

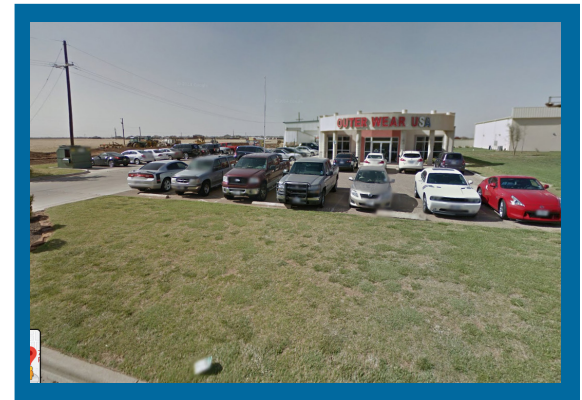
Listing Agent: Donna Currey Barnes, Certified Paralegal, GRI
(806) 548-0023
dbarnes@lubbockwestar.com



“A” CLASS OFFICE/DOCK HIGH WAREHOUSE

726 Donald Preston Dr. Wolfforth, Texas 79382

Sale Price: \$1,975,000
Building Size: 18,996 SF
Gross Building Area: Office: 7,324 SF (36%)
..... Warehouse: 11,672 SF (61%)
Tract Size: 39,596 SF/.908999 AC
Building Class: A
Year Built: 2004, Improvements made 2006
Zoning: Light Manufacturing Office/Warehouse
Tenancy: Single Tenant
Building Height:..... One Story
Sale Terms: Cash to Seller
Cap Rate: N/A
Tax ID: R164377 (2020 Taxes- \$24,814)



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Property Details/Comments

Property maintains frontage along Donald Preston Drive in Wolfforth, TX, allowing excellent access and high visibility. The basic construction is a metal building, with corrugated metal exterior walls, (stucco EIFS at office elevations) and a standing seam metal roof installed in 2014, over a pre-engineered structural steel frame, and concrete slab foundation.

The office area is partitioned into a showroom, reception area, conference room, open office space with unique cubicles, and several private offices, and a men's and ladies ADA restrooms.

The modern office area was professionally designed and decorated in 2006, The interior walls are either a decorative finish, (Original Chicago Brick), stucco and corrugated metal, or gypsum wall board, (textured and painted). The flooring consists of carpet, wood flooring, laminate flooring, and painted concrete.

The conference room has been designed with video, speakers, and a 70" TV for Zoom meetings, which will remain with property.

The warehouse/storage/productions areas are clear span on concrete slab. The warehouse is partitioned into warehouse and production space, which is heated via gas fired suspended radiant heating units. There are two restrooms in the warehouse/productions area, with upstairs storage. LED lighting serves the entire warehouse area.

Two overhead doors (12' X 14' & 12' X 16') are located at the south elevation of the warehouse, with one being dock high (truck well), while the second is grade level. There is one interior OH door located at the southeast corner of the W/H. The wall height is approximately 18'. Concrete aprons are located inside the dock high OH door.

Office furniture and W/H racking are optional. Landscaping is irrigated. Property is on Septic and City water.

Property is located on the north side of Donald Preston Drive, which is a primary traffic artery to the Marsha Sharp Freeway (east), FM 179 (west) and HWY 62/82 (North and South).

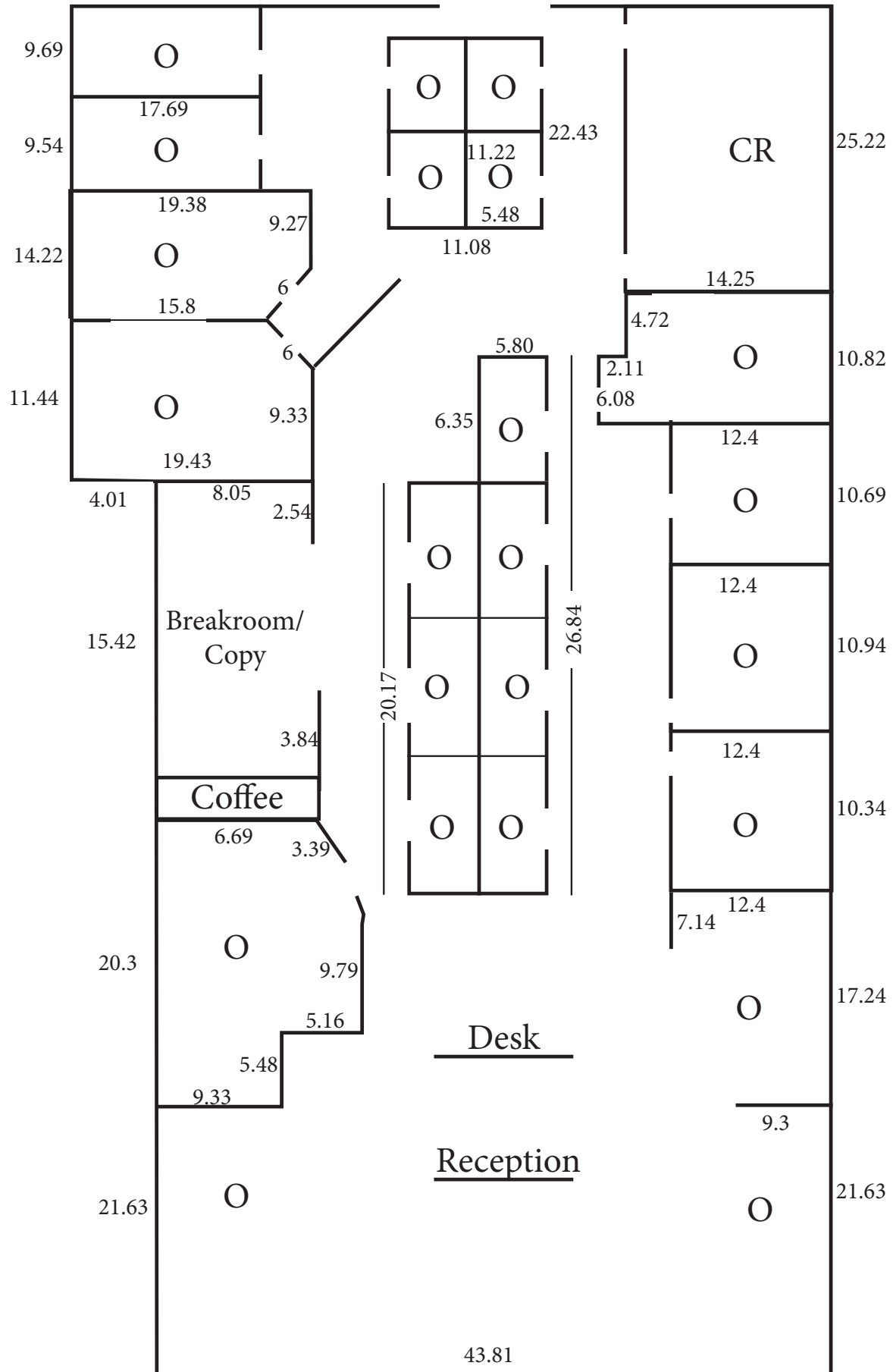
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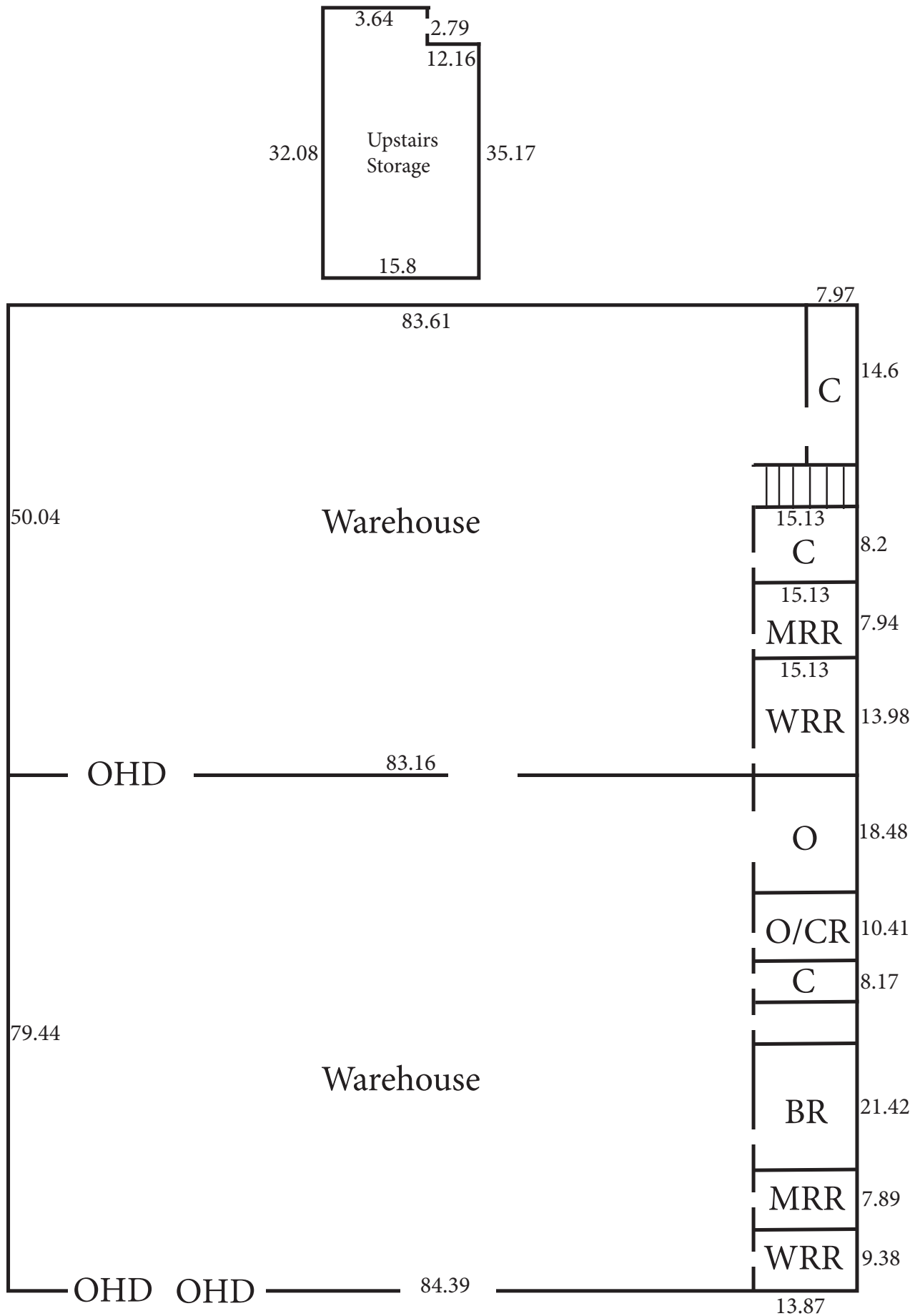
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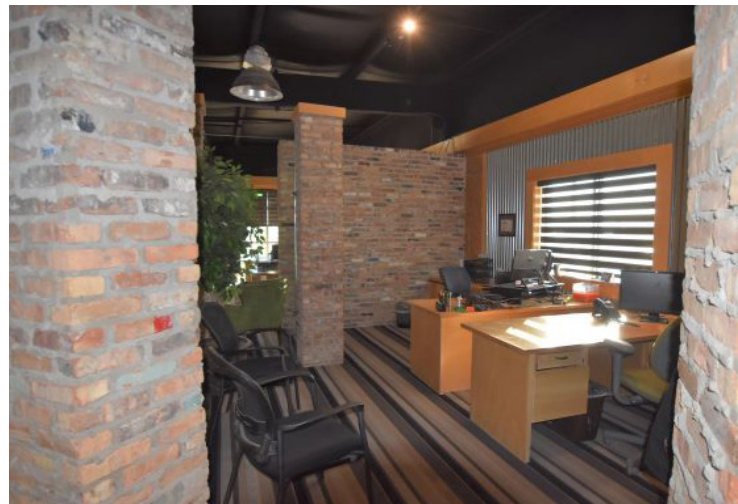
Office Floorplan



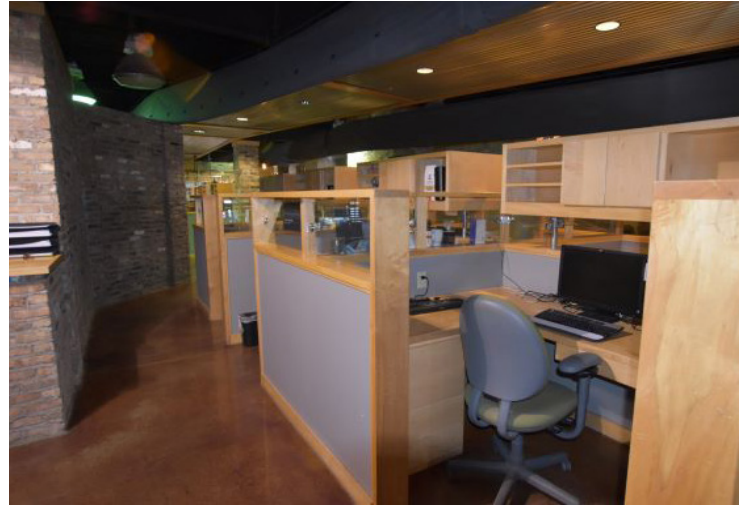
Warehouse Floorplan



Office Photos



Office Photos



Office Photos



Office Photos



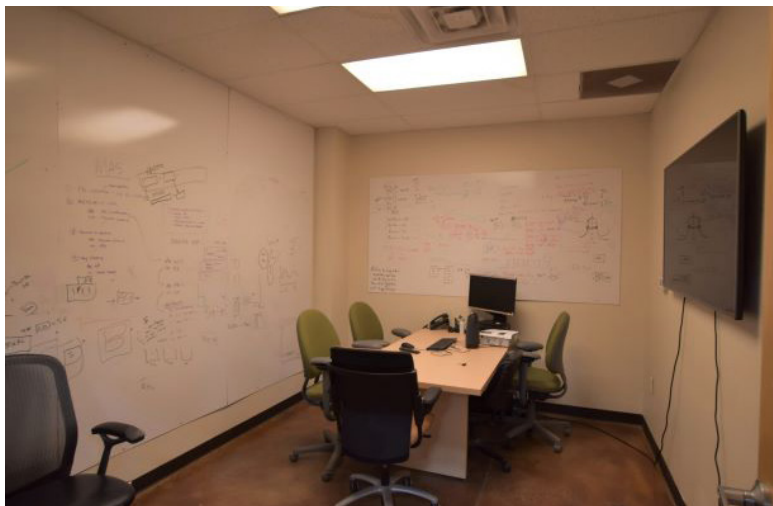
Office Photos



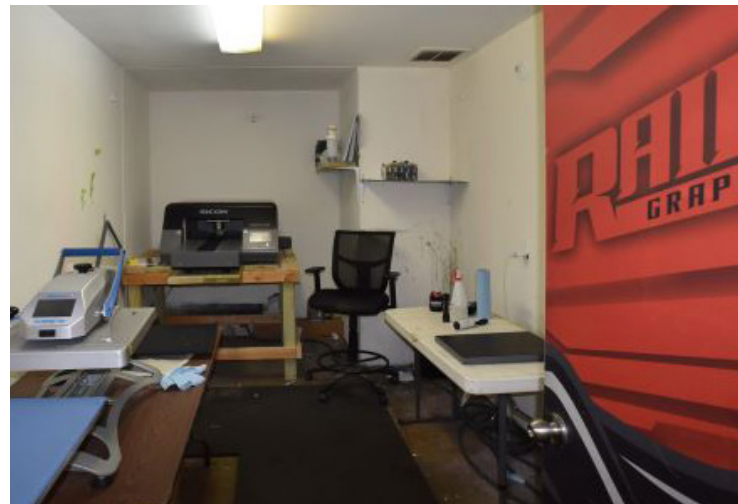
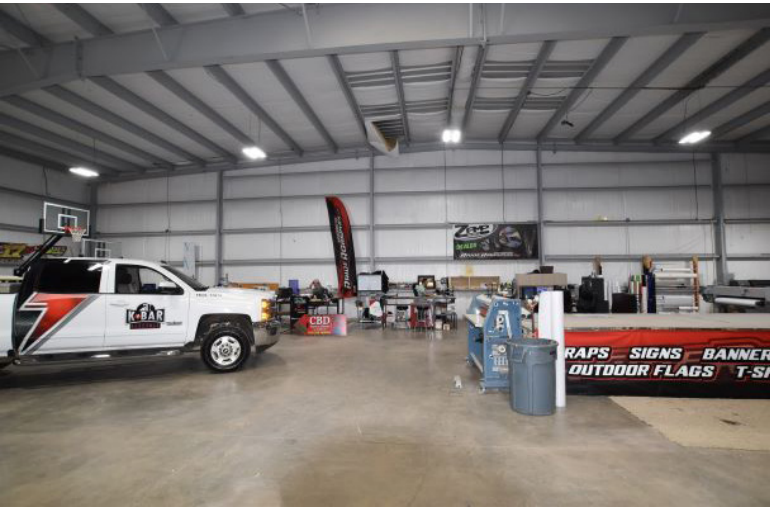
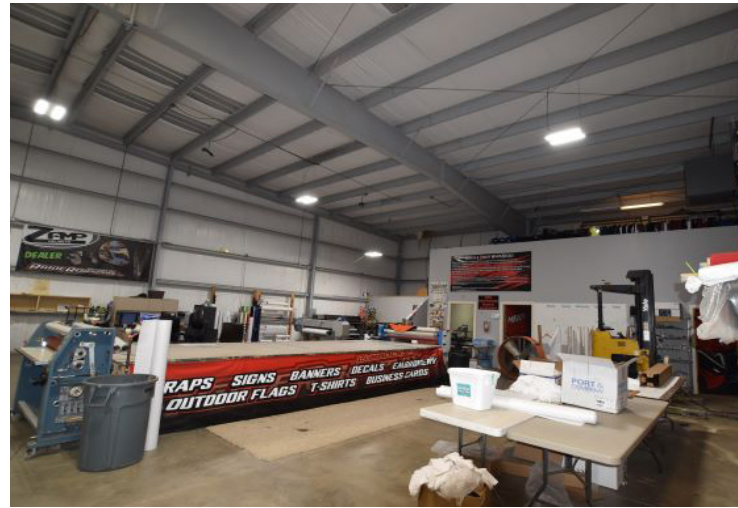
Warehouse Photos



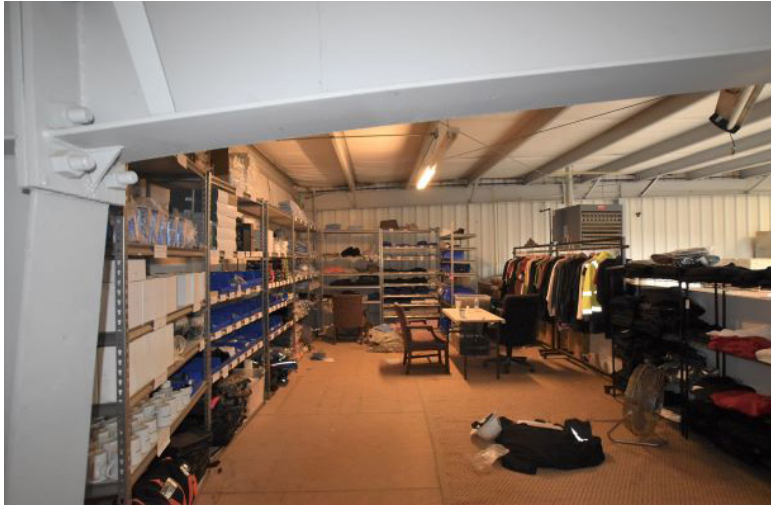
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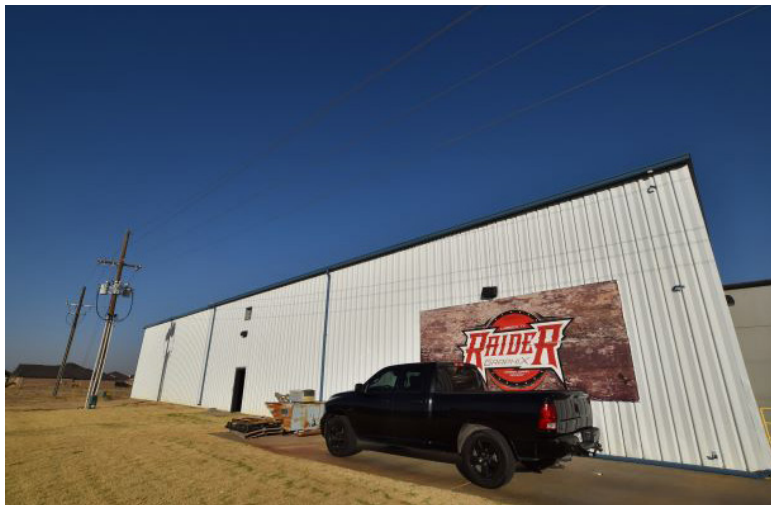
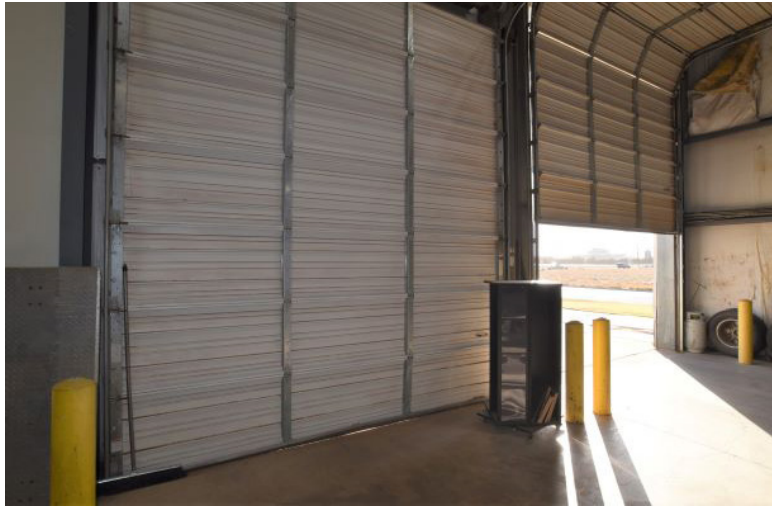
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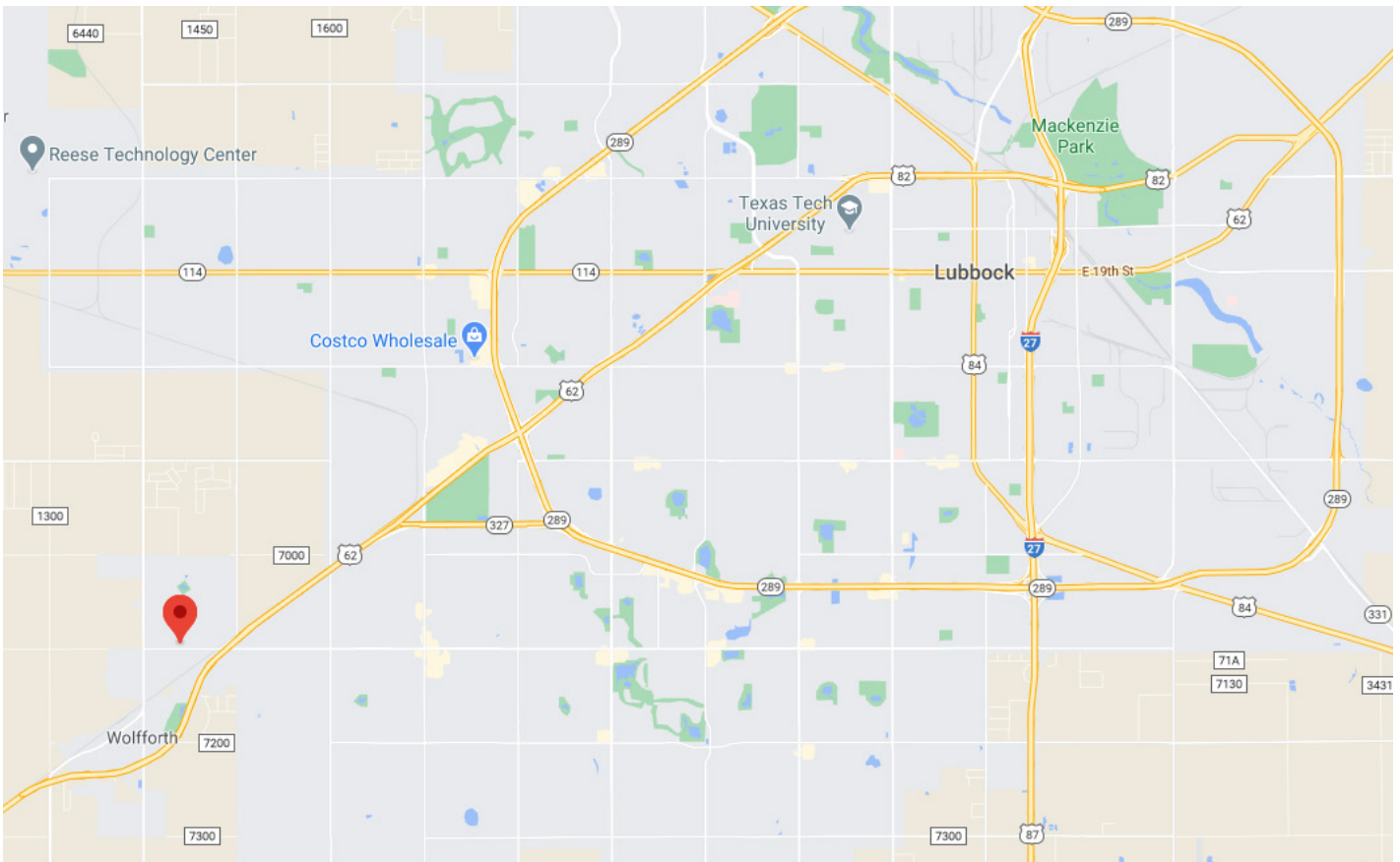
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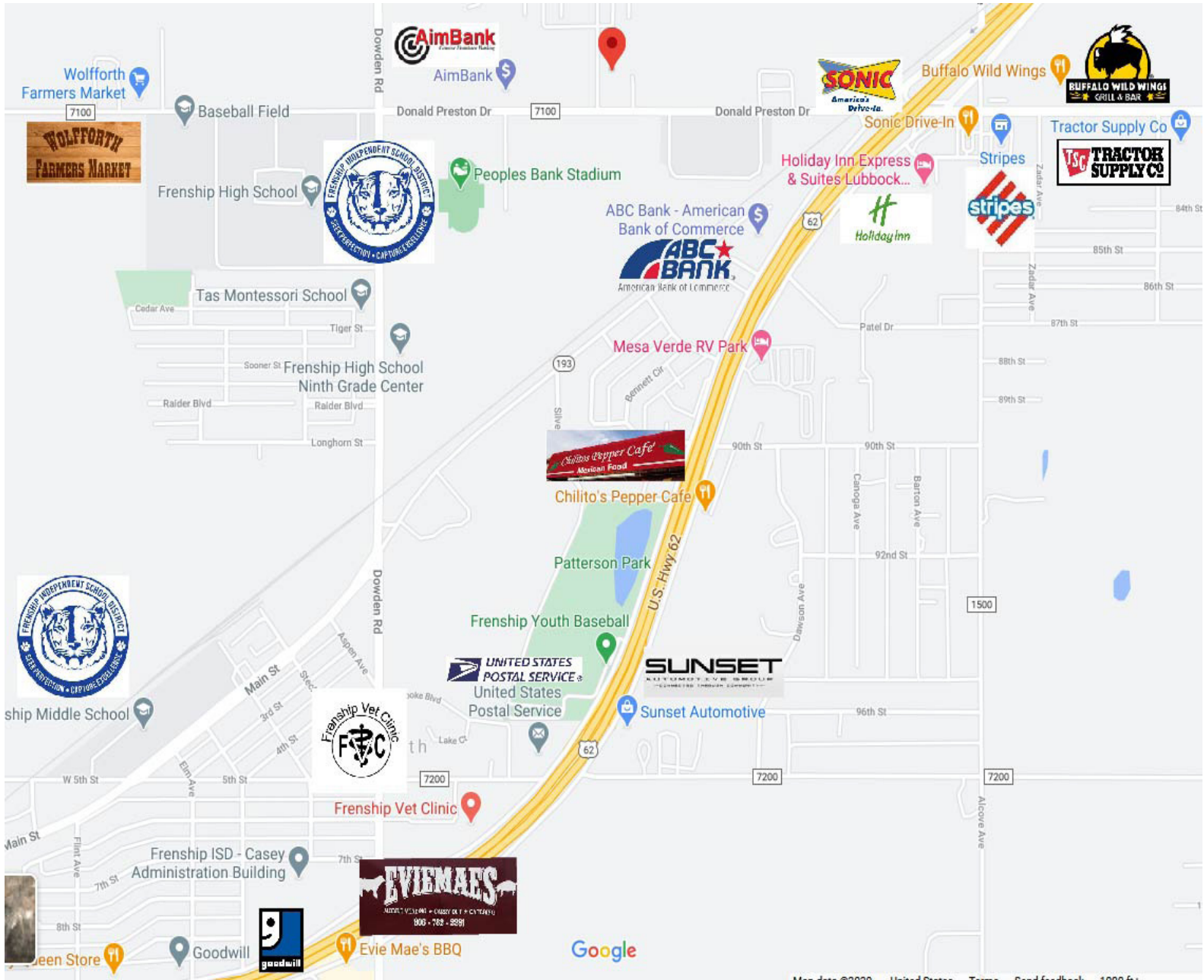
Warehouse Photos



Aerial Photos



Retail Maps



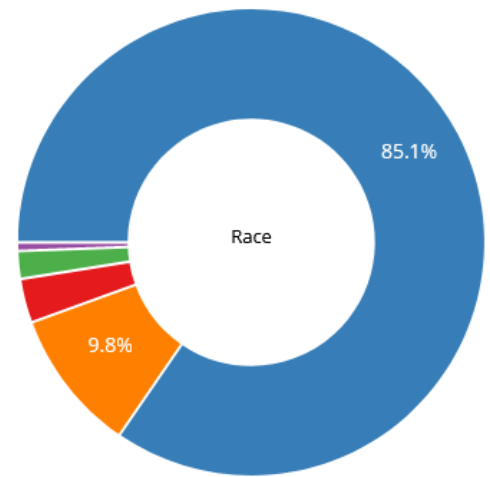
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Wolfforth Demographics

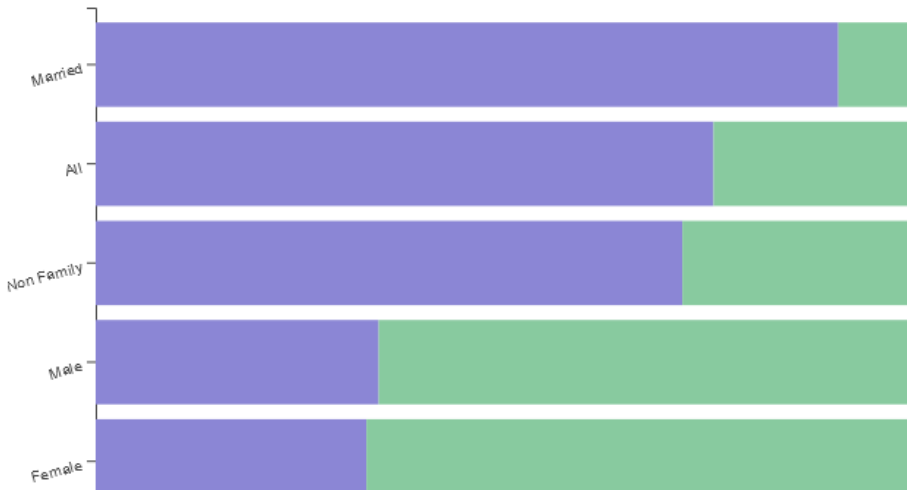
Population by Race ? Total Hispanic Non-Hispanic

Race	Population	Percentage
White	3,898	85.07%
Some Other Race	449	9.80%
Two or More Races	134	2.92%
Black or African American	81	1.77%
Asian	20	0.44%



■ White
 ■ Black or African American
 ■ Asian
 ■ Some Other Race
 ■ Two or More Races

Wolfforth Renter vs Owner Occupied by Household Type

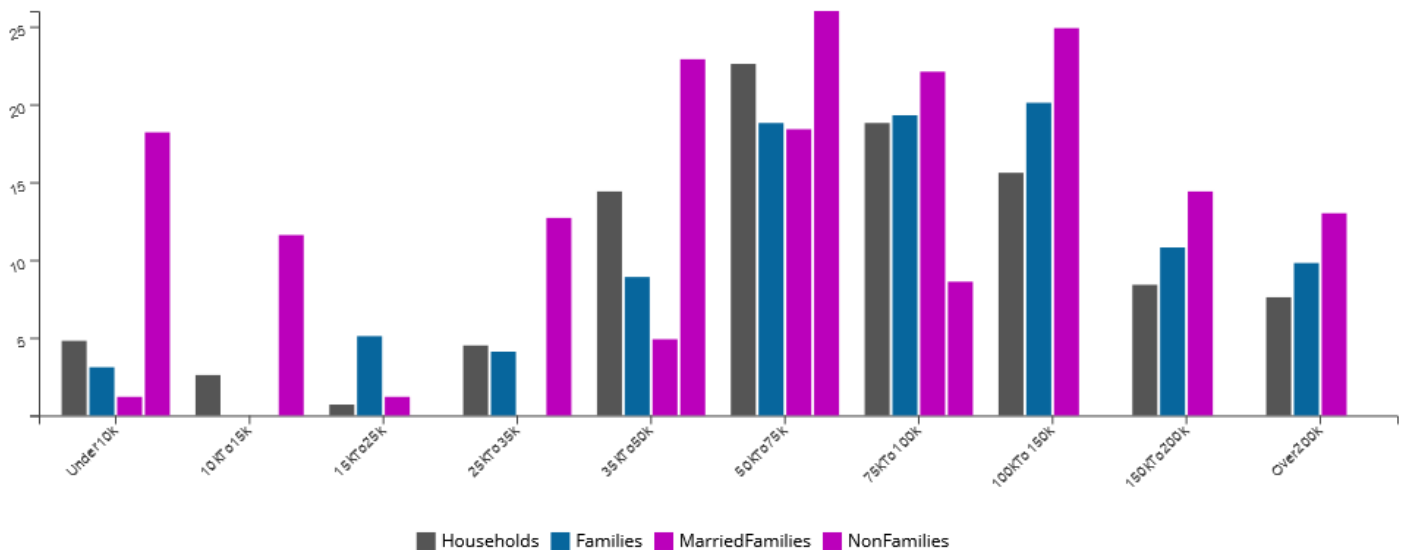


Wolfforth Household Types

Type	Owner	Renter
Married	90.5%	9.5%
All	75.3%	24.7%
Non Family	71.5%	28.5%
Male	34.5%	65.5%
Female	33%	67%

75.3% Rate of Home Ownership

Wolfforth Income by Household Type





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:
 - 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.

Westar Commercial Realty	9008174	svnwestar.com	(806)797-3231
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bill Young	364208	byoung9478@lubbockwestar.com	(806)797-3231
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Donna Currey Barnes	2060571	dbarnes@lubbockwestar.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
TXR-2501

Information available at www.trec.texas.gov

Westar Commercial Realty, 4415 71st Street #12 Lubbock, TX 79424
William Young

Phone: (806)797-3231 Fax: (806)793-2130

IABS 1-0 Date

Untitled