

# Westar Commercial Realty

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## For Lease



**1540 Idalou Rd Lubbock, TX 79403**



# 806.797.3231

4415 71st, Suite 12 • Lubbock, TX 79424 • 806 793-2130 (Fax)

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**FOR LEASE  
OPERATING  
EAST POINT MARKET  
CONVENIENCE STORE  
1540 IDALOU RD.  
LUBBOCK, TEXAS 79403**

PROPERTY SUBTYPE:	Free Standing Convenience Store, Mixed Use, Adult Beverage sales, Service Station/Gasoline
Contiguous Space:	3,400 SF
Gross Building Space:	3,400 SF
Usable Space:	3,400. SF
Gross Land Area:	20,837 SF
Lease Rate:	\$2,600. Modified gross/ year one @ \$9.18 PSF \$3,250. Modified gross/years 2 through 5 @ \$11.47 PSF

**Comments:**

Located on the busy SW corner of US HWY 62 and Martin Luther King Boulevard. East Point Market Convenience Store offers three gas pumps, with six nozzles of non branded gasoline stored in a 15,000 gallon underground tank.

Included is a separate entrance to an Adult Beverage Store, supplying liquor, beer, and wine. Additional amenities include a Drive-Thru window, full Kitchen with a 1,000 gallon grease trap and vent hood. East Point Market C- Store is known for serving their famous cheeseburgers and an array of delicious foods and snacks. Tobacco and tobacco products can be purchased through the drive thru window. ATM, check cashing, Lottery, and a variety of groceries are also available to customers.

Building supports three 2.4 ton air conditioners, and one 10 ton HVAC unit on the pitched metal roof, which is six years old.

The new 11,200 square feet Police substation will be constructed at 1901 E. 19<sup>th</sup>. St., near Mae Simmons Park, which overlooks the Canyon Lakes. Each substation will house its own patrol and investigations departments for this part of the City.

# East Point Market

This is an operating Convenience/Liquor Store run by the Landlord. Inventory and two (2) new POS computer systems shall be negotiated between parties prior to execution of the Lease agreement in its "AS IS" condition. Lessee shall have the opportunity to perform a professional inspection of the premises, and review the financials upon submission of an LOI.

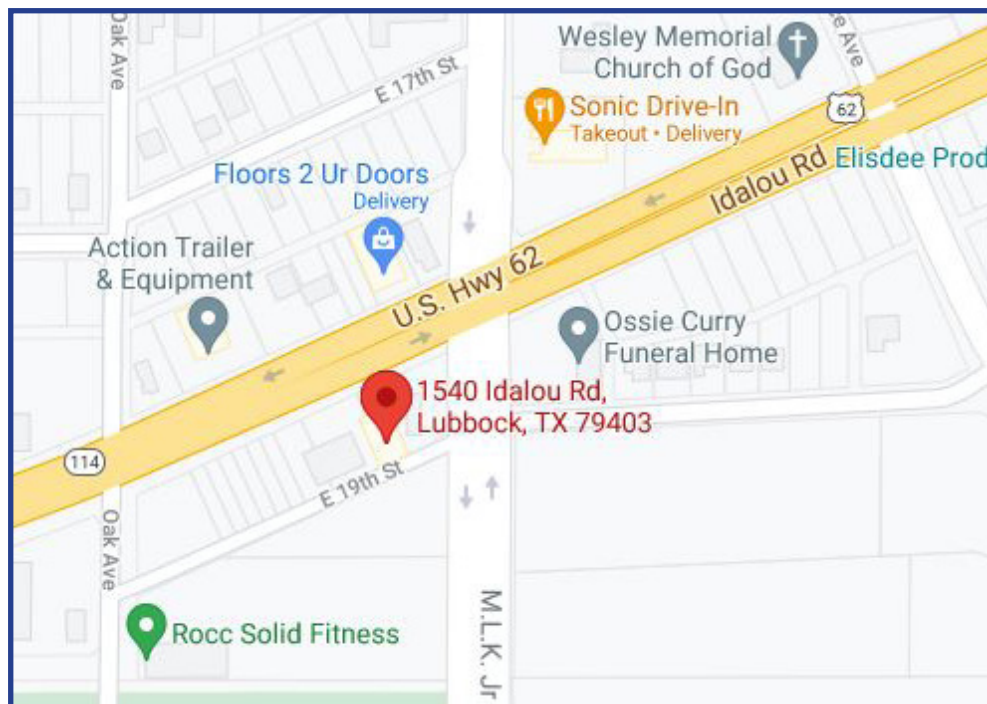
STORE IS OPEN FROM 10:00 a.m. to 12: 00 a.m. Sunday through Thursday.

OPEN from 10:00 a.m. to 1:00 a.m. Friday and Saturday.

APPOINTMENT ONLY

## **FF&E includes, and remains with property:**

- 9 single door coolers
- 8 double door coolers
- 3 three door coolers
- 12 window walk in cooler
- 2 chest walk in freezer
- 1 three door freezer
- 1 ice cream freezer



Tax ID/APN:	R119930
Retail Clientele:	General
Property Located Between:	US Hwy 62 and MLK Boulevard
Property Visibility:	Excellent
Largest Nearby Street:	US Hwy 62
Feet of Frontage:	185
Traffic/Vehicle Count:	21,297
Highway Access:	US 62
Site Description:	Property is on the Southwest corner at US Hwy 62 and MLK Boulevard with ingress and egress from both streets. The corner is signalized and has a traffic count in excess of 20,000 VPD
Tenancy:	Single Tenant
Total Number of Buildings:	2
Number of Stories:	1
Typical SF / Floor:	3,400 SF
Property Condition:	Good
Year Built:	1992
Roof Type:	Flat
Exterior Description:	Metal building with brick veneer
Total Parking Spaces:	10
Parking Type:	Surface



# Demographics

Sprinklers:	None
Heat Type:	Natural Gas
Heat Source:	Central
Air Conditioning:	Engineered System
Lot Frontage:	185
Lot Depth:	146
Water Service:	Municipal
Sewer Type:	Municipal

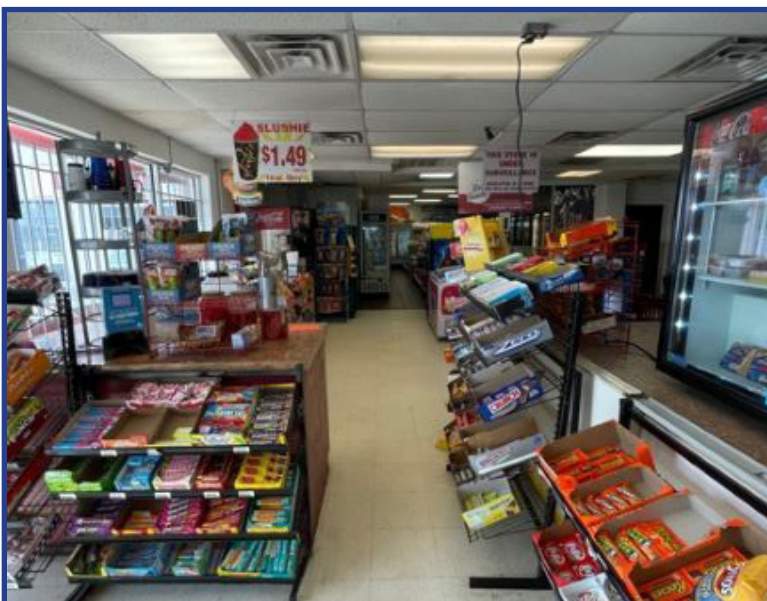
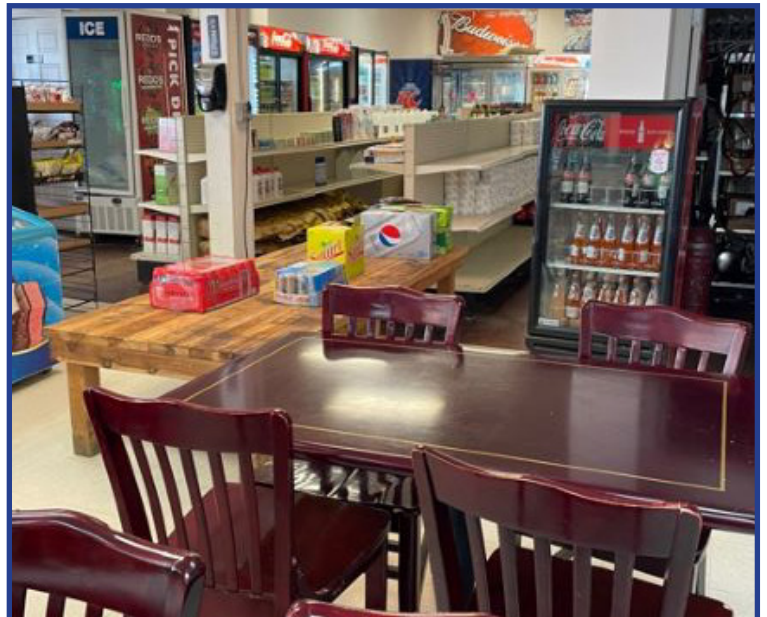
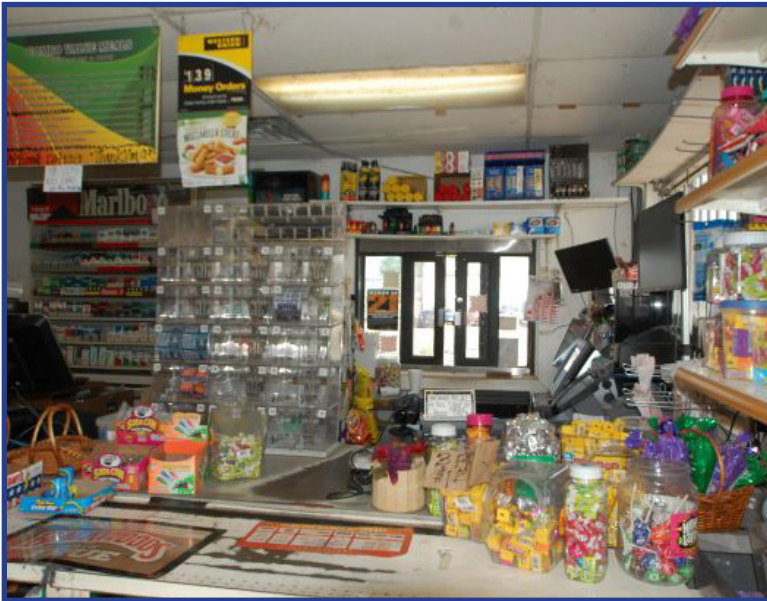


## Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	3,081	50,214	128,290
Median Age:	29.45	29.37	31.63
Households:	1,102	18,004	46,457

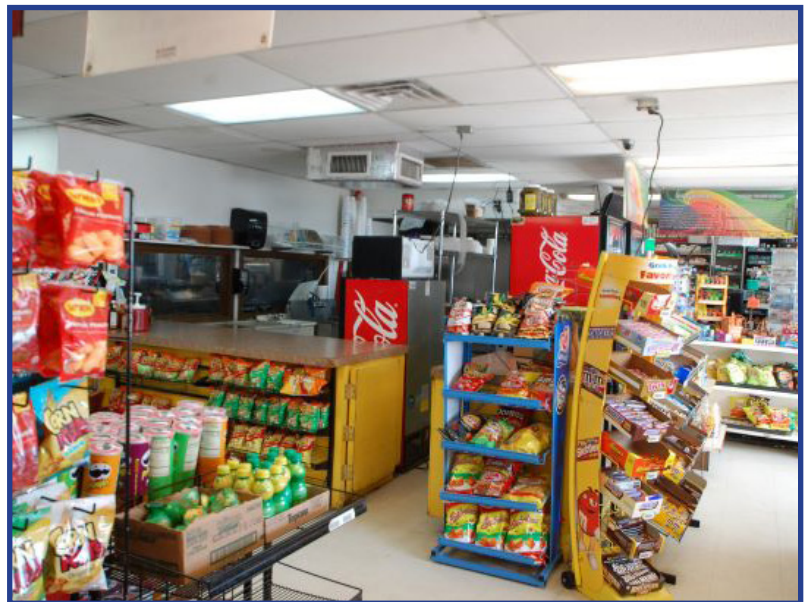
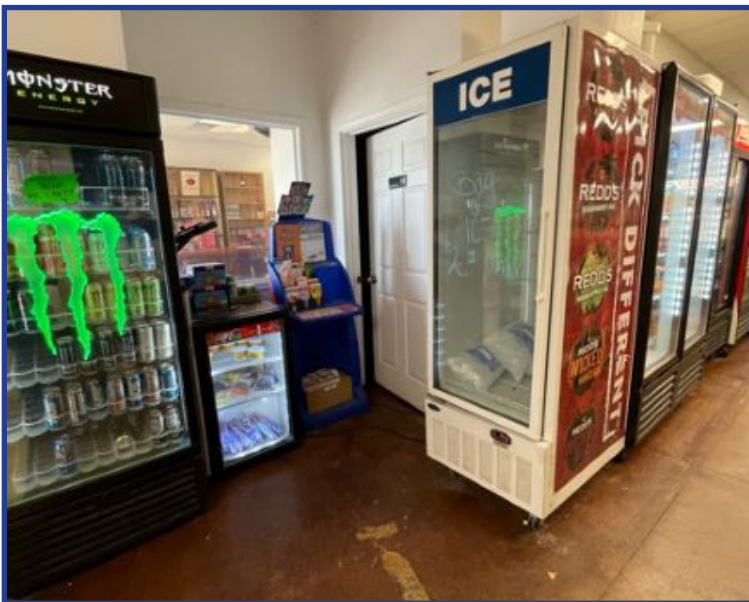
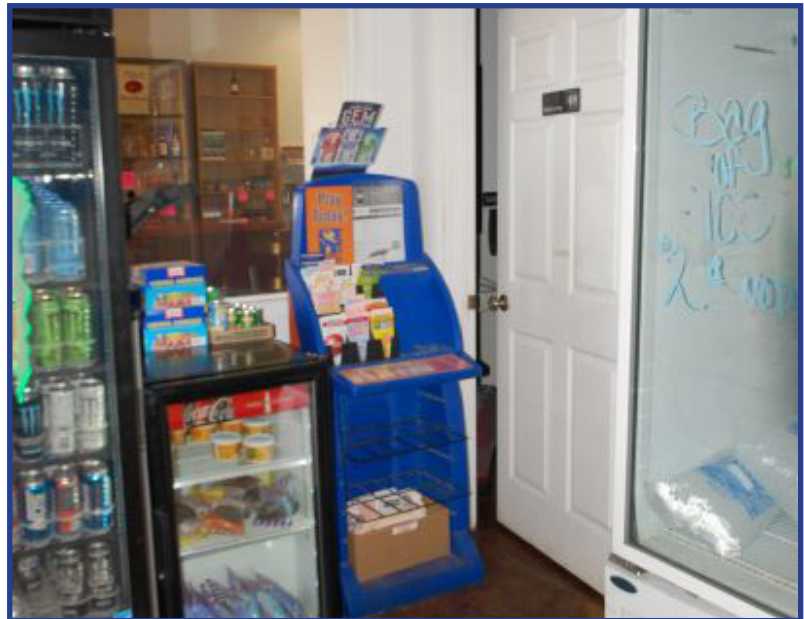
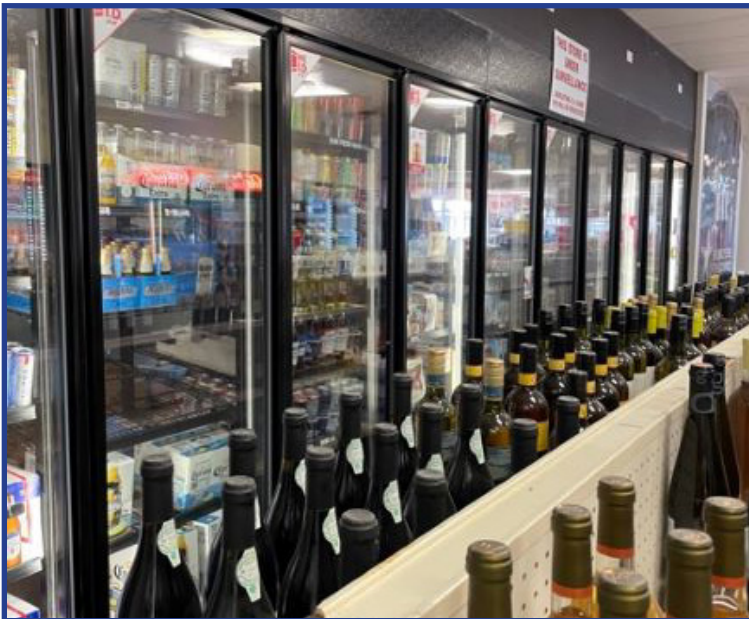
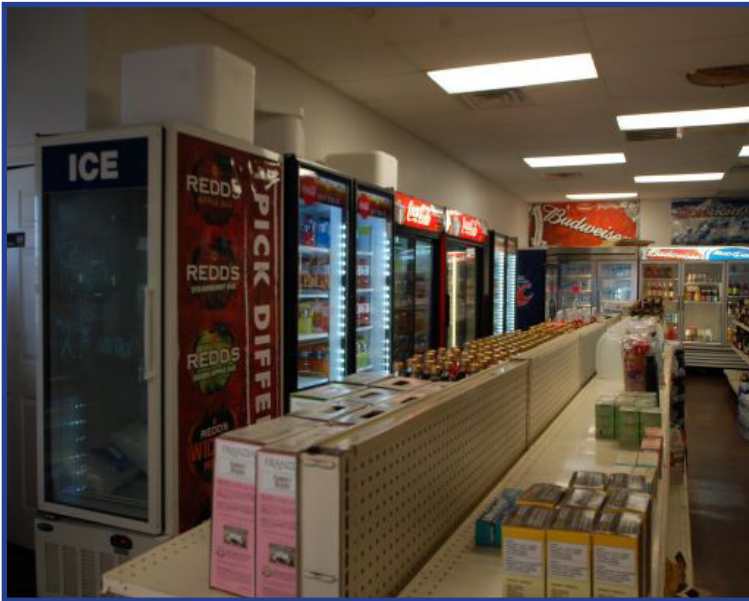


# Photos



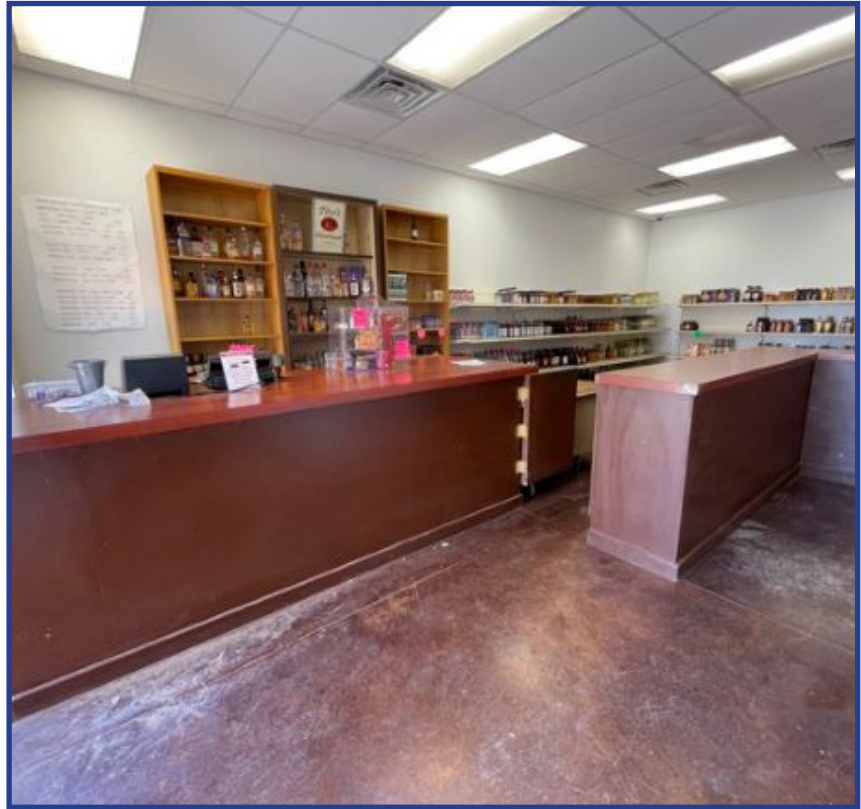


# Photos





## Photos-Liquor Store/Exterior







## 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:
  - 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.

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

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

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

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IABS 1-0 Date

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