

SALE

5050 N DESERT BLVD

5050 N Desert Blvd El Paso, TX 79912



SALE PRICE

\$625,000

Tommy Lewis

915 544 5205

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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.

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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

Introducing a prime opportunity for land and office investors in the El Paso area. This highly desirable property is approximately 40,392 SF, and is zoned C3, offering versatile potential for various business endeavors. With a strategic location within the bustling El Paso area, the property provides an ideal setting for thriving commercial ventures. Its modern build and ample space present a strong foundation for customized office and or medical uses, ensuring a comfortable and productive environment for tenants. Don't miss the chance to invest in this exceptional property with promising potential for growth and returns.

PROPERTY HIGHLIGHTS

- West El Paso Land
- Excellent Access
- Many Amenities

OFFERING SUMMARY

Sale Price:	\$625,000
Lot Size:	40,392 SF
Zoning:	C3 SC
Utilities:	Yes

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	224	689	4,193
Total Population	557	1,708	10,513
Average HH Income	\$79,679	\$75,728	\$71,726

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LOCATION DESCRIPTION

Excellent west side location adjacent to First Light Federal Credit Union and Salt Grass Steakhouse. The property has excellent ease of access to North Desert Blvd (Interstate Ten) and Bartlett Drive and is surrounded by several national and regional retailers. Excellent demographics. This location offers many amenities and is just ten minutes from Downtown El Paso, the University of Texas at El Paso, several hospitals, and just fifteen minutes to the El Paso International Airport.

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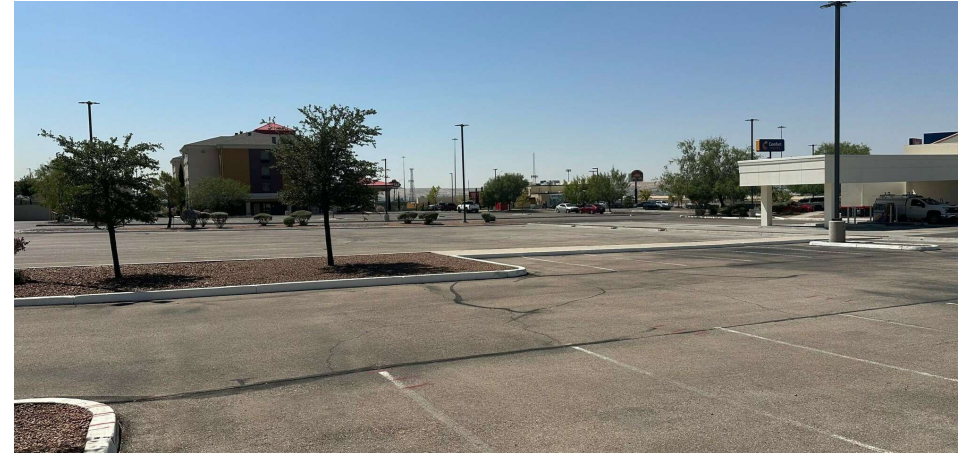


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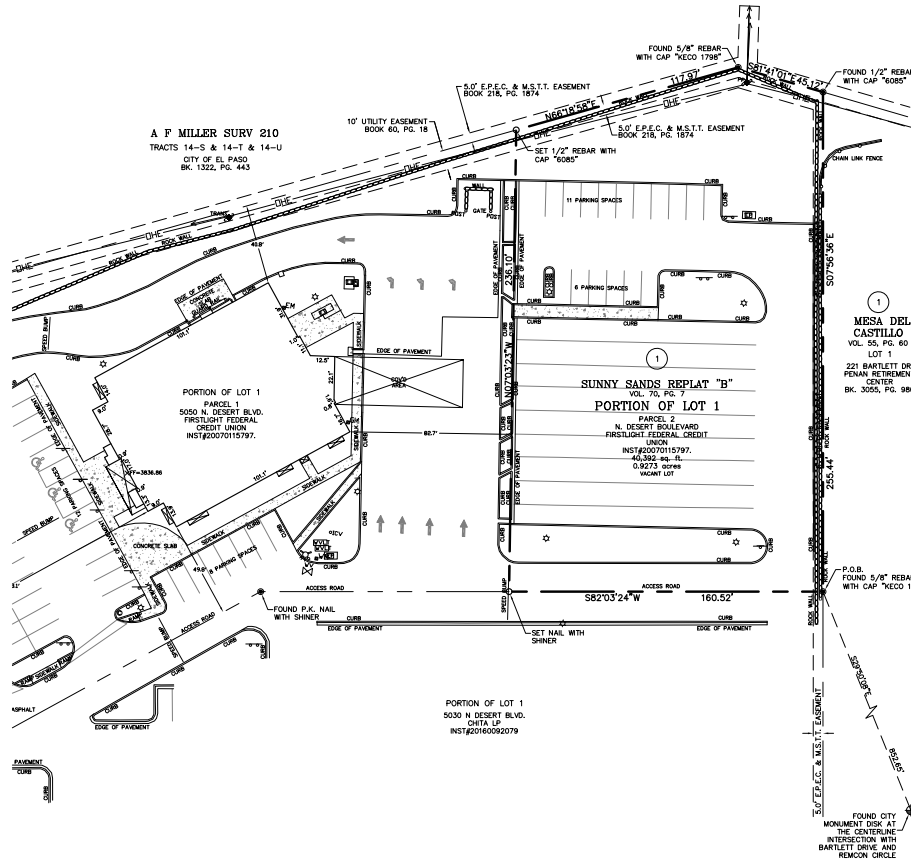
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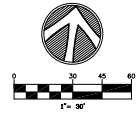
CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED IN
VOLUME 70, PAGE 7, EL PASO COUNTY PLAT RECORDS
PARCEL 2
TOTAL CONTAINING: 0.9273 ACRES

JULY 15, 2024



NOTES:

- BEARING BASIS IS RECORD FOR SUNNY SANDS REPLAT "B", AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 70, PAGE 7, EL PASO COUNTY PLAT RECORDS AND REFERENCE BY FOUND CITY MONUMENTS SHOWN HEREIN.
- VERTICAL DATUM IS NAVD 88 DATUM AS DERIVED USING GPS METHODS VIA RTK NETWORK ESTABLISH BY WESTERN DATA, EL PASO ISLAND. REFERENCE A FOUND CITY MONUMENT DISK AT THE CENTERLINE INTERSECTION OF BARTLETT DRIVE AND REMON DRIVE. ELEVATION = 3838.26 FT NAVD 88. ELEVATION = 3828.76 FT CITY DATUM.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 46021400210, DATED 01/03/1997, THIS PROPERTY IS IN FLOOD HAZARD ZONE C "AREAS OF MINIMAL FLOODING".
- UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATED BY ON SITE EVIDENCE AND RECORD INFORMATION.
- CITY ZONING IS C-3, COMMERCIAL DISTRICT, (AS ESTABLISHED IN CHAPTER 20.06)
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT FOR TITLE INSURANCE. EASEMENTS MAY EXIST WHERE NONE ARE SHOWN.



OWNER INFORMATION:
GEO ID: 590799900100180
FIRSTLIGHT FEDERAL CREDIT UNION
8983 KENWORTHY ST.
EL PASO, TX 79924

SYMBOL LEGEND

●	FOUND CONTROL POINT
⊙	FOUND CITY MONUMENT
○	SET 1/2" REBAR W/CAP 6085
⊗	CALCULATED POINT (NOT SET)
⊕	SANITARY SEWER MANHOLE
⊖	CLEAN OUT
⊗	WATER METER
⊗	WATER VALVE
⊗	WATER BACK FLOW PREVENTER
⊗	IRRIGATION CONTROL VALVE
⊗	PIPE WIDENING
⊗	STORM SEWER MANHOLE
⊗	WILET
⊗	POWER POLE
⊗	POWER POLE/TRANSFORMER
⊗	LIGHT POLE
⊗	GUY WIRE
⊗	AUTOMATED TELLER MACHINE
⊗	ELECTRIC TRANSFORMER BOX
⊗	ELECTRIC PULL BOX
⊗	ELECTRIC METER
⊗	TELEPHONE BOX
⊗	CABLE BOX
⊗	GAS METER
⊗	TRAFFIC SIGN
⊗	TRAFFIC SIGN WITH 2 POST
⊗	POST
⊗	HANDICAP PARKING



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CERTIFICATION
I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THE INFORMATION SHOWN HEREON WAS FOUND AND IS ACCURATE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF PROFESSIONAL SURVEYING STANDARDS AND SPECIFICATIONS FOR A CATEGORY II CONTROL II SURVEY.

Jesus D. Barrera
Professional Surveyor



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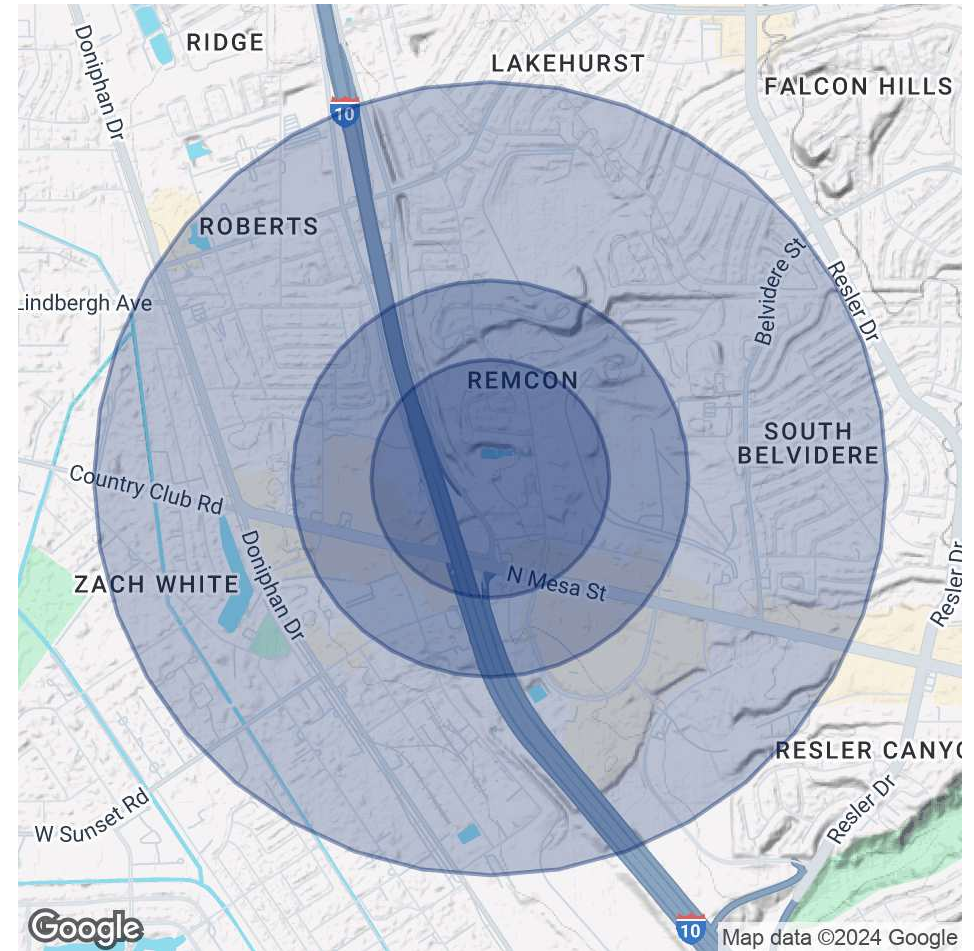
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	557	1,708	10,513
Average Age	41	41	41
Average Age (Male)	38	38	39
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	224	689	4,193
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$79,679	\$75,728	\$71,726
Average House Value	\$223,633	\$226,798	\$233,376

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 Sunburians, currently serves on the Sun Bowl Association Advisory Board and the UTEP Century Club Board of Directors.

Lewis Realty Group

7338 Remcon Circle Suite # 100

El Paso, TX 79912

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