

Listing Agent: Bill Young
(806) 470-8318
byoung9478@lubbockwestar.com

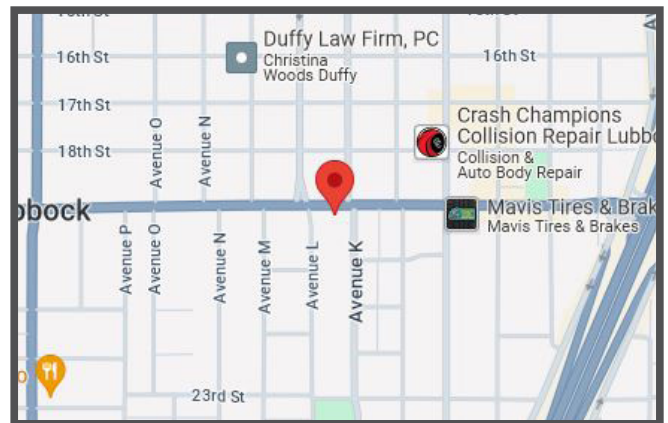
FOR SALE or LEASE



1211 19th Street, Lubbock, TX

Purchase Price.....**\$1,600,000.00**
Total Land Area:.....1.67 Acres
Zoning.....General (MU-3)
Building Size:.....13,417 SF +/-

Financing Available:.....Financing available on a purchase by IBC Bank to a qualified buyer!



806.797.3231

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

1211 19TH STREET

LUBBOCK, TX 79401

SALES PRICE:	\$1,600,000.00
LOT SIZE:	1.67 ACRES (72,745 SF)
BUILDING SIZE:	13,417 SF +/-
PRICE PER SQUARE FOOT:	\$134.16/PSF
ZONING:	General (MU-3)
LEGAL:	Roy Subdivision, BLK 1, L# thru 11 & N/2 of L 12 & closed Alley

PROPERTY OVERVIEW:

Westar Commercial Realty is pleased to offer to the market a former auto dealership facility located along 19th Street in Lubbock. This offering is a 13,417 square foot auto dealership facility with a showroom, sales offices, and automotive service area. The location is just south of Central Downtown Lubbock on 19th Street between Avenue L and Avenue K and has several new and used car dealerships in close vicinity to the subject. The property has undergone a significant remodel last year.

Lubbock is the home of Texas Tech University (40,000 + students), Texas Tech Health Sciences Center, South Plains College, Lubbock Christian University and Wayland Baptist University. Lubbock is the tenth largest city in Texas with a population of \$350,000 residents. The subject property is located on 19th Street, a major East/West traffic artery in Lubbock and is only three blocks from Interstate 27.

OPTION TO LEASE:

The subject property is also offered for lease. The lease rate is \$15,000.00 per month, triple net with the tenant paying taxes, insurance and common area maintenance. Taxes on the property for 2023 were \$17,087.00. The owner prefers a lease term of no shorter than 5 years with a 5% increase in the lease rate every five years.

Zoning Maps



PERIMETER AND IMPROVEMENT SURVEY OF LOTS 3-11, THE NORTH HALF OF LOT 12

ROY SUBDIVISION

AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS
 ACCORDING TO THE MAP, PLAT AND/OR DECLARATION DEED THEREOF RECORDED
 IN VOLUME 243, PAGE 577 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS
 AND THAT PORTION OF A 15' ALLEY QUITCLAIMED IN VOLUME 1583, PAGE 291

SAVE AND EXCEPT THAT PORTION OF LOT 3
 DEDICATED AS ALLEY IN VOLUME 1647, PAGE 41 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS

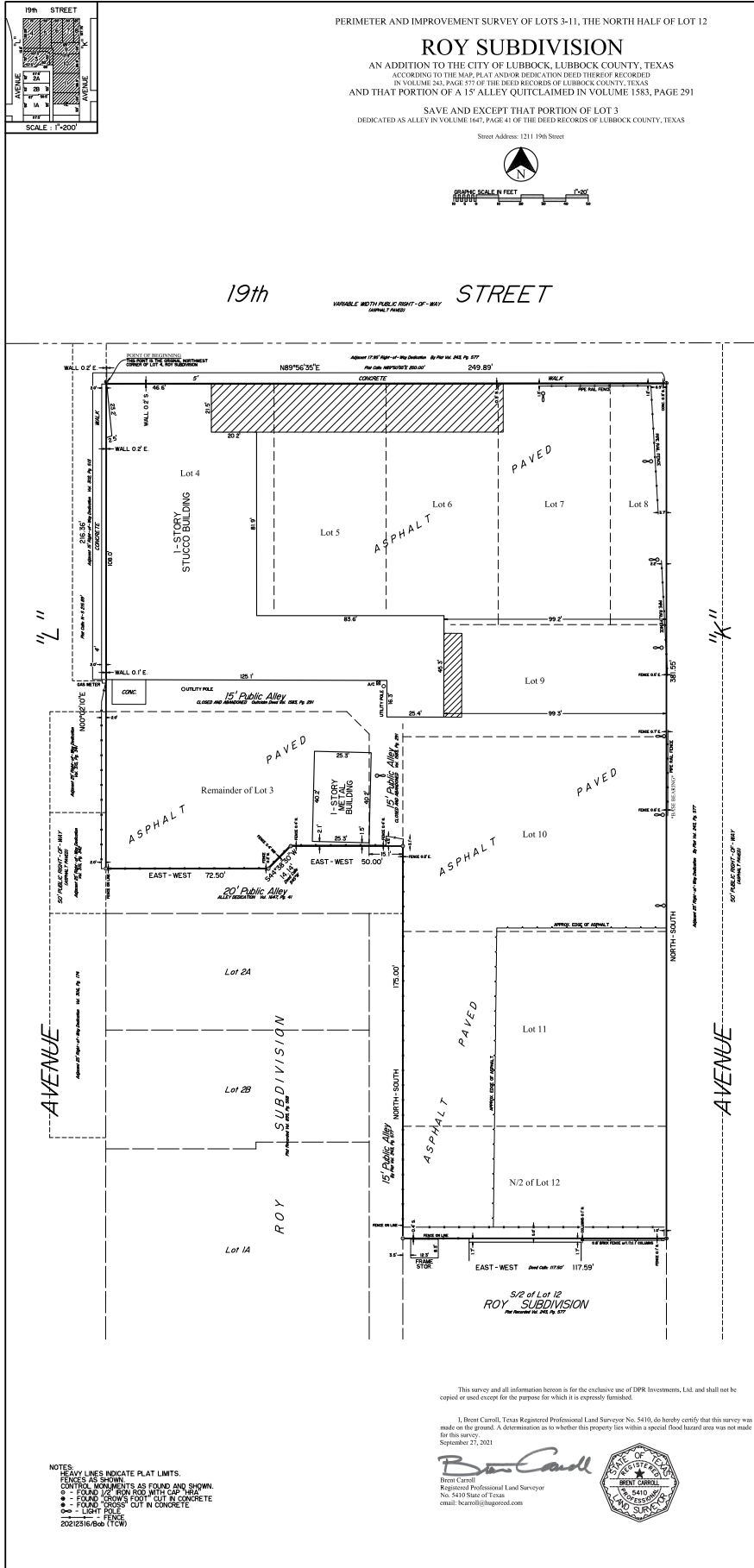
Street Address: 1211 19th Street



GRAPHIC SCALE IN FEET
 0 50 100

19th STREET

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
 (UNPAVED PAVED)



METES AND BOUNDS DESCRIPTION of Lots 3-11, the North half of Lot 12, Roy Subdivision, an addition to the City of Lubbock, Lubbock County, Texas, according to the map, plat, and/or declaration deed thereof recorded in Volume 243, Page 577 of the Deed Records of Lubbock County, Texas, and a portion of a 15 foot alley, quitclaimed in Volume 1583, Page 291 of the Deed Records of Lubbock County, Texas, SAVE AND EXCEPT a portion of said Lot 3 dedicated for alley, as described in Volume 1647, Page 41 of the Deed Records of Lubbock County, Texas, being further described as follows:

BEGINNING at a "cow's foot" found cut in concrete in the East right-of-way line of Avenue "L", as described in Volume 302, Page 513, Volume 315, Page 341 and Volume 315, Page 342 of the Deed Records of Lubbock County, Texas and the South right-of-way line of 19th Street, dedicated by plat recorded in Volume 243, Page 577 of the Deed Records of Lubbock County, Texas, at the original Northwest corner of said Lot 4, Roy Subdivision and the Northwest corner of this tract.

THENCE N. 89°56'35" E., along said South right-of-way line, a distance of 249.89 feet (plat calls: N. 89°56'35" E. a distance of 250.00 feet) to a "cross" found cut in concrete in the West right-of-way line of Avenue "K", dedicated by plat recorded in Volume 243, Page 577 of the Deed Records of Lubbock County, Texas, at the Northeast corner of said Lot 8 and the Northeast corner of this tract.

THENCE South, along said West right-of-way line, a distance of 381.55 feet to a "cross" found cut in concrete at the Southeast corner of the North Half of said Lot 12 and the Southeast corner of this tract.

THENCE West, along the Southern boundary of the North Half of said Lot 12, a distance of 117.59 feet (plat calls: 117.50 feet) to a 1/2" iron rod with cap marked "HRA" found in the East line of a 15 foot alley, dedicated by plat recorded in Volume 243, Page 577 of the Deed Records of Lubbock County, Texas, at the Southeast corner of the North Half of said Lot 12 and the most Southerly Southeast corner of this tract.

THENCE North, along said East alley line and the East line of said alley dedication described in Volume 1647, Page 41 of the Deed Records of Lubbock County, Texas, a distance of 159.89 feet to a 1/2" iron rod with cap marked "HRA" found at the Northeast corner of said alley dedication and a corner of this tract.

THENCE West, along the North line of said alley dedication, a distance of 50.00 feet to a 1/2" iron rod with cap marked "HRA" found at a corner of said alley dedication and a corner of this tract.

THENCE S. 44°38'30" W., continuing along the North line of said alley dedication, a distance of 14.14 feet (plat calls: S. 45° W.) to a 1/2" iron rod with cap marked "HRA" found at a corner of said alley dedication and a corner of this tract.

THENCE West, continuing along the North line of said alley dedication, a distance of 72.00 feet to a 1/2" iron rod with cap marked "HRA" found in said East right-of-way line of Avenue "L", at the most Westerly Southeast corner of this tract.

THENCE N. 00°02'10" E., along said East right-of-way line, a distance of 216.36 feet (plat calls: North 215.89 feet) to the Point of Beginning.

Contains: 72.955 square feet - 1.698 acres.

TITLE COMMITMENT

Easement information shown on this survey was taken from title commitment provided by Western Title Company as agent for First American Title Guaranty Company, Title Policy (F No. 8603) with an issue date of September 3, 2021. Record research done by this surveyor was made only for the purpose of determining the boundaries of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. Schedule "B" survey related items have been noted or shown herein as to the extent they encumber the property. Surveyor expresses no opinion regarding the condition or sufficiency of the remaining items listed in the commitment and is this beyond the scope of Surveyor's services and/or certification.

EASEMENTS

Lot 4 is subject to a Right-of-Way Easement granted to West Texas Gas Company in Volume 124, Page 579 of the Deed Records of Lubbock County, Texas. The exact size and location of said easement could not be determined by record description.

Lot 9 is subject to a Right-of-Way Easement granted to West Texas Gas Company in Volume 124, Page 579 of the Deed Records of Lubbock County, Texas. The exact size and location of said easement could not be determined by record description.

Lots 10 & 11 are subject to a Right-of-Way Easement granted to West Texas Gas Company in Volume 124, Page 605 of the Deed Records of Lubbock County, Texas. The exact size and location of said easement could not be determined by record description.

This survey and all information hereon is for the exclusive use of DPR Investments, Ltd. and shall not be copied or used except for the purpose for which it is expressly furnished.

I, Brent Carroll, Texas Registered Professional Land Surveyor No. 5410, do hereby certify that this survey was made on the ground. A determination as to whether this property lies within a special flood hazard area was not made for this survey.

Brent Carroll
 Registered Professional Land Surveyor
 No. 5410 State of Texas
 Email: bcarroll@bgsurvey.com



NOTES:
 HEAVY LINES INDICATE PLAT LIMITS.
 FENCES ARE SHOWN.
 CONTROL MONUMENTS AS FOUND AND SHOWN.
 (C) - FOUND 1/2" IRON ROD WITH CAP MARKED
 (F) - FOUND CROWN'S FOOT, CUT IN CONCRETE
 (L) - FOUND CROSS CUT IN CONCRETE
 (S) - LIGHT
 (P) - PILE
 (T) - TIE
 20210316/66 (TCW)





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
Bill Young	364208	Byoung9478@Lubbockwestar.com	(806) 776-1270
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date