

SALE

300-310 FOSTER ROAD LAS CRUCES, NEW MEXICO



SALE PRICE

\$1,650,000

Tommy Lewis

915 544 5205

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COLDWELL BANKER
COMMERCIAL
LEWIS REALTY GROUP

SALE

300-310 FOSTER ROAD LAS CRUCES, NM

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

CBC Lewis Realty Group in conjunction with CBC Las Colinas (Qualified New Mexico Broker) proudly introduces a prime opportunity for office building investors and business owners in the Las Cruces area: This 7,367 SF property, built in 1980 and renovated in 1990, offers a compelling investment with its ideal features. Zoned C2, the property boasts an existing drive-through, excellent condition, and abundant parking—making this well-suited for a financial institution or professional office space. Its excellent central location and ease of access add to its allure, presenting a good opportunity for potential tenants seeking convenience and visibility. With a combination of attractive features and strategic positioning, this property presents a promising investment opportunity in the thriving Las Cruces market.

PROPERTY HIGHLIGHTS

- Financial Institution
- Excellent Condition
- Existing Drive Through
- Abundant Parking

OFFERING SUMMARY

Sale Price:	\$1,650,000
Lot Size:	3.05 Acres
Building Size:	7,367 SF
Year Built:	1980 (Remodeled 1990)
Zoning:	C2
Legal:	Idaho Plaza 695 Lot:11 S:19 T:23S R:2E; & Lot:12 S:19 T:23S R:2E

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LOCATION DESCRIPTION

Located in the heart of Las Cruces, NM, the area surrounding the property offers a dynamic mix of business and leisure. Nearby, investors will find the vibrant downtown district with diverse dining options, cultural attractions, and unique shopping experiences, creating a conducive environment for all businesses. The location benefits from close proximity to New Mexico State University, offering access to a talented workforce and fostering innovation. The property is also conveniently situated near major transportation routes for ease of access. With its blend of business and lifestyle amenities, the area presents an attractive opportunity for office building investors as well as medical office users seeking a strategic location with potential for growth.

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LOCATION INFORMATION

Street Address

City, State, Zip

County

Cross-Streets

Las Cruces, NM 88005

Dona Ana

Foster Road and East Idaho Ave.

PROPERTY HIGHLIGHTS

- Financial Institution
- Excellent Condition
- Existing Drive Through
- Abundant Parking
- Good Central Location
- Ease of Access

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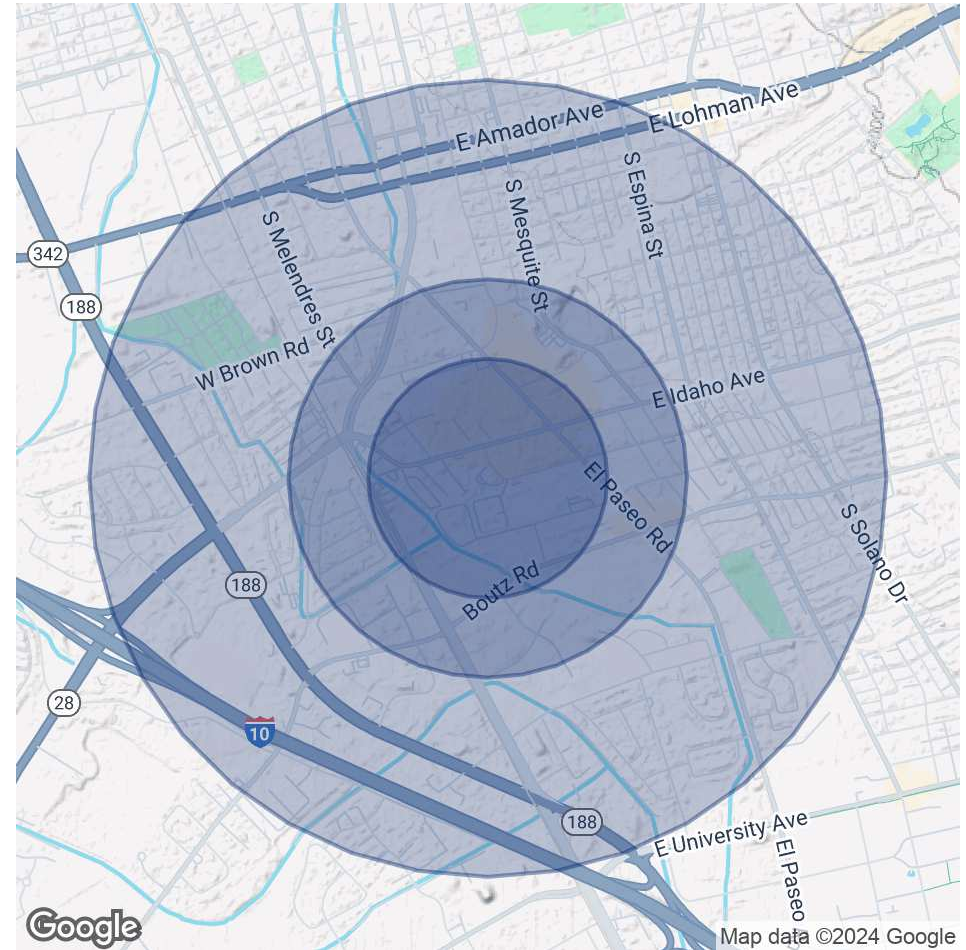
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	629	2,089	8,939
Average Age	41	40	39
Average Age (Male)	38	38	38
Average Age (Female)	43	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	341	1,010	4,090
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$28,223	\$37,717	\$45,039
Average House Value	\$253,906	\$185,824	\$183,858

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 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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Las Colinas



APRIL AGER

CRE REALTOR-QUALIFYING BROKER-CONSULTANT-INVESTOR

ABOUT

A native of Michigan, April moved to New Mexico in 1980 and traveled much of the southwest region as a Healthcare Management Consultant, mentoring Physicians and Lawyers with strategic planning and assisting them with enhancing their business profitability. April has consulted with many law firms, as well as, medical, chiropractic, dental and several sub-specialty healthcare practices. Her Business brokerage expertise excelled as she earned her Qualifying Broker's license in 1994, offering her clients a more value added - *full service* - real estate experience. April's client portfolio consists of Medical and Dental Professionals, Chiropractors, sub-specialty healthcare practitioners, Investors, Lawyers, Developers, family and friends.

PERSONAL ATTENTION AND CUSTOMIZED SOLUTIONS April's clients refer to her as "*tenaciously* committed to getting the deal done, very thorough and a valuable resource to the real estate industry." April is known and respected for her knowledge, location intelligence, negotiation skills and attention to detailed client services. Every real estate investment is unique to its' own portfolio, therefore, April offers her clients a complimentary consultation to discuss their goals, objectives and philosophy; working together, to identify a strategic plan that best fits their business plan and exit strategy.

April has worked with thousands of clients' since 1980 and each transaction is uniquely different, therefore, "no transaction is too big or too small". *April says*, "I have worked with many different types of transactions which include, but are not limited to, Seller representation, Buyer representation, Landlord representation, Tenant representation, new business start up, growth and expansion strategies, design concept & development options, downsizing, business mergers and acquisitions, as well as, exit strategies."

EXPERTISE

30 Years of Commercial Real Estate Experience

PROFESSIONAL ACHIEVEMENTS

Coldwell Banker International Sterling Award

Costar Power Broker Award

CO BROKER: Coldwell Banker Commercial Las Colinas

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<https://carnm.resimplifi.com/brokers/9c4cf985-april-ager>