

# SALE

## LAND PELLICANO DRIVE EL PASO, TEXAS

12861 Pellicano Drive El Paso, TX 79928



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

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

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**LEWIS REALTY GROUP**

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### PROPERTY DESCRIPTION

Discover this land investment opportunity with this prime property located in the thriving El Paso area. This property is not "zoned" which offers flexibility for a wide range of potential uses, making it an attractive prospect for many uses. Situated in a rapidly developing area, this property provides a strategic investment opportunity in a sought-after location. With its versatile zoning and promising location, the possibilities are endless for creating a valuable asset in East El Paso.

### PROPERTY HIGHLIGHTS

- Frontage on Pellicano Drive
- Access to All Utilities
- Suitable for Broad Range of Uses

### OFFERING SUMMARY

Sale Price:	Call for Details
Lot Size:	9.08 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	36	308	1,399
Total Population	116	982	4,824
Average HH Income	\$131,744	\$131,744	\$113,742

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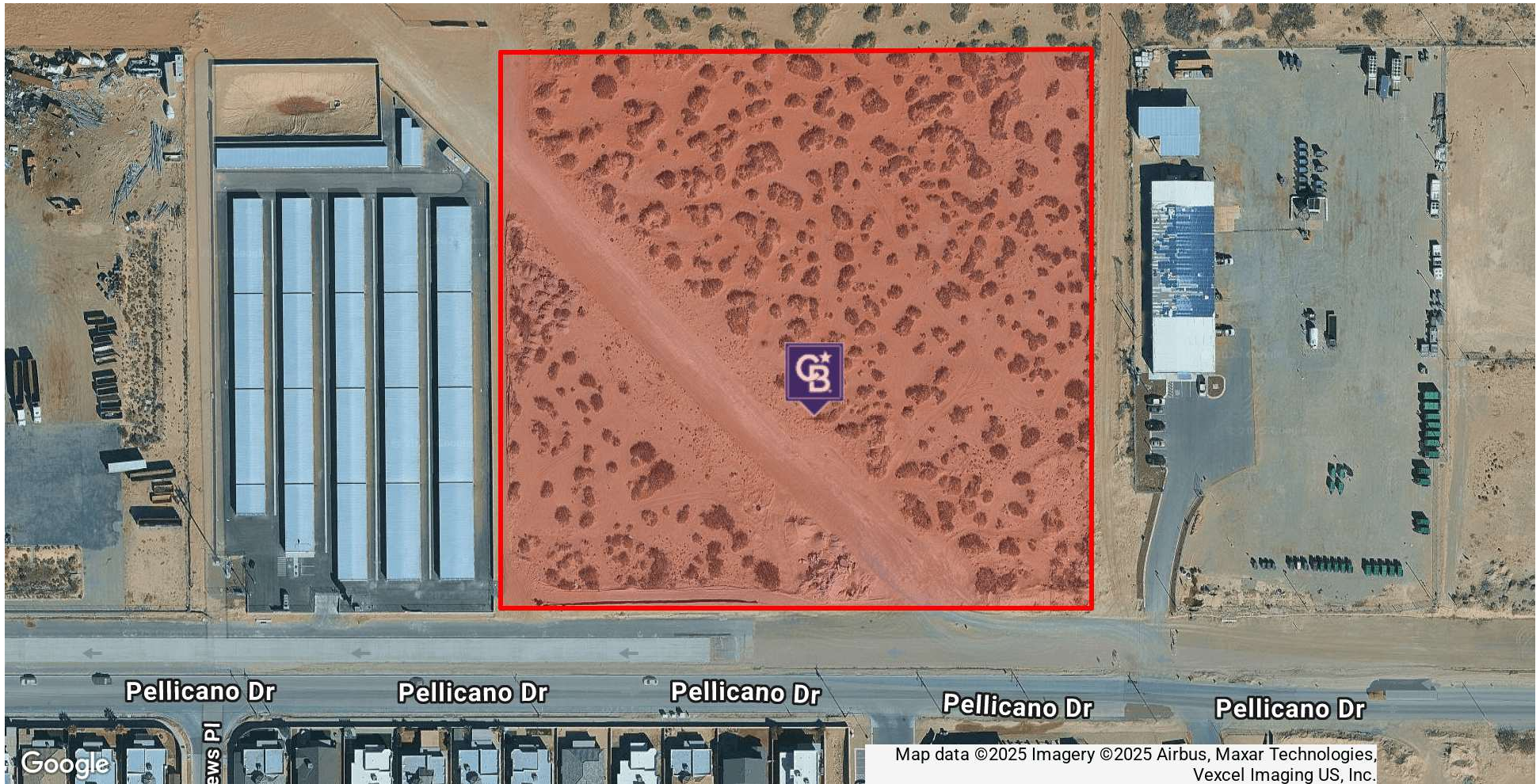
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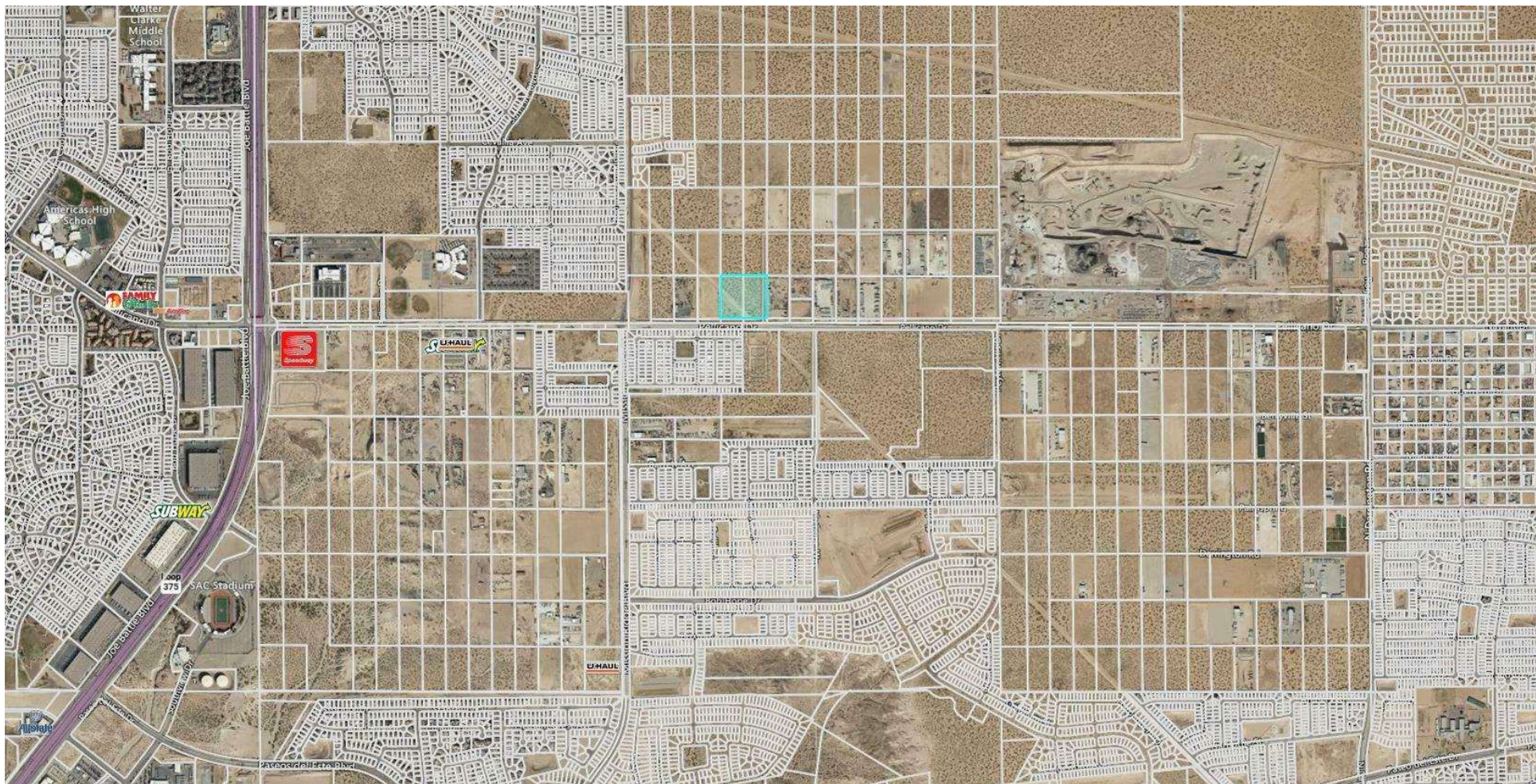
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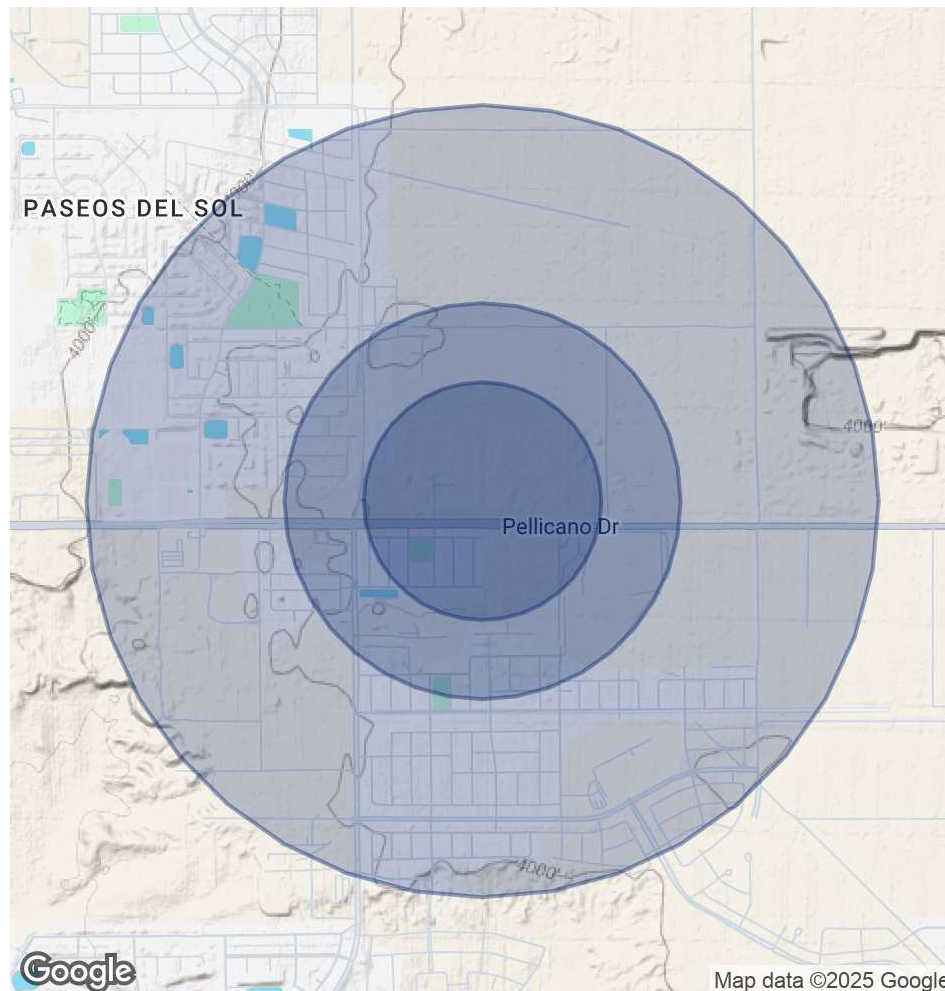
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	116	982	4,824
Average Age	31	31	31
Average Age (Male)	31	31	30
Average Age (Female)	31	31	31

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	36	308	1,399
# of Persons per HH	3.2	3.2	3.4
Average HH Income	\$131,744	\$131,744	\$113,742
Average House Value	\$301,245	\$301,245	\$295,563

Demographics data derived from AlphaMap



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

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### TOMMY LEWIS

Commercial Owner, Owner, Comm Sales Associate

[tommy@cbclewisrealtygroup.com](mailto: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.

#### Lewis Realty Group

7338 Remcon Circle Suite # 100

El Paso, TX 79912

915.544.5205

**Tommy Lewis**

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**Carol Lewis**

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### CAROL LEWIS

Marketing Contact, Owner, Comm Sales Associate

carol@cbclemisrealtygroup.com

Direct: (915) 544-5205

### PROFESSIONAL BACKGROUND

Carol Lewis, President of the company started her real estate career in 1983 working with an El Paso based development company leasing and managing their commercial/industrial properties which included over 1,000,000 square feet of properties. In 1988, she joined one of El Paso's leading commercial real estate firms where she became Vice-President and later, Regional Director of the El Paso branch. She formed her own company, Lewis Realty Group, Inc. in 1998 and in 2006 was approached by the Coldwell Banker Commercial corporate franchise team to affiliate with their worldwide organization.

In her thirty six year career, she has been involved in all facets of the real estate industry to include one of the largest office lease transactions in the City of El Paso which was 70,000 square feet for the Department of Human Services. She represented a buyer who acquired a portfolio of shopping centers which was a \$14,000,000 sale. In addition to handling hundreds of commercial real estate transactions, Carol was responsible for working for both buyer and seller in a \$10,000,000 industrial portfolio sale.

Fostering long lasting relationships driven by integrity, honesty and professionalism is what has made Carol the epitome of success.

Carol has served as a Board of Director on the CCIM El Paso Chapter and the Rotary Club of West El Paso. In 2024, she will celebrate her 35th year as a Rotarian.

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## Information About Brokerage Services

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

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>Lewis Realty Group</b>	-	-	<b>915.544.5205</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
-	-	-	-
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Tommy Lewis</b>	-	<b>tommy@cbclewisrealtygroup.com</b>	<b>(915) 544-5205</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date