

WEST EL PASO LAND - CONSTITUTION DRIVE



OFFICE

Tommy Lewis

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WESTSIDE LAND - CONSTITUTION DRIVE

3800 Doniphan Drive, El Paso, TX 79922

SALE



OFFERING SUMMARY

Sale Price: \$850,000

Lot Size: 3.5 Acres

Zoning: C-4 (SC)

Submarket: West

Price / SF: \$5.58

PROPERTY OVERVIEW

Commercial land for sale in the heart of west El Paso, convenient located just seconds from I-10 and Sunland Park Drive and minutes from Downtown El Paso. This location is excellent for many uses including, professional and medical office. The property is zoned for heavy commercial (C-4) which allows for many different uses. All utilities are accessible and the owner has completed many improvements.

PROPERTY HIGHLIGHTS

- Excellent West Location
- Seconds from Sunland Park Drive and I-10
- Surrounded by national and regional retailers
- Just fifteen minutes from Downtown, El Paso Intl. Airport, and three US Mexico Ports of Entry

CBCWORLDWIDE.COM

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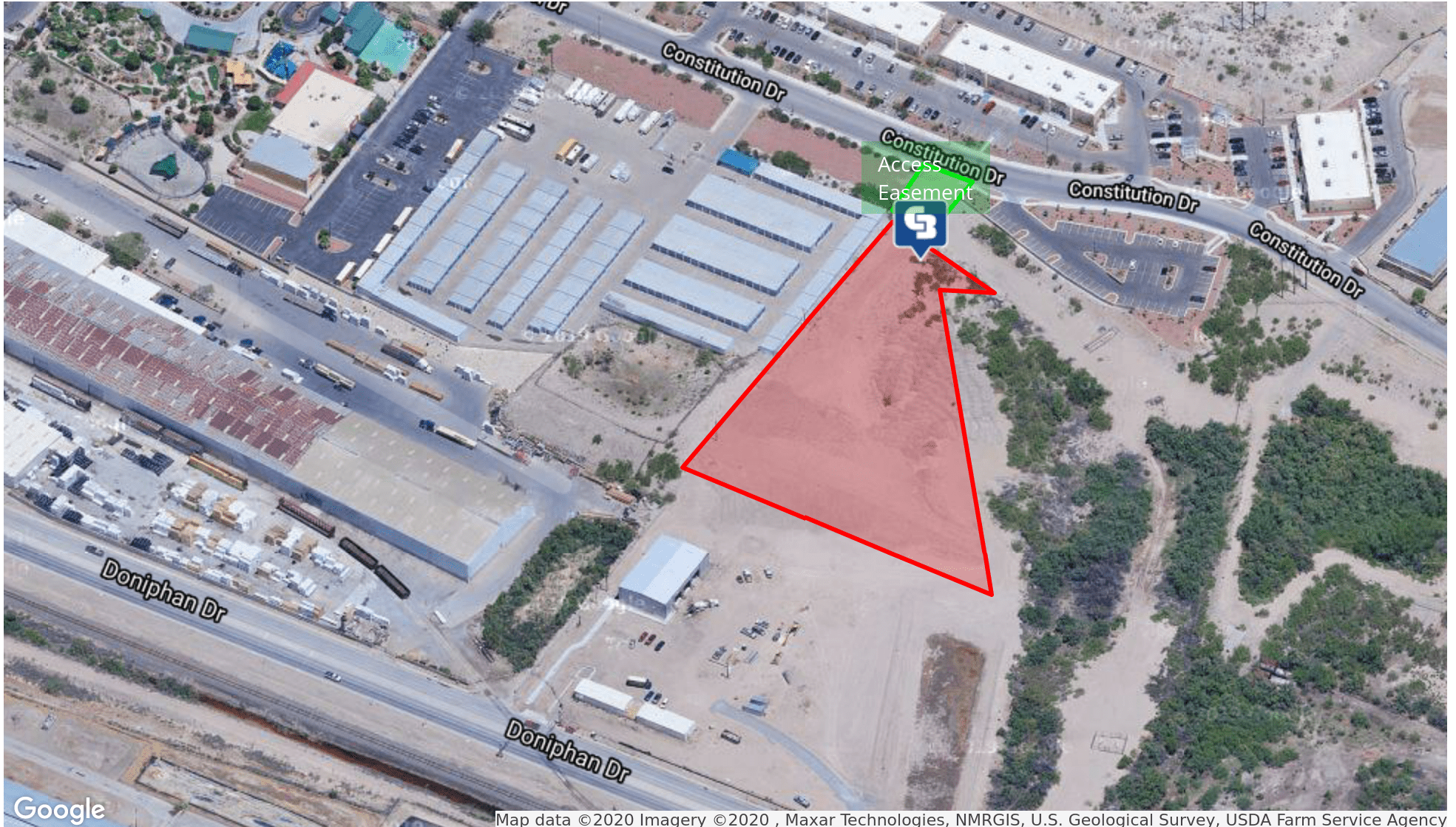




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 **COLDWELL
 BANKER
 COMMERCIAL**
 LEWIS REALTY GROUP



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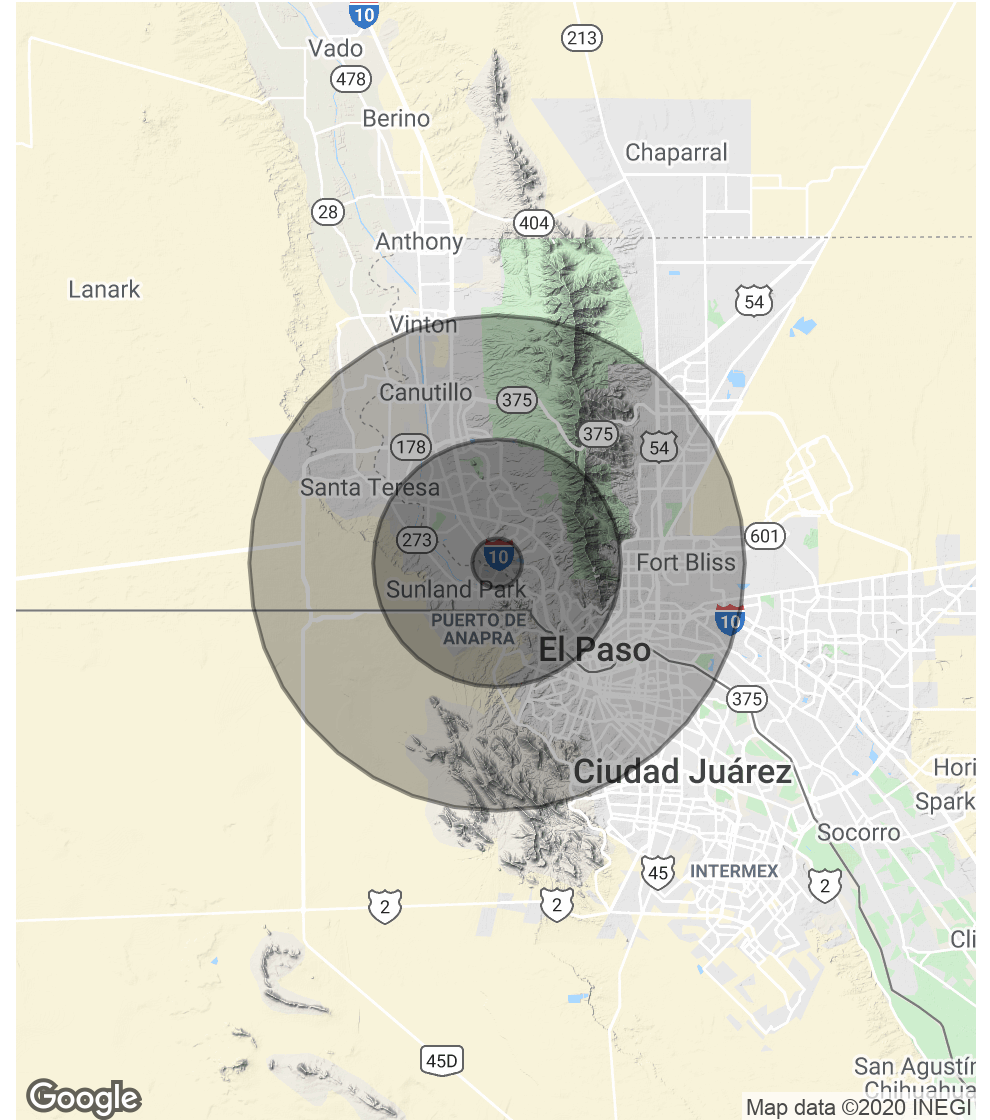
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,468	133,814	323,870
Average age	30.3	34.1	33.6
Average age (Male)	29.5	32.9	32.0
Average age (Female)	32.0	35.3	34.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,971	48,025	109,938
# of persons per HH	2.8	2.8	2.9
Average HH income	\$52,566	\$68,695	\$54,159
Average house value	\$173,011	\$207,829	\$182,433

* Demographic data derived from 2010 US Census



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WESTSIDE LAND - CONSTITUTION DRIVE

3800 Doniphan Drive, El Paso, TX 79922

SALE



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 15 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 Tommy was given Gold Level Circle of Distinction by CBC Corporate where he ranked in the top 5% of over 2,000 agents in the U.S. Tommy has a passion to serve his community which he shows by contributing his time Big Brothers Big Sisters, past president of The SunTurians and currently serves Sun Bowl Association Advisory Board, and the UTEP Century Club Board of Directors.

EDUCATION

Bachelor's Degree From The University of Texas El Paso

MEMBERSHIPS

CCIM

El Paso Greater Chamber of Commerce

Texas Association of Realtors

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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.

Allyson Lewis/Lewis Realty Group, Inc.	461916	allyson@cbclrg.com	915/544-5205
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
Tommy Lewis	474881	tommy@cbclrg.com	915/544-5205
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission
TXR-2501

Lewis Realty Group, P. O. Box 220498 El Paso, TX 79913
Carol Lewis

Information available at www.trec.texas.gov
IABS 1-0 Date

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