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**5.085 ACRE
AUTO SALES**



INDUSTRIAL LOT FOR SALE



LOOP 289 AND INTERSTATE 27 LUBBOCK, TX

Purchase Price:.....\$6.00 / PSF

Utilities:.....to the site

Zoning:..... IHC

Traffic Count:.....61,000 VPD

CURB CUT WILL BE ALLOWED BY TXDOT ON THE SOUTH 140' FRONTAGE ROAD. GREAT LOCATION FOR AUTO SALES OR AN INDUSTRIAL USER LOOKING FOR HIGH VISIBILITY AND HIGHWAY ACCESS. WATER AND SEWER ARE TO THE SITE AND READY TO DEVELOP. WITH +/- 700' OF FRONTAGE OWNERS OF THIS TRACT WILL QUALIFY FOR LARGE SIGNAGE VISIBLE TO BOTH LOOP 289 AND HWY 87/I-27. PROPERTY WILL NEED TO BE PLATTED AFTER CLOSING. PROPERTY MAY BE DIVIDED, SEE AGENT FOR MORE DETAILS.

806.797.3231

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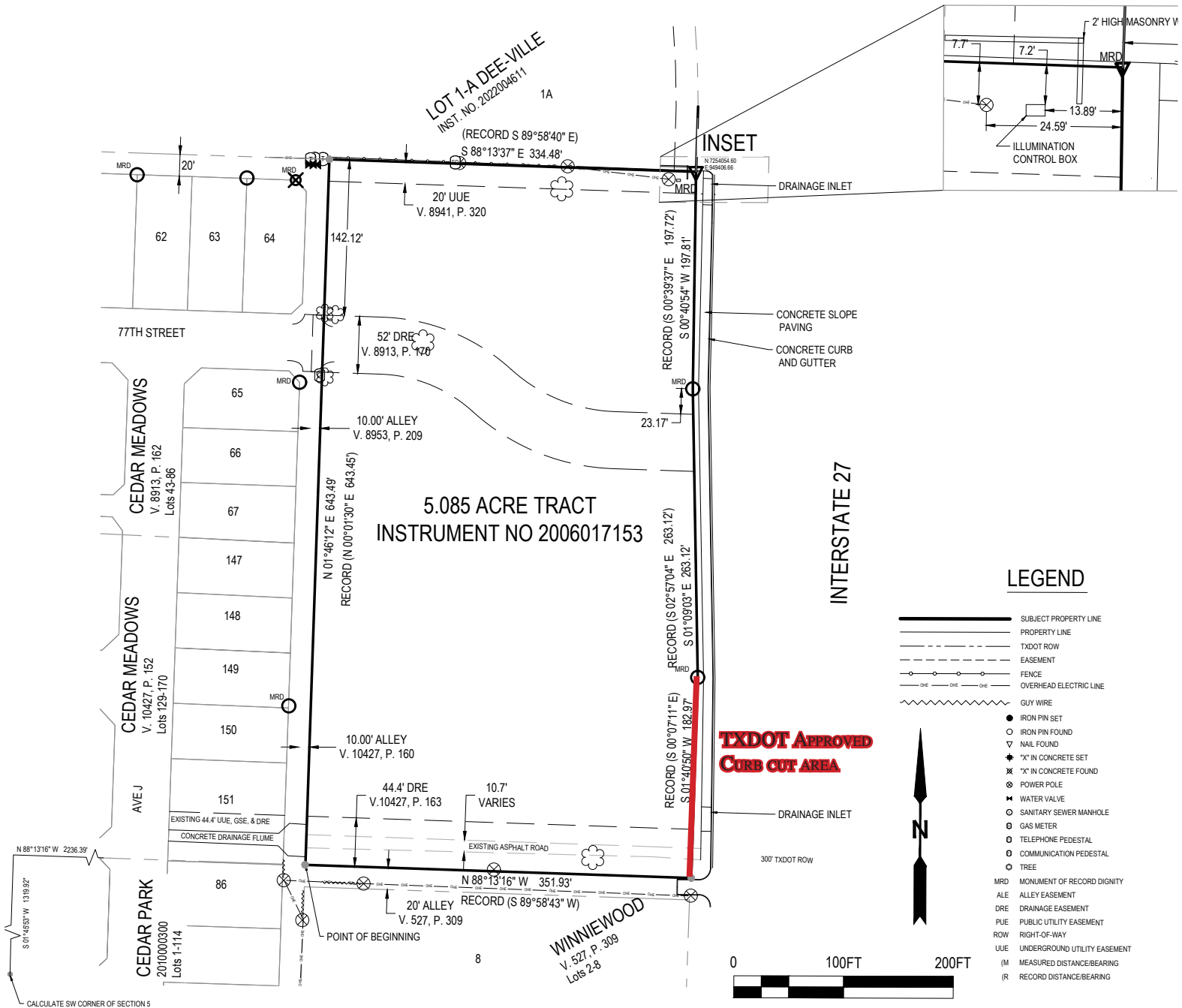
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Survey

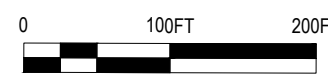
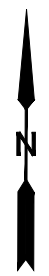
5.085 ACRE TRACT OUT OF

SECTION 5, BLOCK E, ABSTRACT 41, W.T. R.R. CO., LUBBOCK COUNTY, TEXAS



LEGEND

- SUBJECT PROPERTY LINE
- PROPERTY LINE
- - - - - TXDOT ROW
- - - - - EASEMENT
- - - - - FENCE
- - - - - OVERHEAD ELECTRIC LINE
- ~~~~~ GUY WIRE
- IRON PIN SET
- IRON PIN FOUND
- ▽ NAIL FOUND
- ✱ *X* IN CONCRETE SET
- ✱ *X* IN CONCRETE FOUND
- ⊙ POWER POLE
- ⊕ WATER VALVE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ GAS METER
- ⊙ TELEPHONE PEDESTAL
- ⊙ COMMUNICATION PEDESTAL
- ⊙ TREE
- MRD MONUMENT OF RECORD DIGNITY
- ALE ALLEY EASEMENT
- DRE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- UUE UNDERGROUND UTILITY EASEMENT
- (M) MEASURED DISTANCE/BEARING
- (R) RECORD DISTANCE/BEARING



**TXDOT APPROVED
CURB CUT AREA**

INTERSTATE 27

300' TXDOT ROW

CALCULATE SW CORNER OF SECTION 5

Demographics

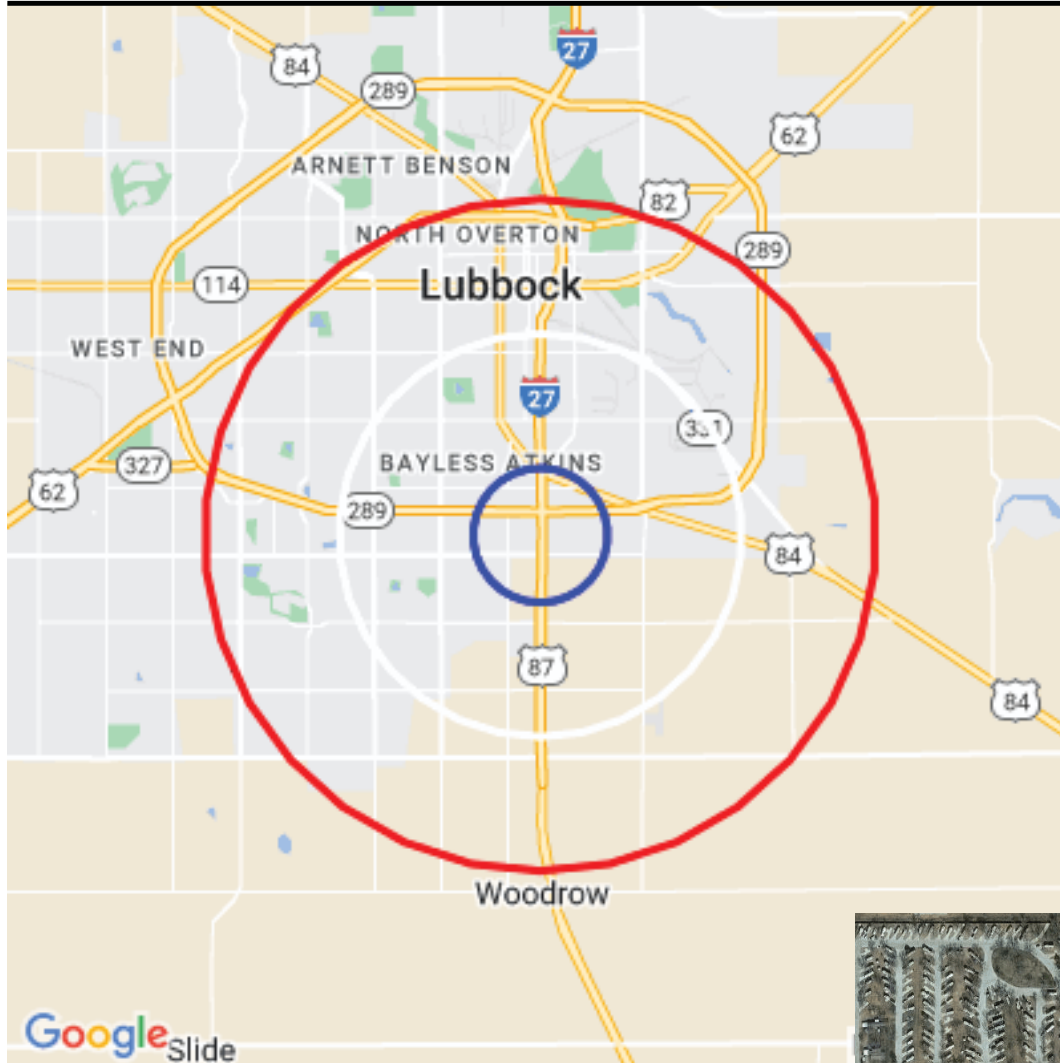


7708 Avenue H

Westar Commercial Realty

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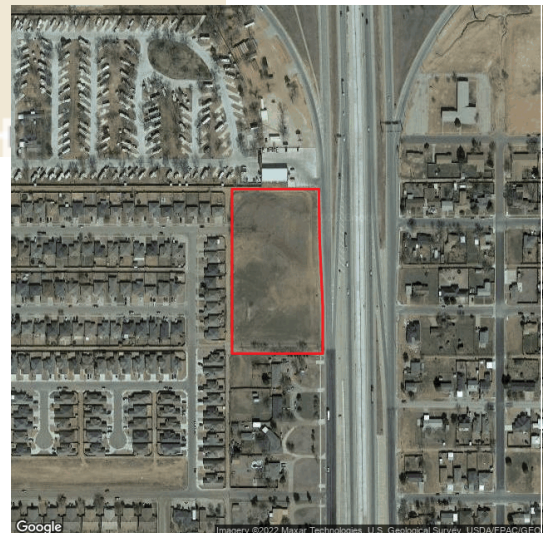
Demographic Report



7708 Avenue H

Population

Distance	Male	Female	Total
1- Mile	3,079	3,005	6,084
3- Mile	23,516	24,796	48,312
5- Mile	56,927	59,851	116,778



Tonya LaVere
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MOODY'S
 ANALYTICS

Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Demographics

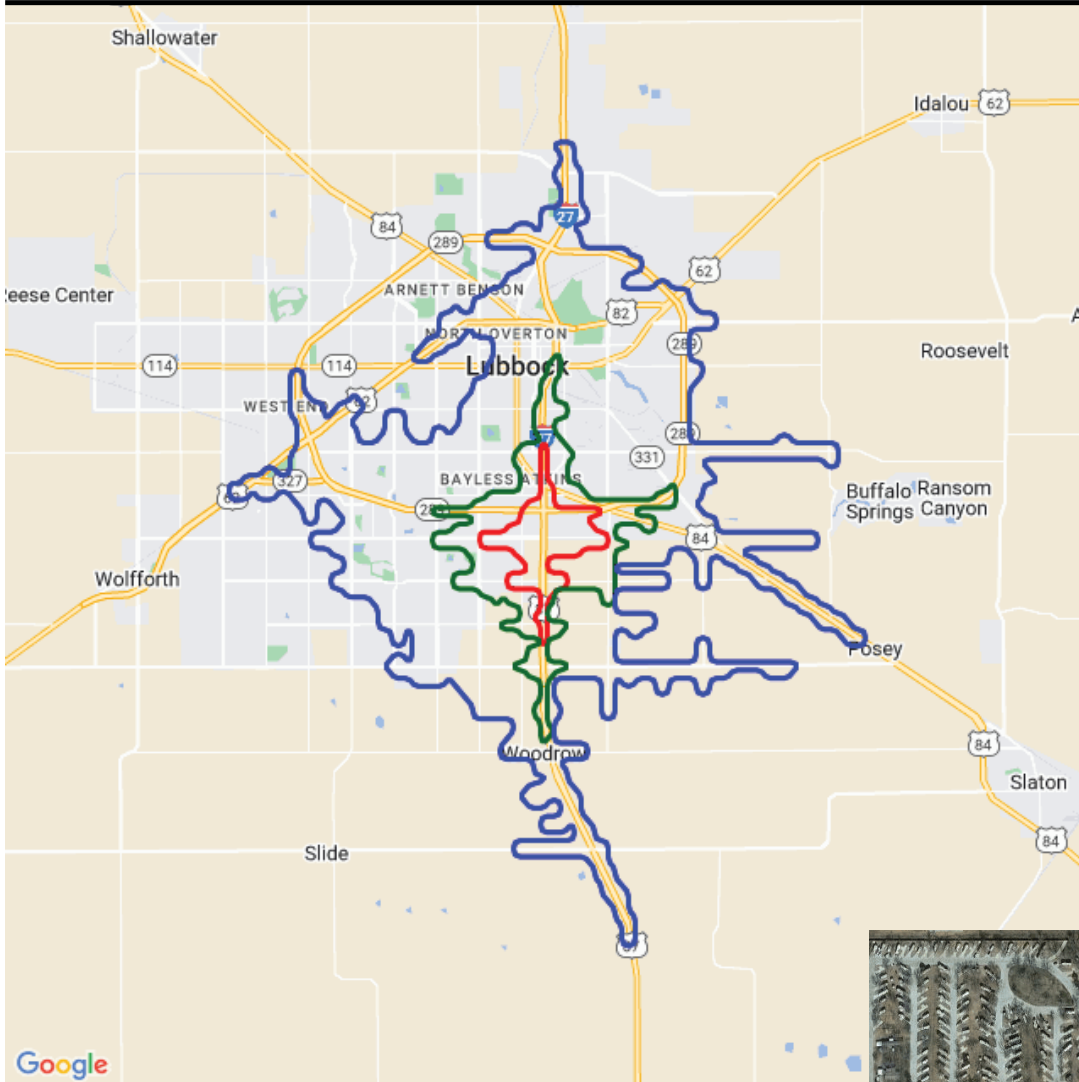


7708 Avenue H

Westar Commercial Realty

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Demographic Report



7708 Avenue H

Population

Distance	Male	Female	Total
3- Minute	4,037	4,040	8,077
5- Minute	15,606	16,163	31,769
10 Minute	78,002	80,086	158,088



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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.



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
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Blake Truett	569964	blake@lubbockwestar.com	(806)-776-1279
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Blake Truett	569964	blake@lubbockwestar.com	(806)-776-1279
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Kevin Watt	461347	Kevin@lubbockwestar.com	(806) 778-5072
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date