

# SALE

## 10111 DYER STREET

10111 Dyer Street El Paso, TX 79924



AUTOMOTIVE CENTER

EXCELLENT NORTHEAST LOCATION

FLEXIBLE DESIGN AND FUNCTIONALITY

DYER STREET FRONTAGE

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

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

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**COLDWELL BANKER**  
**COMMERCIAL**  
**LEWIS REALTY GROUP**

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## **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.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

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

This versatile commercial property is well-suited for a variety of industrial, automotive, or service-related uses and is currently operating as an established body shop. The building features five grade-level drive-in doors, a welcoming front lobby, administrative office space, break room, conference room, and a functional warehouse/shop area equipped with an existing paint booth. The property also offers excellent access, efficient circulation, and a secured small yard area, providing added flexibility for operations, storage, or vehicle staging.

### LOCATION DESCRIPTION

Strategically located in the heart of Northeast El Paso along Dyer Street, the property offers excellent accessibility just less than one mile from Transmountain Boulevard (Loop 375). The site is surrounded by established residential neighborhoods, national retailers, restaurants, and everyday amenities, providing strong visibility and convenient access for both customers and employees. Its proximity to Loop 375 allows for efficient connectivity throughout the El Paso market, making it an ideal location for a variety of commercial uses.

### OFFERING SUMMARY

Sale Price:	\$1,049,644
Lot Size:	0.76 Acres
Building Size:	8,520 SF
Zoning:	C3
Overhead Doors:	5
Office Area:	1,500+/- Square Feet
Features:	Five bays, with large shop area, paint booth, reception area, admin. offices, break room, and large owner's office.

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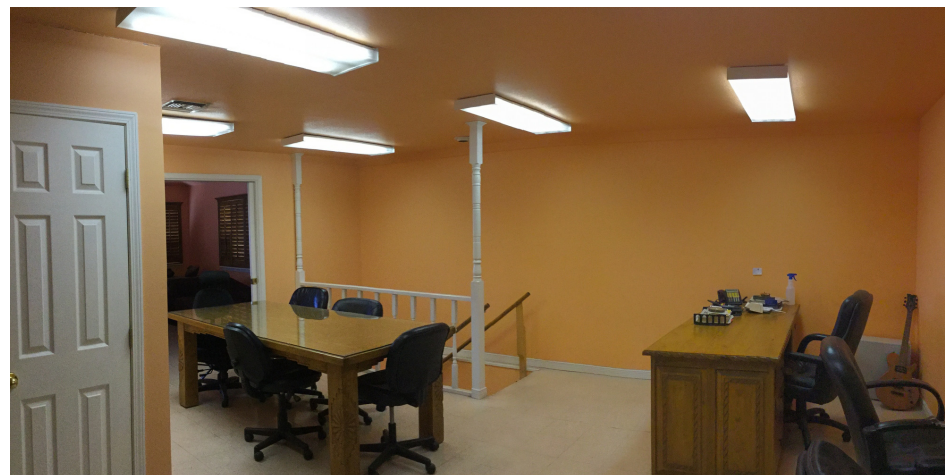


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**Tommy Lewis**  
(915) 544-5205

**Carol Lewis**  
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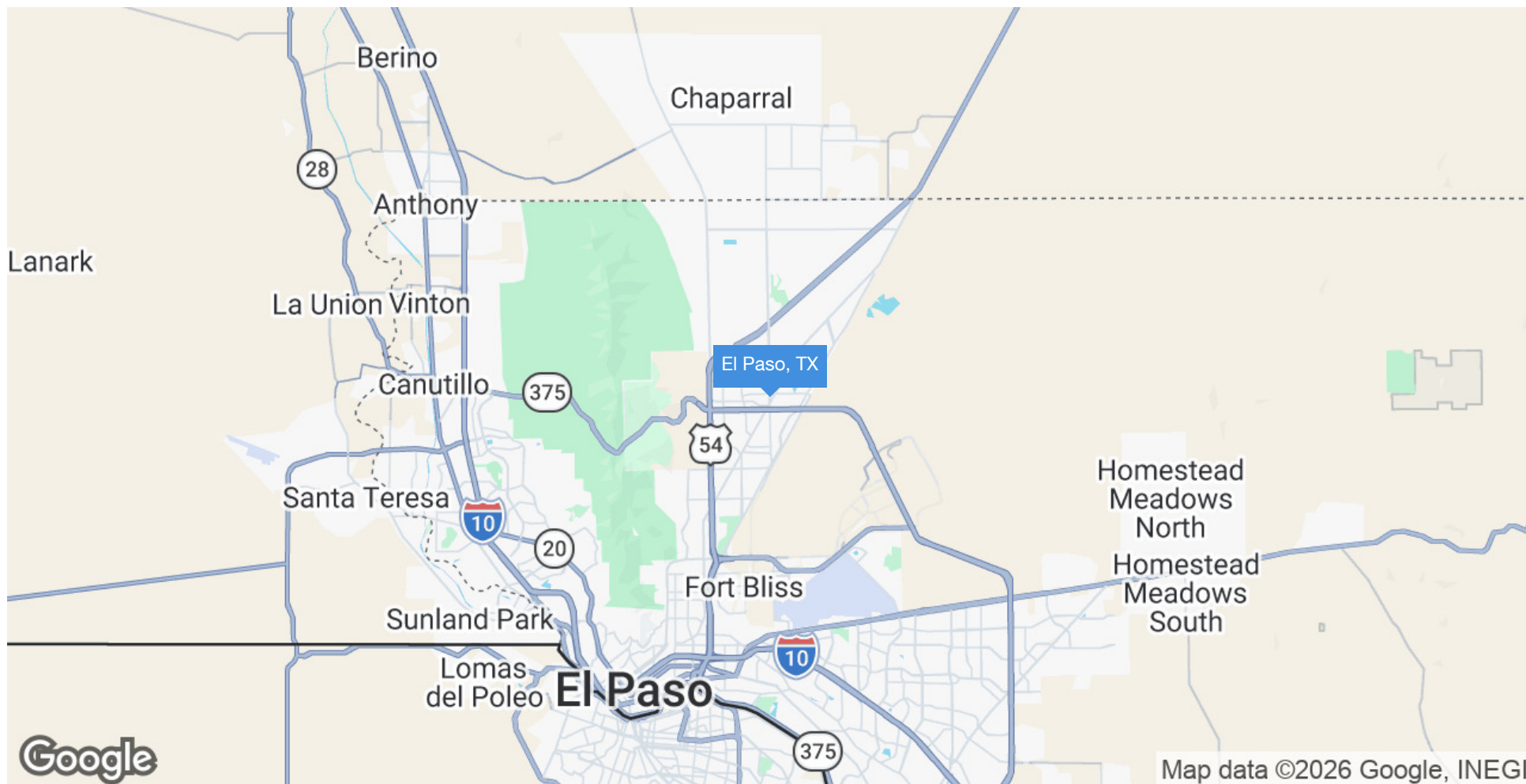


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## **TOMMY LEWIS**

**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

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

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



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### CAROL LEWIS

Marketing Contact, Owner, Comm Sales Associate

carol@cbclewisrealtygroup.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.

#### Lewis Realty Group

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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.*

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

**Lewis Realty Group**

	-	-	<b>915.544.5205</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
-	-	-	-
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
-	-	-	-
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Tommy Lewis</b>	-	<b>tommy@cbclewisrealtygroup.com</b>	<b>(915) 544-5205</b>
Name of Sales Agent/Associate	License No.	Email	Phone

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

\_\_\_\_\_  
Date