



**COLDWELL
BANKER
COMMERCIAL**

LEWIS REALTY GROUP

14.7179 +/- ACRES INTERSTATE TEN EL PASO, TEXAS

\$2,985,000

AVAILABLE LAND

14.718 Acres



FOR SALE

CBCWORLDWIDE.COM

OFFICE

Tommy Lewis
915 544 5205
tommy@cbclewisrealtygroup.com

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7338 Remcon Circle, Suite # 100, El Paso, TX 79912
915.544.5205



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14.72 Acres South Desert Blvd. , El Paso, TX 79835

SALE



OFFERING SUMMARY

Sale Price: \$2,985,000

Available SF:

Lot Size: 14.718 Acres

Zoning: R-3

Market: El Paso

Submarket: West El Paso

Price / SF: \$4.66

PROPERTY OVERVIEW

Approximately 14.7 Acres of land for sale in West El Paso with over 900 feet of frontage on South Desert Blvd. (Interstate Ten) near Los Mochis Street. The property is approximately 500' from a newly planned under pass on Interstate Ten (estimated bid date August 2021), and approximately 5 acres are located outside of the El Paso City Limits. This site is located in the heart of El Paso's growth path with over 2,000 new homes planned. The property has quick access to Loop 375 and is less than one mile from Sierra Providence Hospital, The Outlet Shoppes at El Paso, many major retailers, the new Abundant Living Faith Center, and The Northwest Corporate Center.

PROPERTY HIGHLIGHTS

- Interstate Ten Land
- Over 500 Feet of I-10 Frontage
- Fast Growing West El Paso Area
- Excellent Location With Over 50,000 Cars Per Day

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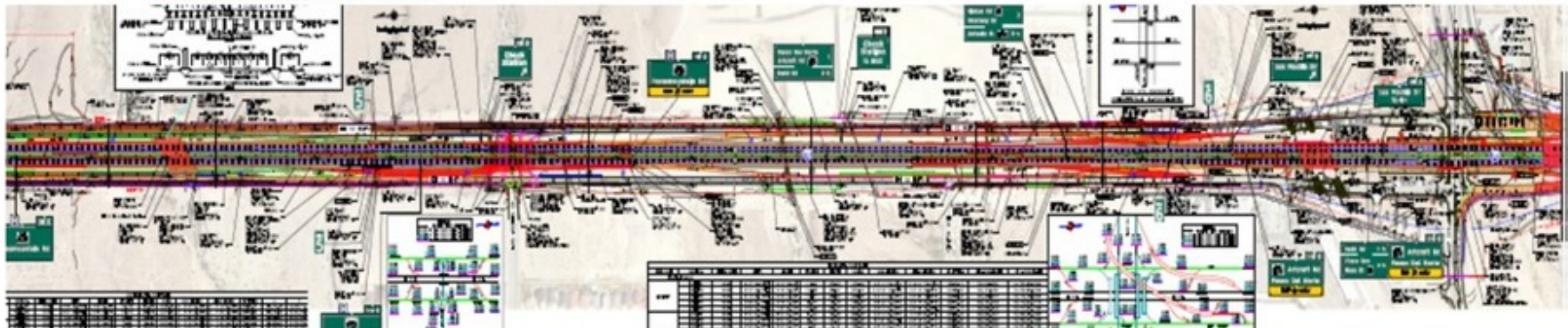
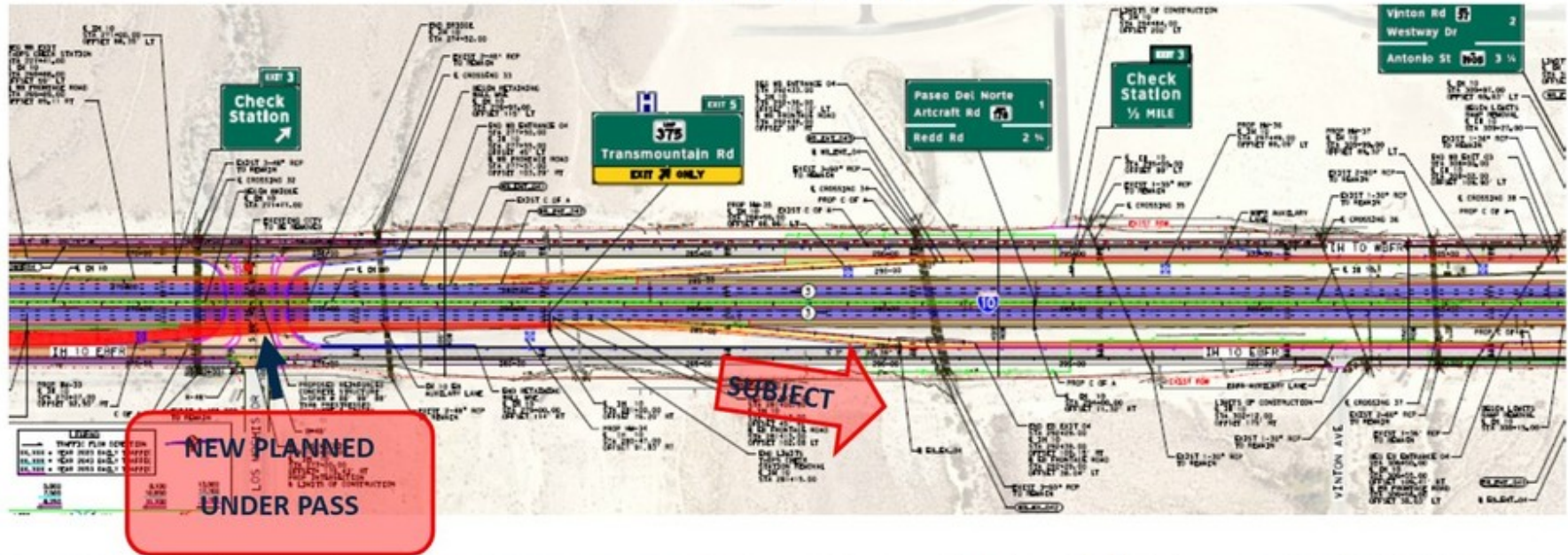


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TXDOT I-10 IMPROVEMENT PLANS 2021-2022



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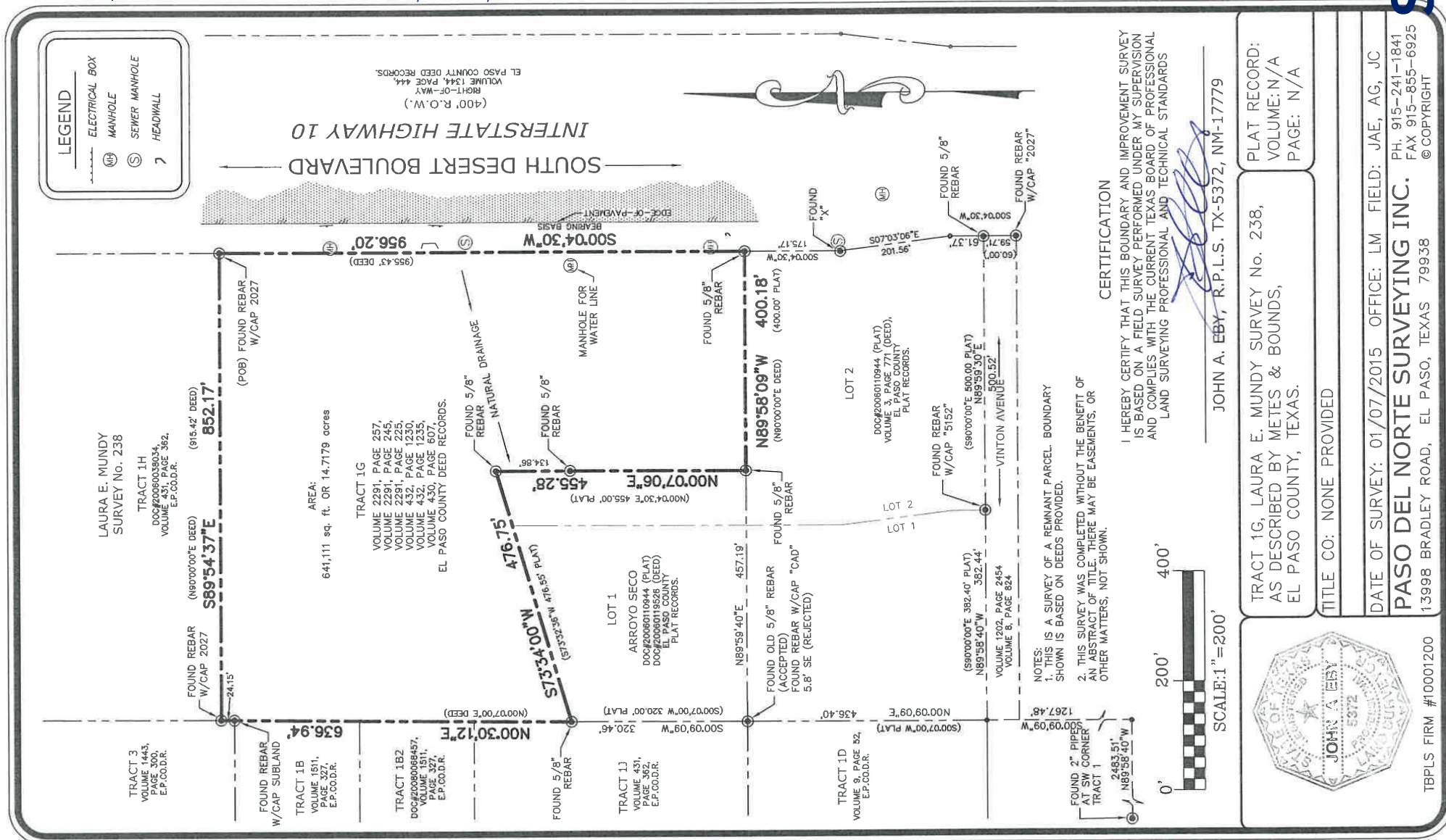
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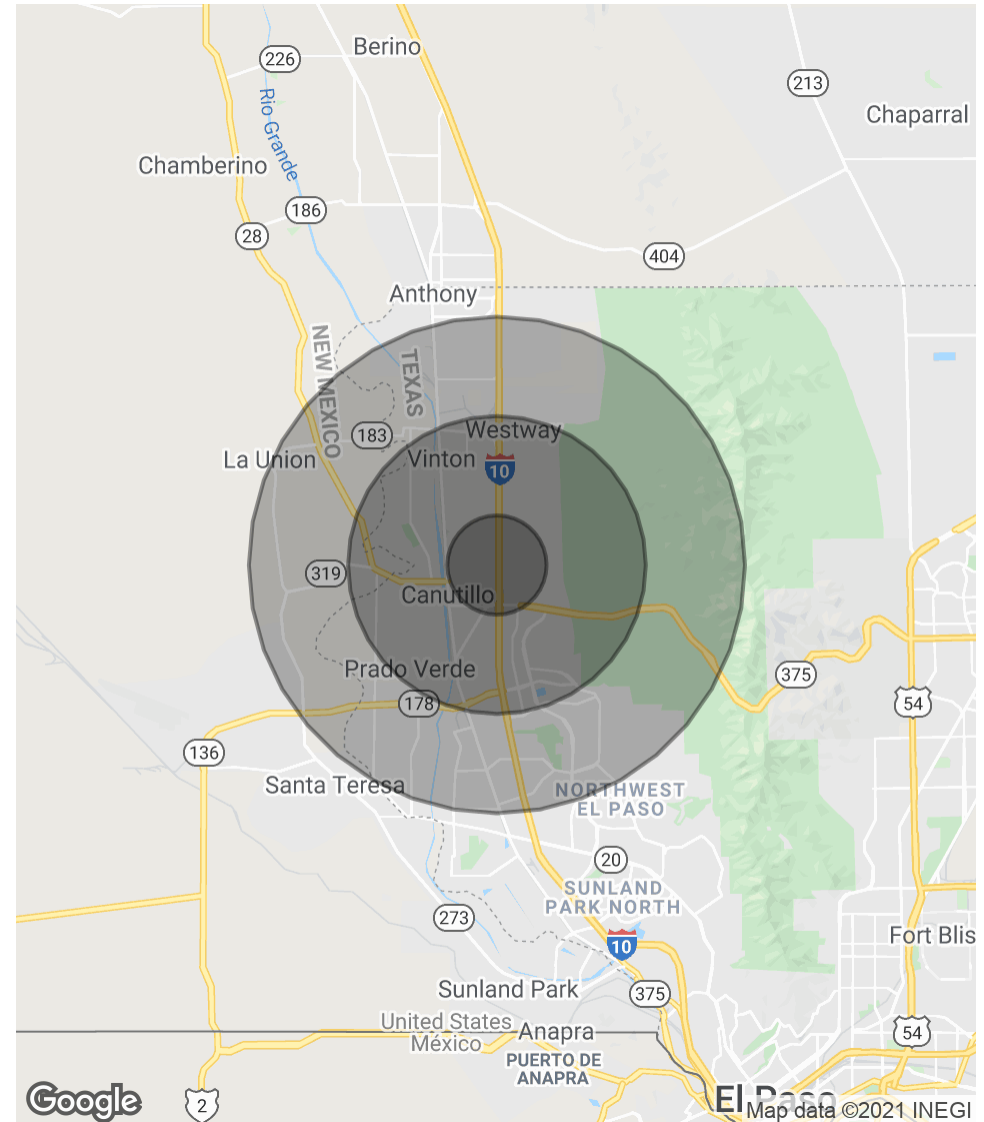
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,699	22,744	68,419
Average age	27.0	29.7	31.7
Average age (Male)	23.7	26.3	29.3
Average age (Female)	29.6	31.4	32.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	724	6,553	20,536
# of persons per HH	3.7	3.5	3.3
Average HH income	\$40,818	\$53,687	\$66,566
Average house value	\$102,274	\$124,529	\$175,602

* Demographic data derived from 2010 US Census



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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 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

Lewis Realty Group

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