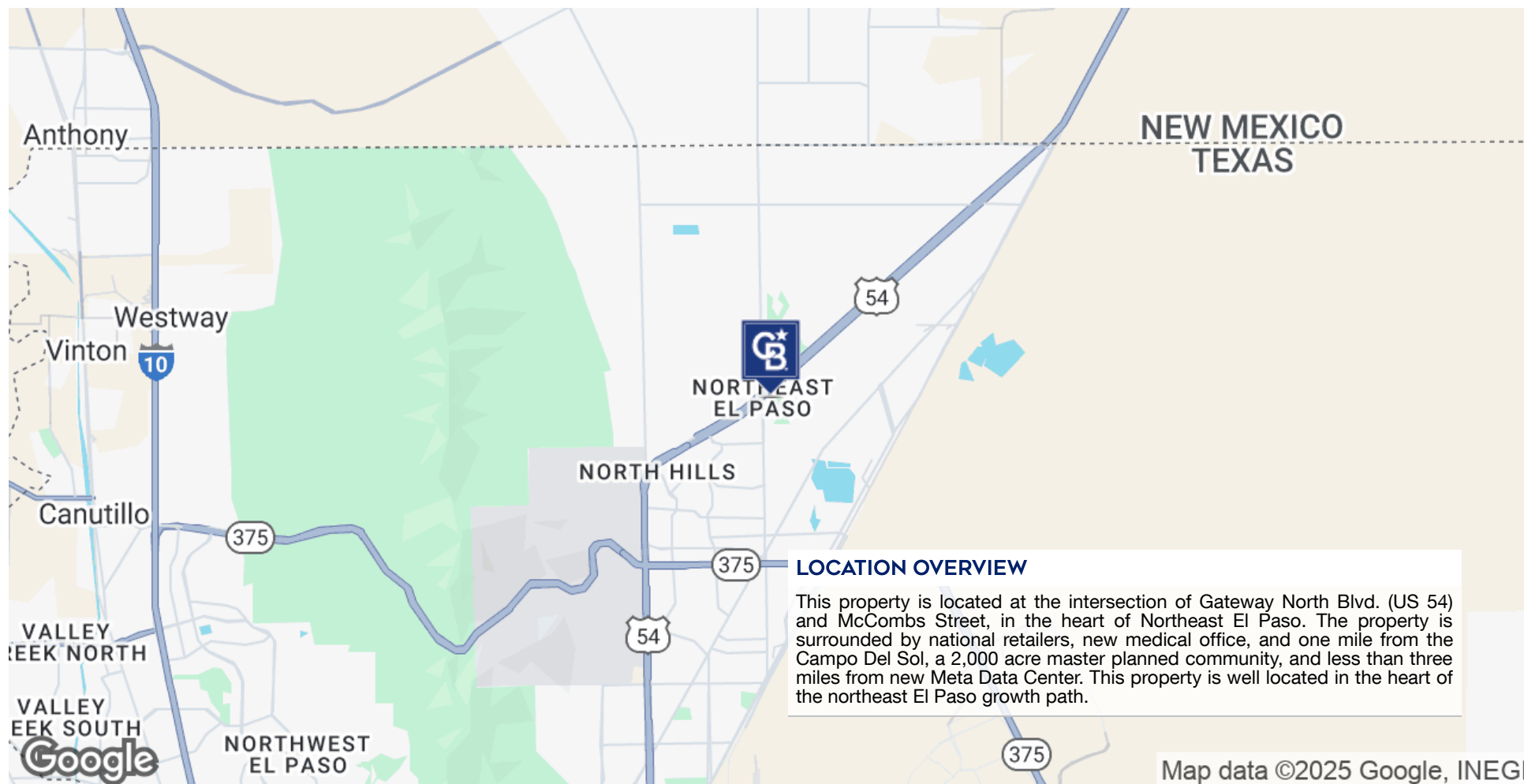
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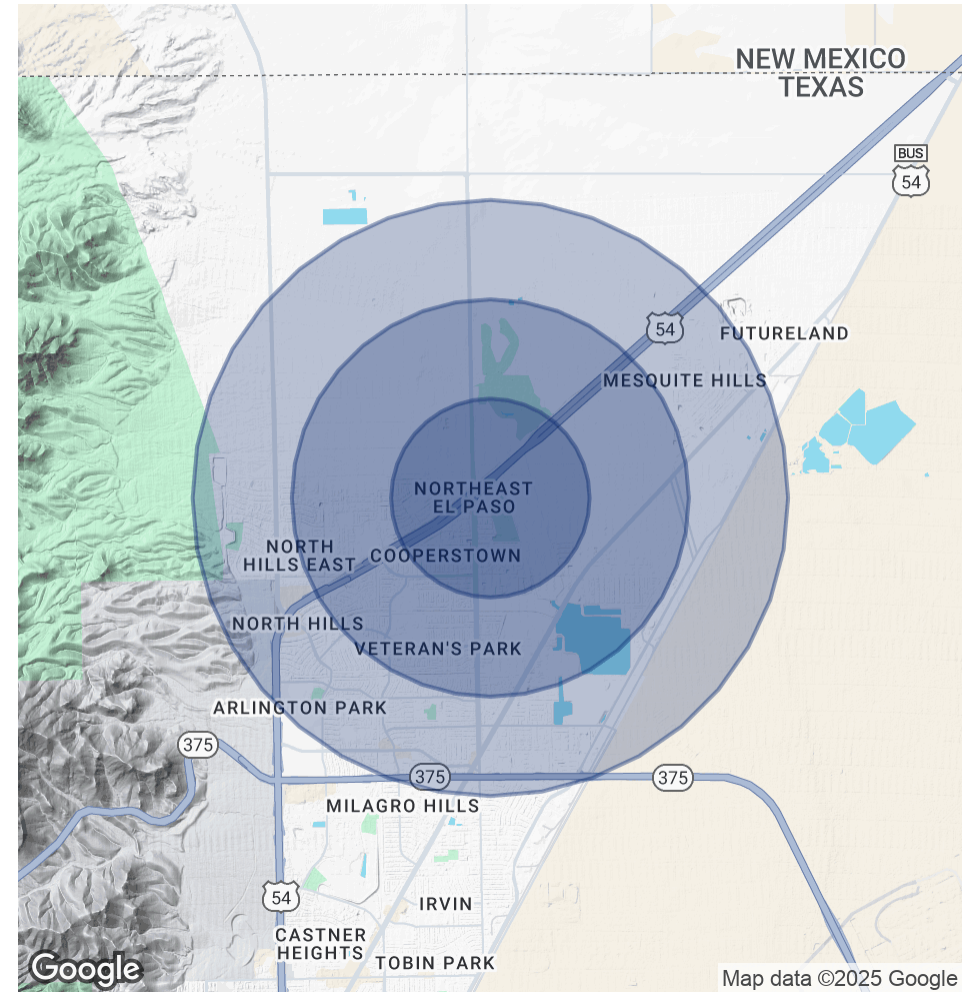
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,926	21,455	59,074
Average Age	37.1	34.1	35.3
Average Age (Male)	33.7	33.1	34.1
Average Age (Female)	38.1	34.7	36.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,612	10,033	27,617
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$54,452	\$58,135	\$52,005
Average House Value	\$161,923	\$174,052	\$142,978

2020 American Community Survey (ACS)



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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  
915.544.5205

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*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## 02.20.2024 11420