

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 Traffic Visibility
- Pad Ready
- High Growth Area

OFFERING SUMMARY

Sale Price:	CALL FOR DETAILS
Lot Size:	Lot 1 - 9.386 AC; Lot 2 - 3.185 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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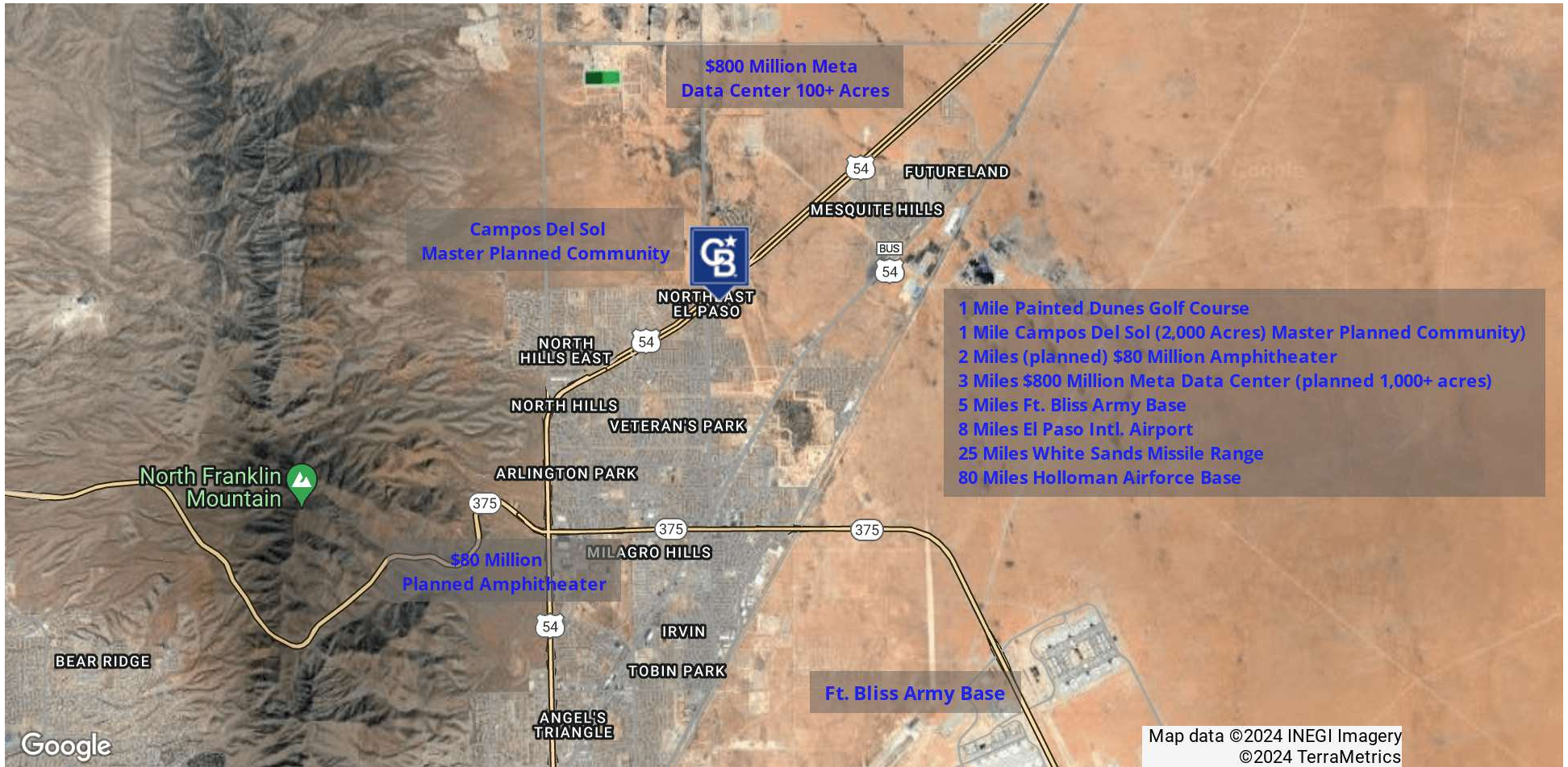
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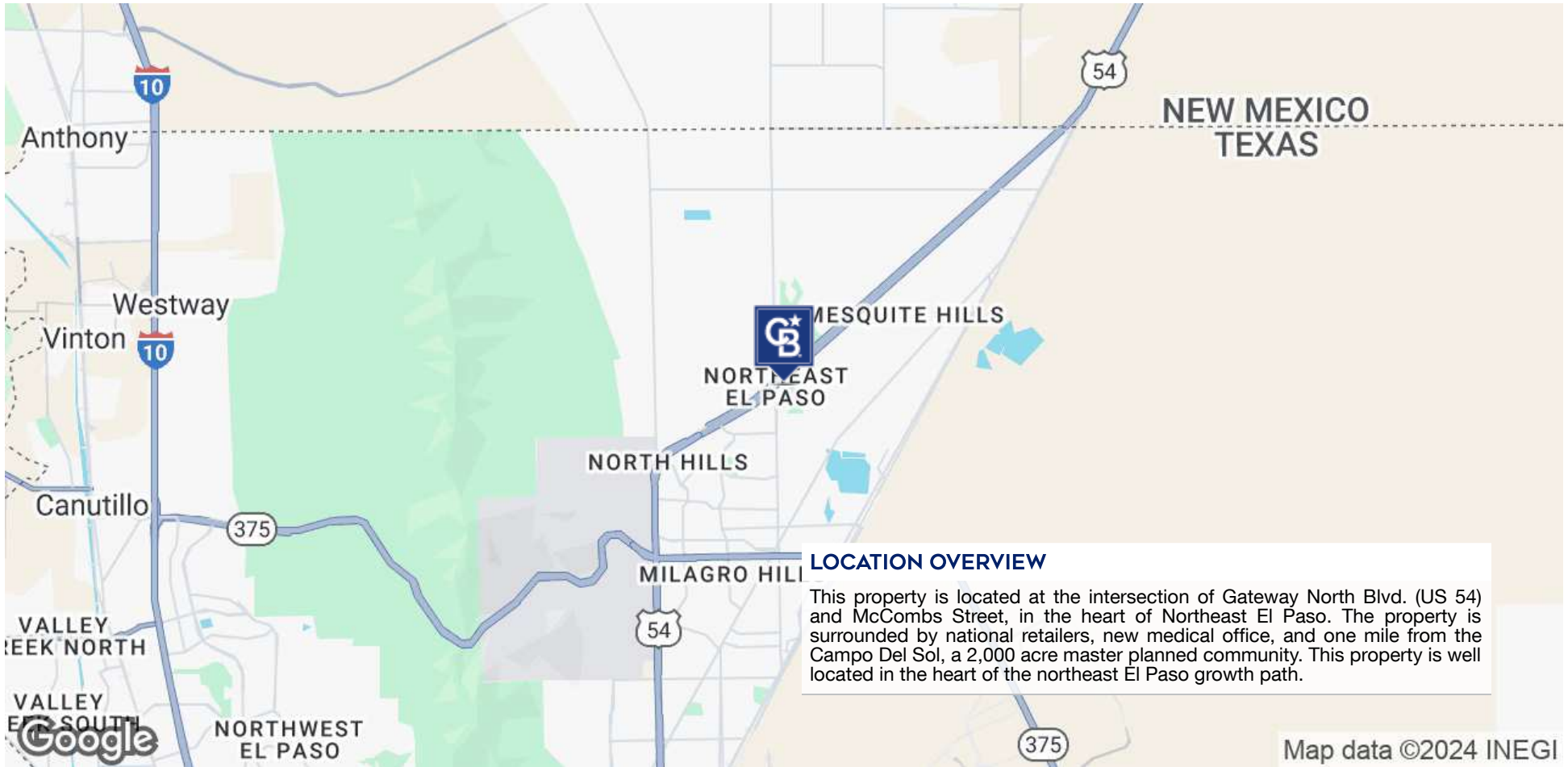


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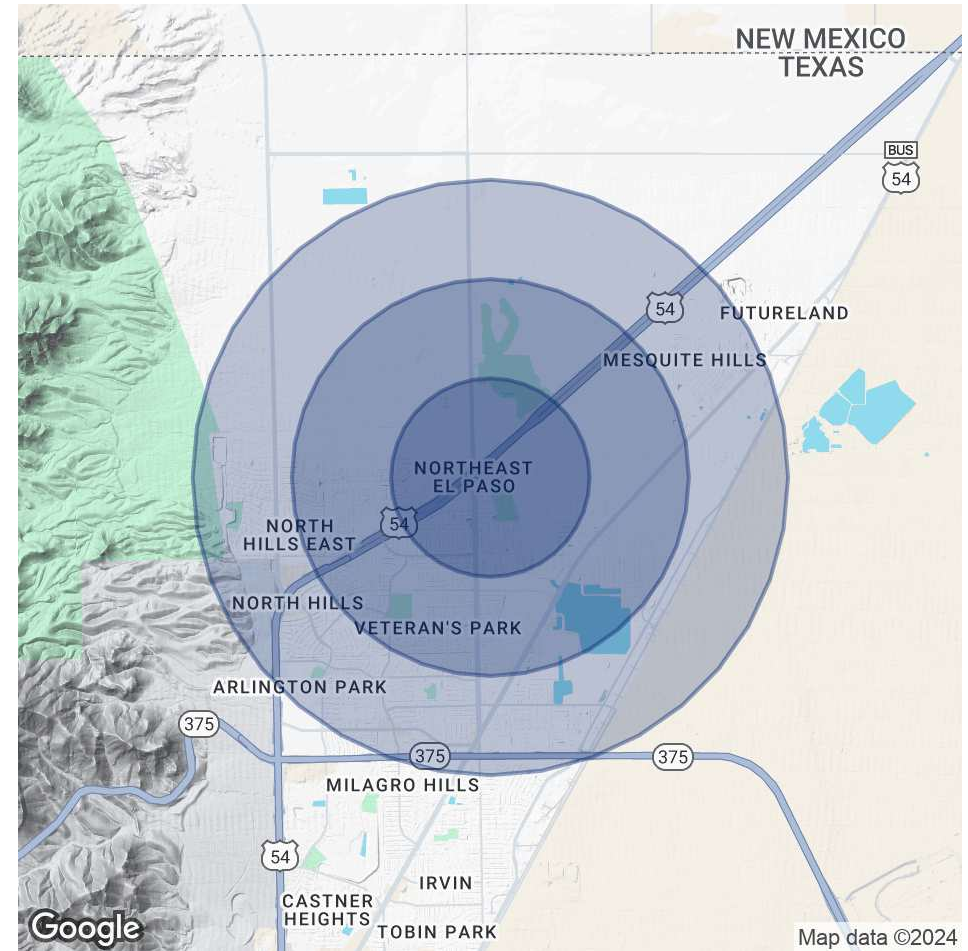
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,926	21,455	59,074
Average Age	37.1	34.1	35.3
Average Age (Male)	33.7	33.1	34.1
Average Age (Female)	38.1	34.7	36.6

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
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915.544.5205

Tommy Lewis

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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.

<u>Lewis Realty Group, Inc.</u>	<u>0461916</u>	<u>Allyson@cbclrg.com</u>	<u>(915)544-5205</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Designated Broker of Firm	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Tommy Lewis</u>	<u> </u>	<u>tommy@cbclewisrealtygroup.com</u>	<u>(915)544-5205</u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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