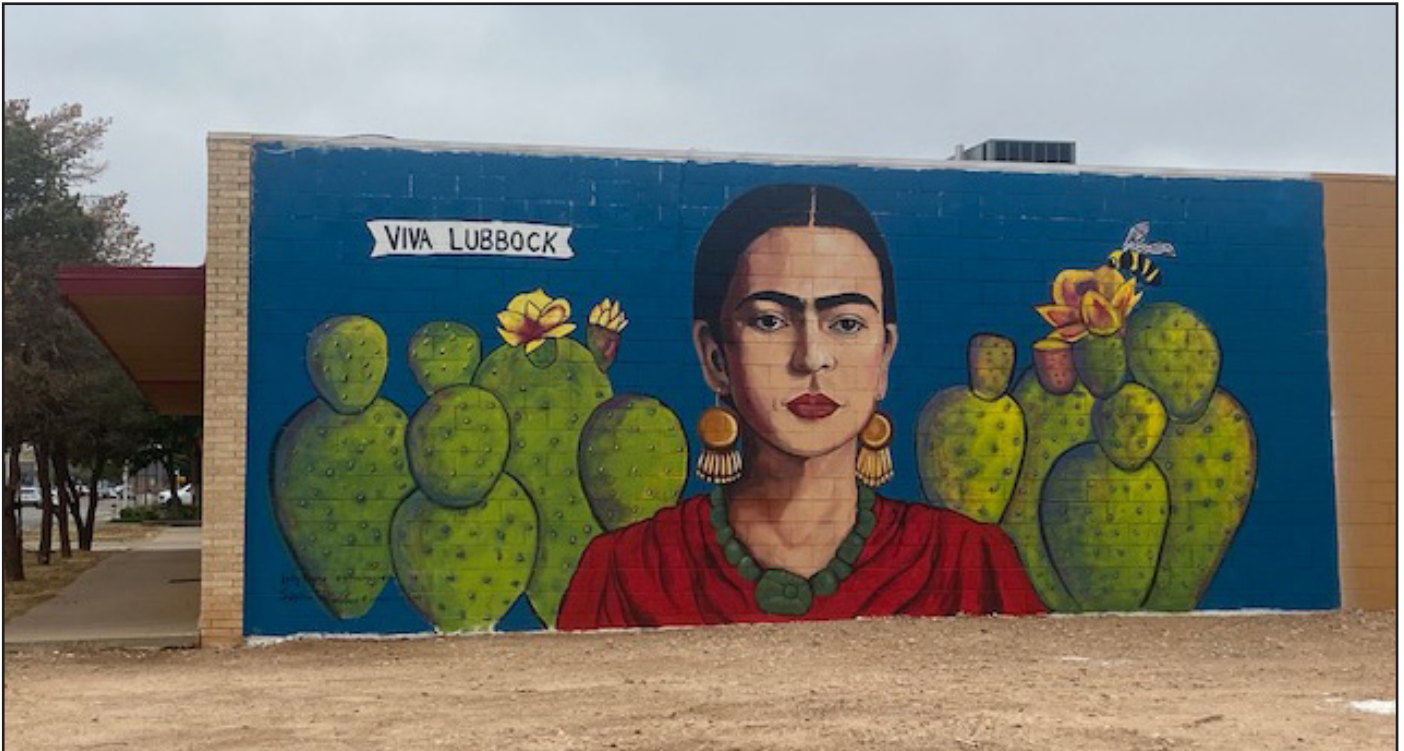


# For Sale or Lease

1614 - 1622 MAC DAVIS  
LUBBOCK, TX 79401

**LOCATED IN A TEXAS QUALIFIED OPPORTUNITY ZONE**



## CONTACT

JACK CHAPMAN, SIOR, CCIM  
806.789.8257 (Cell)  
jack@jchapmanrealtor.com



# 806.797.3231

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

EVEN though the material in this sales package was gathered from resources deemed reliable, WESTAR COMMERCIAL REALTY, INC. and/or its sales agents, do not take responsibility for any errors or omissions. This sales package is subject to withdrawal or price change without notice.

## Property Facts

### 1614-Grey Edge Gallery

#### 1616 Mac Davis Lane

Office/Warehouse 4,790 SF - \$2,795/ Mo  
Plus \$467.03 CAM (Total=\$3,262.00/ Mo)  
Will divide 2,500 SF - \$1,750/ Mo  
Space has HVAC, 2 overhead doors  
New lead lights

#### 1620 Mac Davis Lane-Alley Access Only

Office/Warehouse 3,440 SF - \$860.00/Mo  
Plus \$199.00 CAM (Total=\$1,059.00/ Mo)

#### 1622 Mac Davis Lane

2,132 SF - \$1,700/Mo plus \$207.87 CAM  
(Total=\$1,907.87)  
2 open areas, 1 Conference  
Plumbed for grease trap  
Possible 700 +/- SF Patio

**Purchase Price: \$575,000.00**

**Total Land: 41,618 SF**

**Total Building Area:  
16,735 SF**

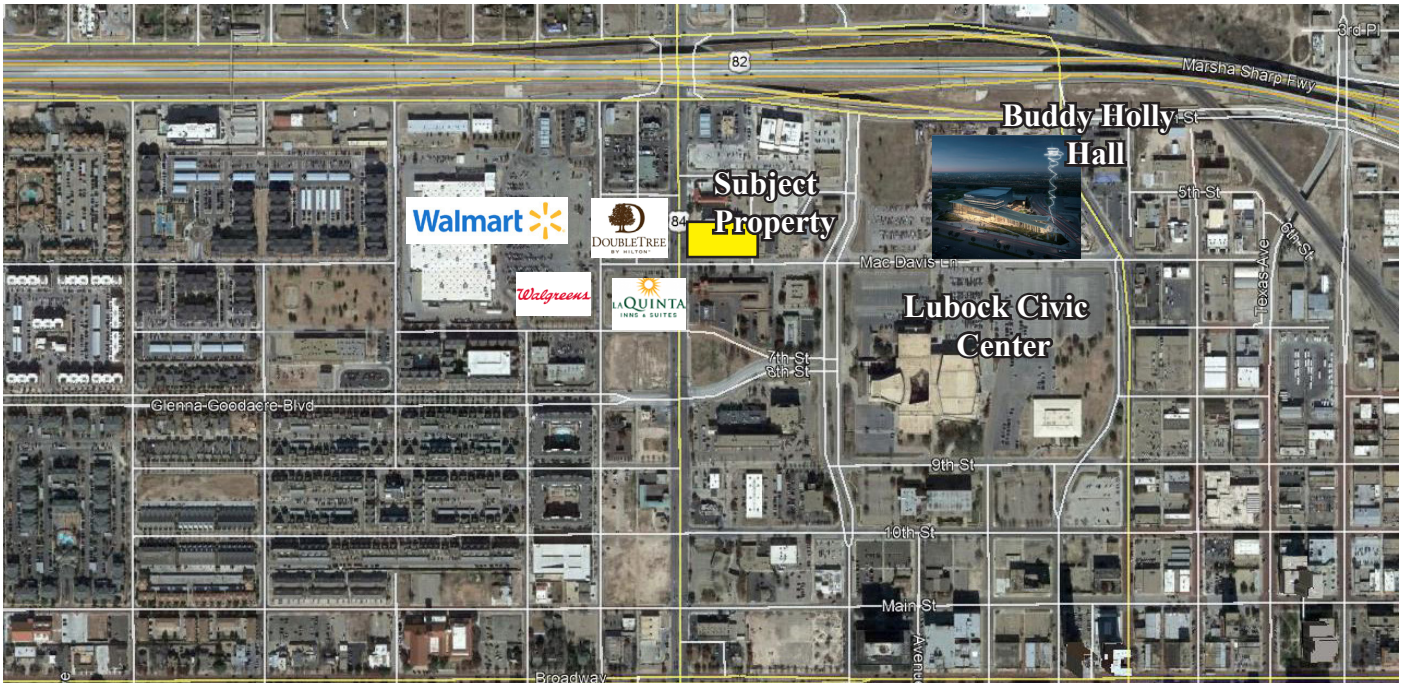


**WESTAR**  
COMMERCIAL REALTY

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## Additional Info

### Lease Term

3 year minimum

### Lease Type

NNN-Taxes & Insurance & CAM - \$1.17 per Mo.

**EXCELLENT PARKING!**

Owner is a Texas Real Estate Broker

## Prime Location

Located within 1 block of Double Tree Hotel, Lubbock Convention Center, Buddy Holly Performing Arts Center, The Art District, and Marsha Sharp Freeway, located in a Texas Qualified Opportunity Zone.

Zoned CB-5 (Retail, Restaurants, Art Gallery, Brew Pub.)

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**WESTAR**  
COMMERCIAL REALTY

www.lubbockwestar.com

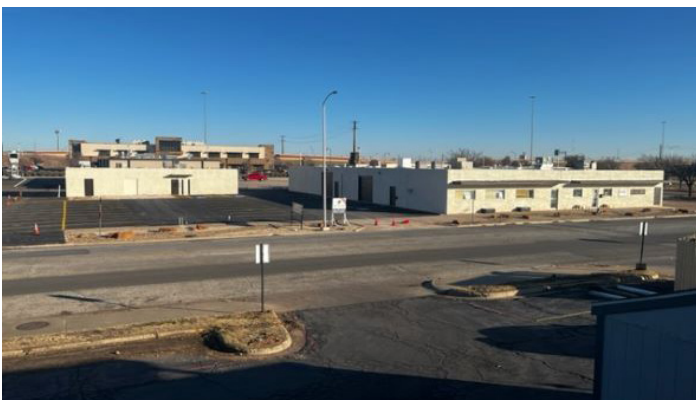


1614 - 1622 MAC DAVIS  
LUBBOCK, TX 79401



**Parking for 46  
cars including  
handicapped**

**1622 is ideal for  
restaurant use with  
available patio area-  
possible seating up  
to 80-100. Rough-in  
for grease trap has  
already been done.**

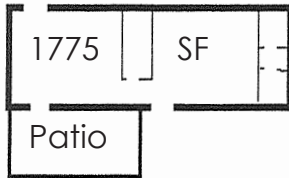


- Retail**
- Restaurant**
- Gallery**
- Specialty Shop**

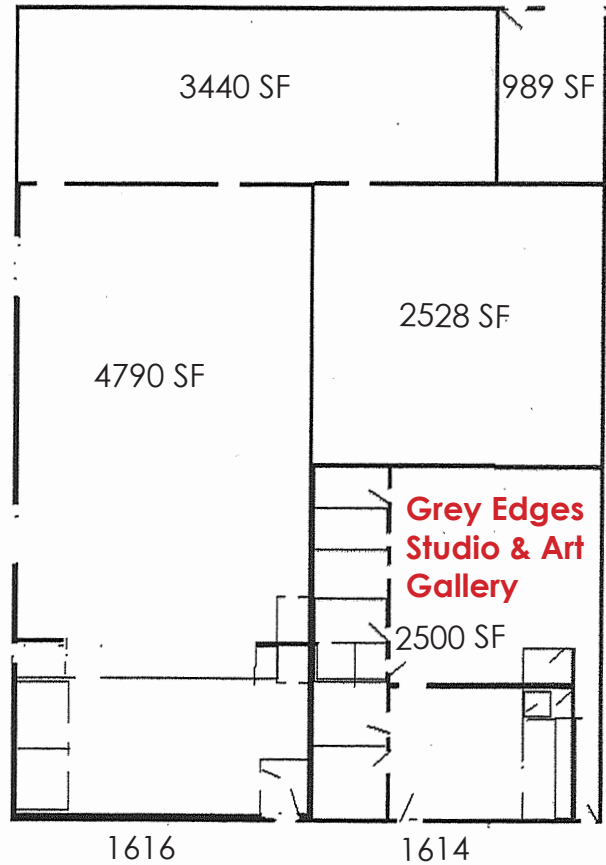


1614 - 1622 MAC DAVIS  
LUBBOCK, TX 79401

1622 Mac Davis Lane



1620 Mac Davis Lane



1614-1622 Mac Davis Lane



**WESTAR**  
COMMERCIAL REALTY

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



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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

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