



# Westar Commercial Realty

**Presented By:**

**Jack Chapman, SIOR, CCIM**

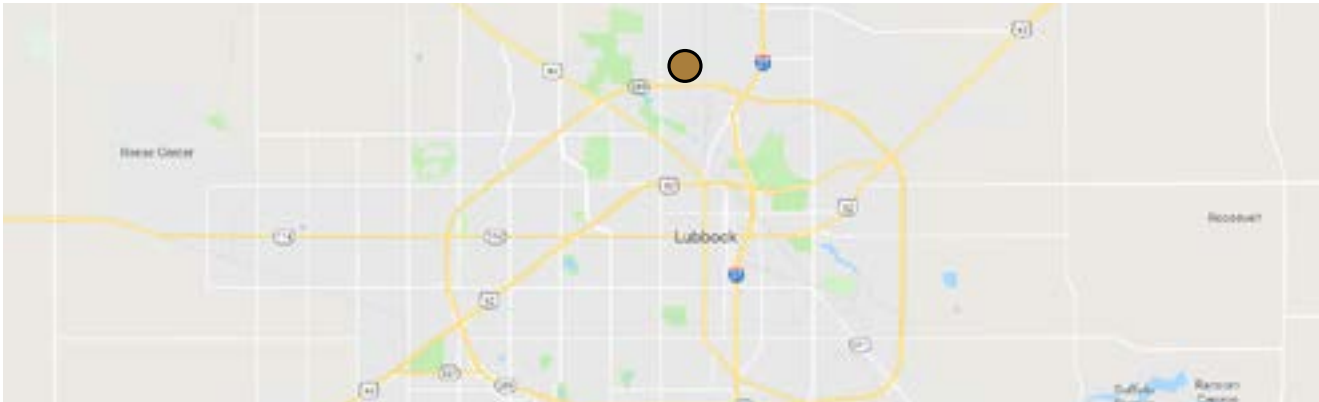
Office: 806.797.3231

Cell: 806.789.8257

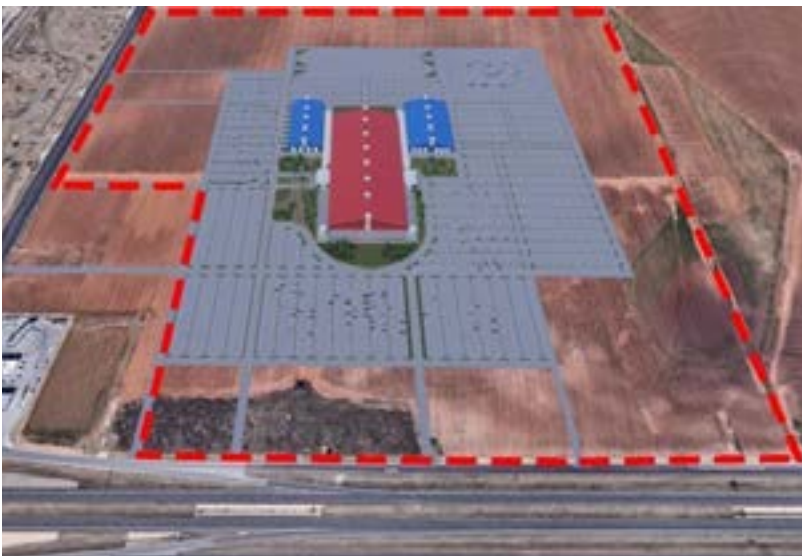
jack@jchapmanrealtor.com

**Commercial  
Parcels  
For Sale  
CenterPointe  
Addition**

**503 N UNIVERSITY AVE  
LUBBOCK, TX 79415**



**GREAT LOCATION WITH CLOSE PROXIMITY TO THE AIRPORT**



**Lubbock County Expo Center**  
**SOUTH OF SUBJECT PROPERTY**

**806.797.3231**

4418 74th, Suite 65 • Lubbock, TX 79424 • 806 793-2130 (Fax)

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## **Price of Commercial Tracts**

Contact broker - Varies

## **Zoning**

Single Family to IDP (Industrial Park)

## **Utilities to Site**

Yes- City of Lubbock Water and Sewer  
Atmos Energy-Gas / Excel-Electric

Various sizes of prime commercial tracts starting at University & Kent Ave. Will divide/develop. Other commercial land at Drake & University.

Industrial Park: 2.1 - 3.5 AC Tracts beginning at \$3.00 PSF

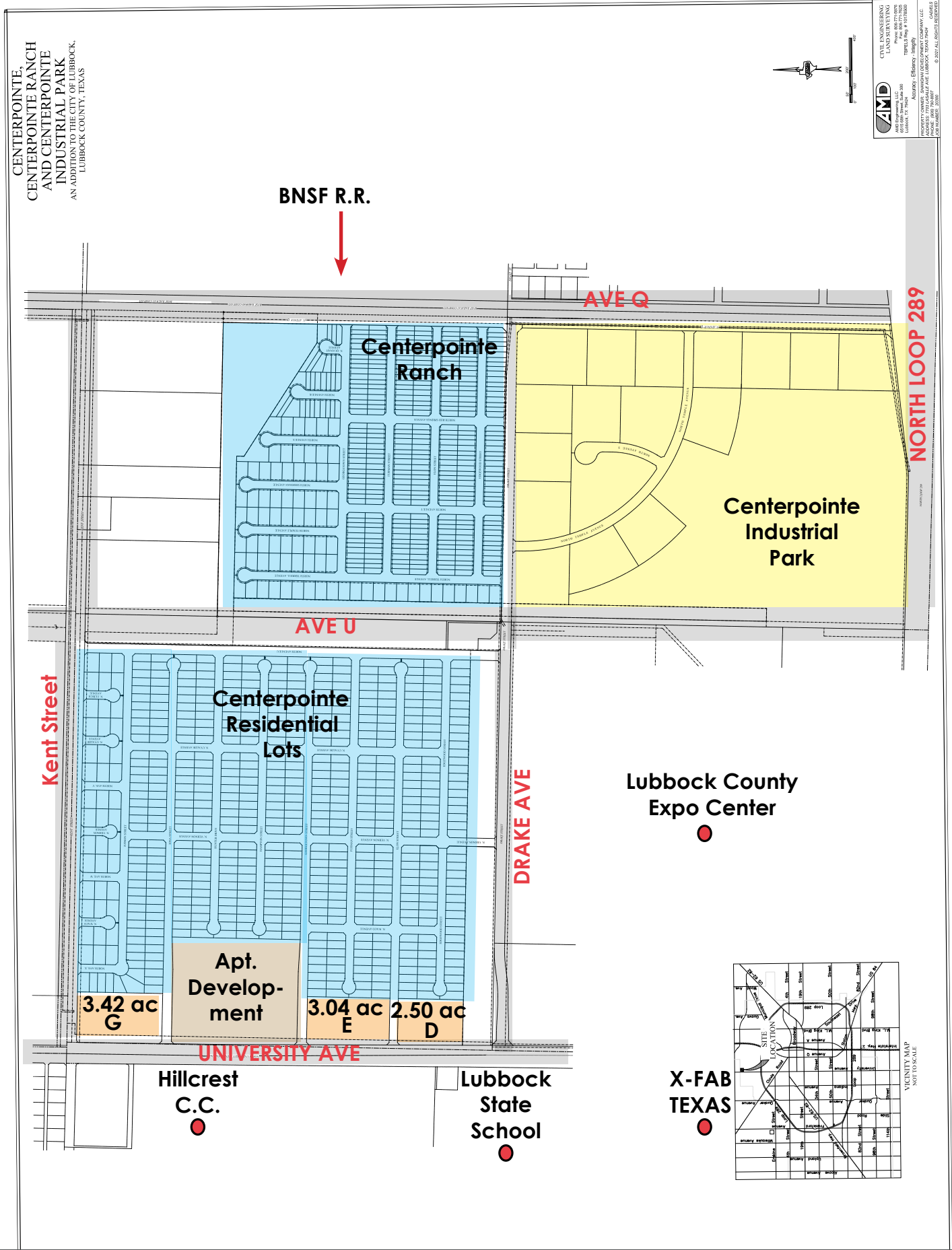
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[www.lubbockwestar.com](http://www.lubbockwestar.com)

# 503 N UNIVERSITY AVE LUBBOCK, TX 79415



**Additional Info:**  
 Will consider dividing parcels!  
 Retail Tracts D: 2.50 Acres / \$10.00 PSF  
                   E: 3.04 Acres / \$8.00 PSF  
                   G: 3.42 Acres / \$10.00 PSF  
 Located just north of the Lubbock County Expo Center

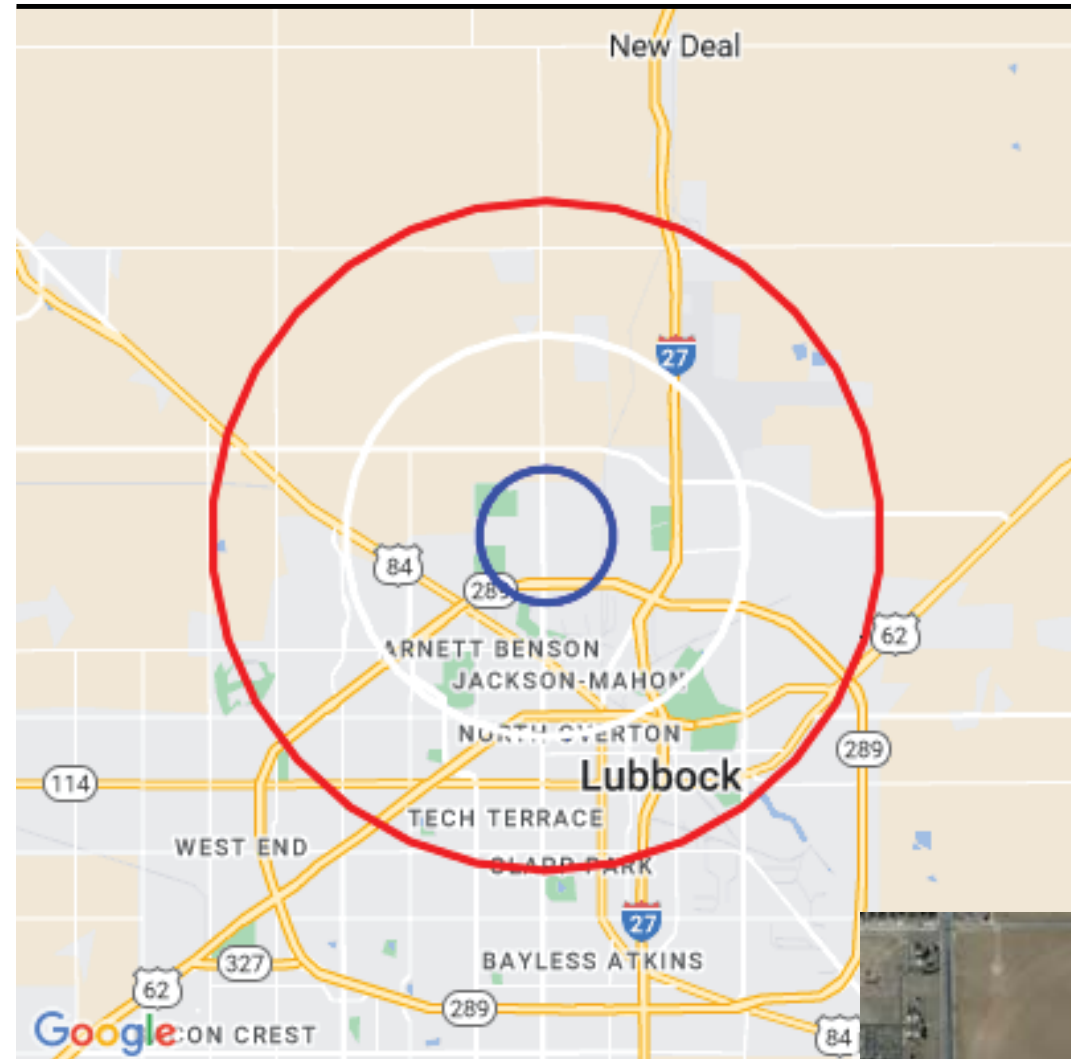






4418 74th Street Lubbock, TX 79424 | 806-797-3231

## Demographic Report



**503 N University Ave**

## Population

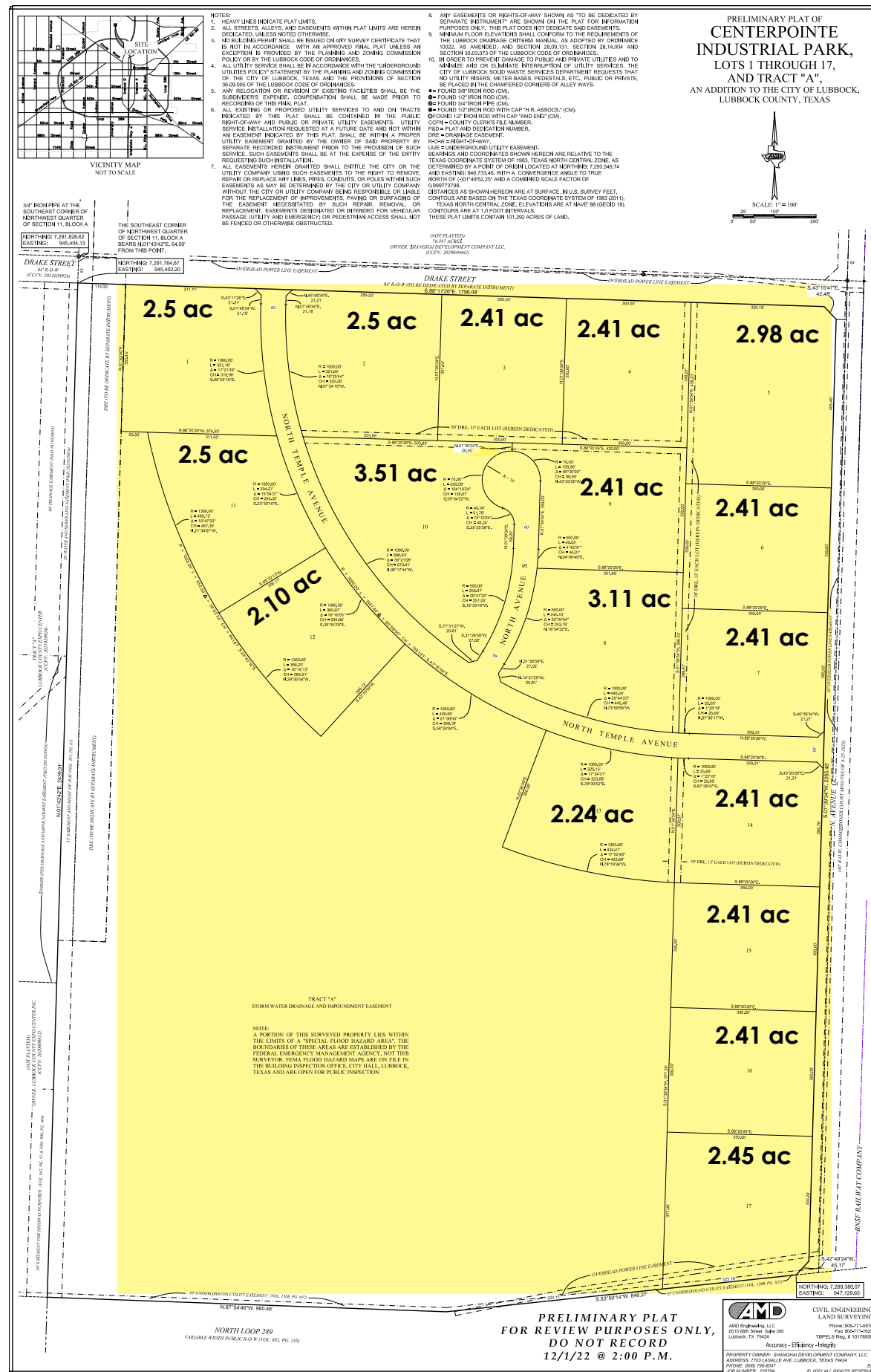
| Distance | Male   | Female | Total  |
|----------|--------|--------|--------|
| 1- Mile  | 262    | 218    | 480    |
| 3- Mile  | 8,677  | 8,635  | 17,312 |
| 5- Mile  | 34,133 | 31,081 | 65,214 |



**Tonya LaVere**  
marketing@lubbockwestar.com  
806-797-3231



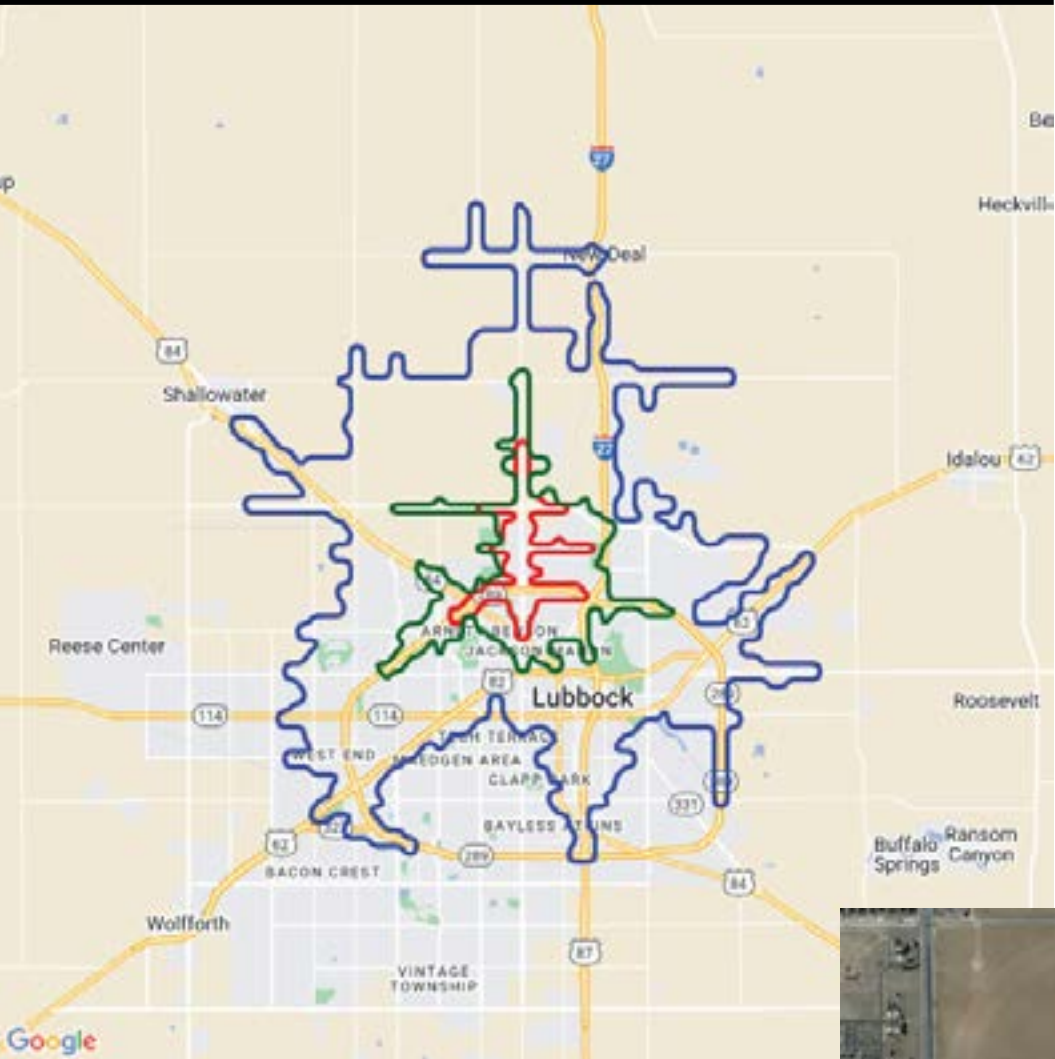
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503 N University Ave

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Demographic Report



503 N University Ave

Population

| Distance  | Male   | Female | Total   |
|-----------|--------|--------|---------|
| 3- Minute | 1,628  | 1,614  | 3,242   |
| 5- Minute | 8,927  | 8,850  | 17,777  |
| 10 Minute | 63,556 | 62,171 | 125,727 |

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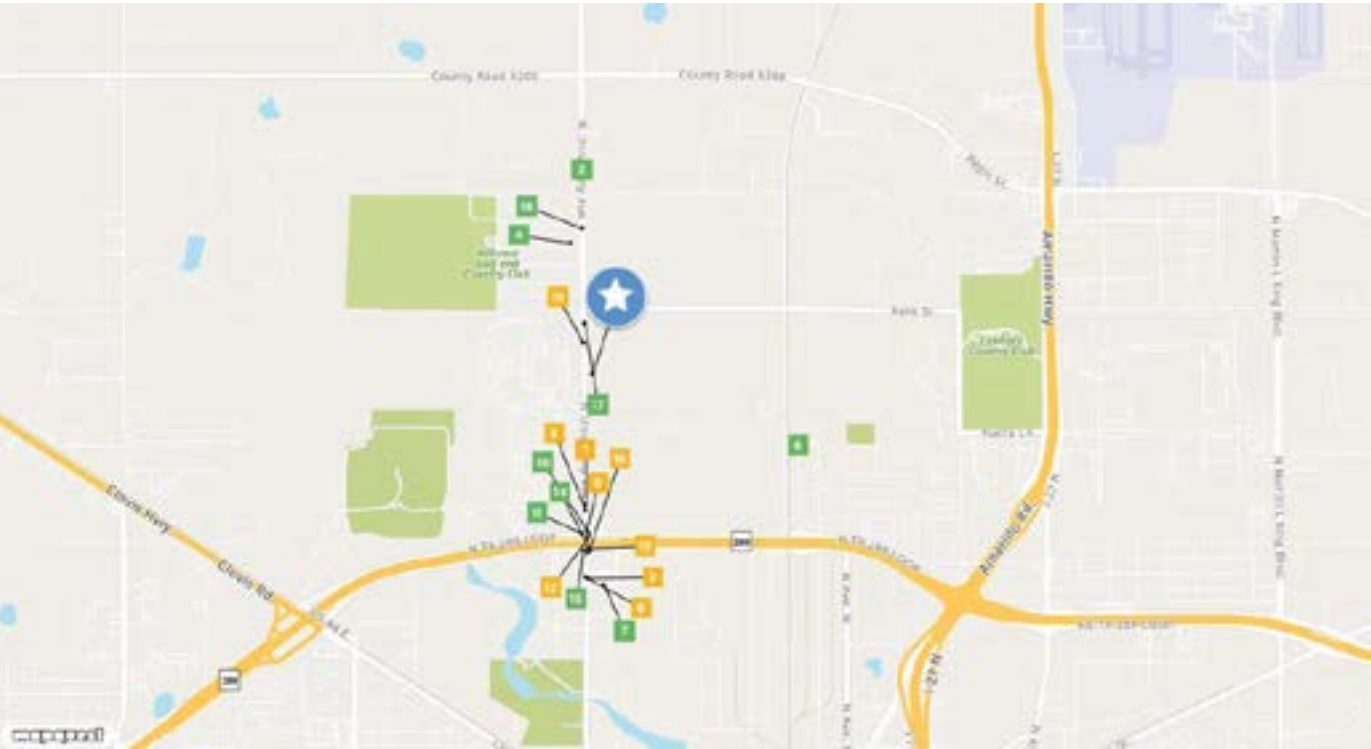


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Traffic Counts



|                                  |                            |                                  |                            |                            |
|----------------------------------|----------------------------|----------------------------------|----------------------------|----------------------------|
| <b>North University Avenue</b> 1 | <b>2</b>                   | <b>North University Avenue</b> 3 | <b>Newcomb St</b> 4        | <b>N University Ave</b> 5  |
| Judson St                        | Regis St                   | Rice St                          | N University Ave           | State Loop 289             |
| Year: 2021 8,017 est             | Year: 2021 3,311 est       | Year: 2021 6,023 est             | Year: 2021 402 est         | Year: 2021 7,599 est       |
| Year: 2019 7,877                 | Year: 2019 3,436           | Year: 2019 6,094                 | Year: 2017 446             | Year: 2017 8,010           |
| Year: 2018 8,118                 | Year: 2018 3,574           | Year: 2018 5,848                 | Year: 2006 290             | Year: 2016 8,147           |
| <b>N University Ave</b> 6        | <b>Rice St</b> 7           | <b>N Paris Ave</b> 8             | <b>N University Ave</b> 9  | <b>N University Ave</b> 10 |
| Stanford St                      | N Ave X                    | Clemson St                       | State Loop 289             | State Loop 289             |
| Year: 2021 6,063 est             | Year: 2021 14 est          | Year: 2021 41 est                | Year: 2021 9,701 est       | Year: 2021 3,746 est       |
| Year: 2017 6,216                 | Year: 2017 12              | Year: 2017 46                    | Year: 2010 9,735           | Year: 2010 2,705           |
| Year: 2016 6,465                 | Year: 2006 20              | Year: 2006 30                    | Year: 2007 9,155           | Year: 2007 4,794           |
| <b>N University Ave</b> 11       | <b>N University Ave</b> 12 | <b>N University Ave</b> 13       | <b>N University Ave</b> 14 | <b>N University Ave</b> 15 |
| State Loop 289                   | State Loop 289             | State Loop 289                   | State Loop 289             | State Loop 289             |
| Year: 2021 2,446 est             | Year: 2021 10,017 est      | Year: 2021 9,912 est             | Year: 2021 2,288 est       | Year: 2021 4,999 est       |
| Year: 2010 3,176                 | Year: 2010 9,330           | Year: 2010 7,480                 | Year: 2010 3,406           | Year: 2010 3,156           |
| Year: 2007 1,381                 | Year: 2007 10,216          | Year: 2007 12,284                | Year: 2007 751             | Year: 2007 6,960           |
| <b>N University Ave</b> 16       | <b>N University Ave</b> 17 | <b>N University Ave</b> 18       | <b>N University Ave</b> 19 |                            |
| Tulane St                        | Judson St                  | Purdue St                        | Judson St                  |                            |
| Year: 2021 8,382 est             | Year: 2021 3,502 est       | Year: 2021 3,481 est             | Year: 2021 5,186 est       |                            |
| Year: 2010 6,238                 | Year: 2009 3,423           | Year: 2009 3,403                 | Year: 2006 5,040           |                            |
| Year: 2007 10,495                |                            |                                  |                            |                            |

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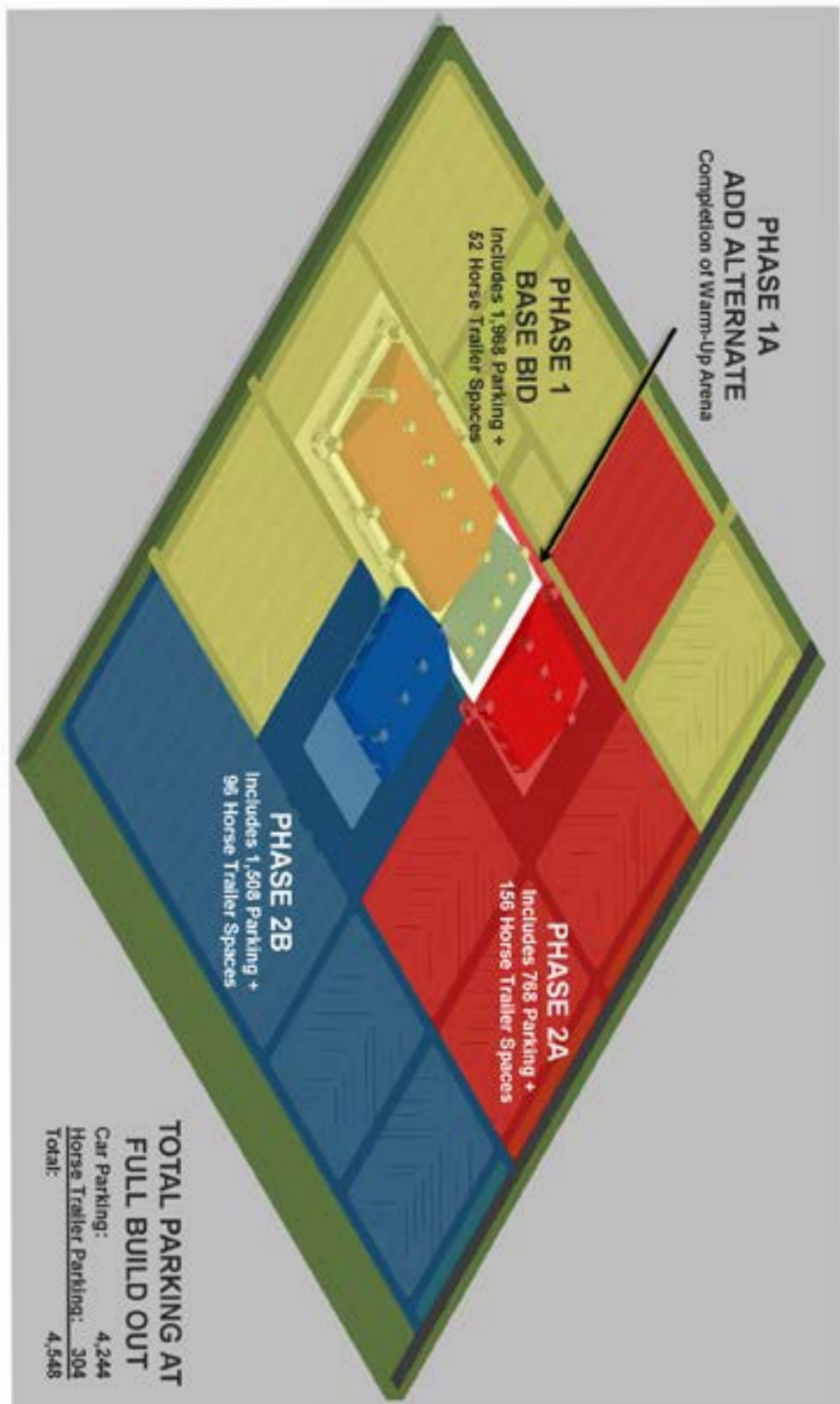


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PHASING DIAGRAM



## 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.

11-2-2015



### 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.

|  |             |                          |                |
|--|-------------|--------------------------|----------------|
| Westar Commercial Realty   | 9008174     |                          | (806) 797-3231 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email                    | Phone          |
| Blake Truett   | 569964      | blake@lubbockwestar.com  | (806)-776-1279 |
| Designated Broker of Firm  | License No. | Email                    | Phone          |
| Blake Truett   | 569964      | blake@lubbockwestar.com  | (806)-776-1279 |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                    | Phone          |
| Jack Chapman   | 215913      | Jack@jchapmanrealtor.com | (806) 797-3231 |
| Sales Agent/Associate's Name                                       | License No. | Email                    | Phone          |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0