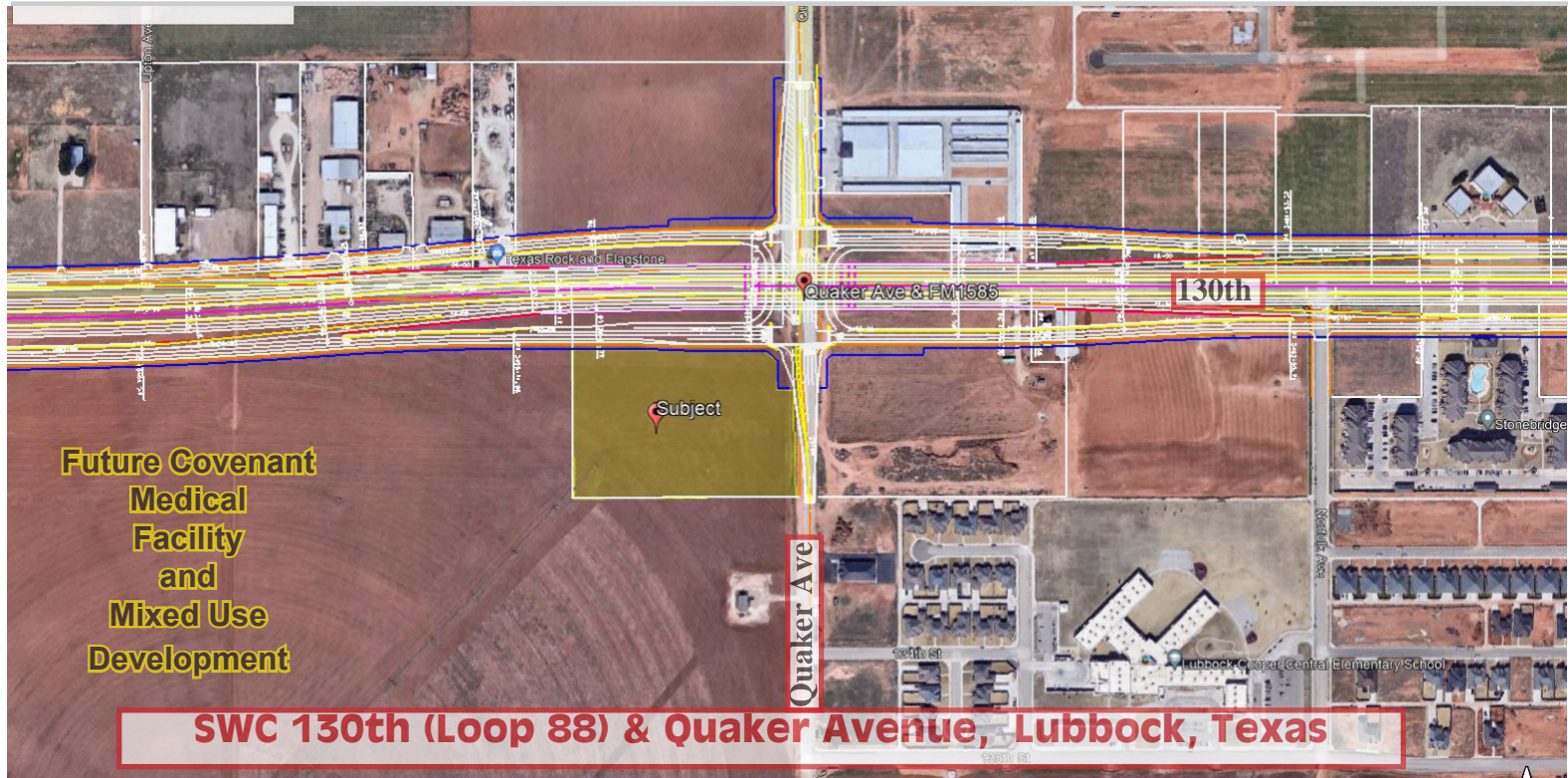


# Westar Commercial Realty

## Listing Agents:

**Bill Young**  
**(806) 776-1270**  
**byoung9478@lubbockwestar.com**



### Subject Site:

The Subject Site is a 6.9211 acre tract of land with 613.32 feet of frontage on Loop 88 and 463.59 feet along Quaker Avenue. TXDot has already completed the taking of 130th for Loop 88 construction.

**Sales Price:** .....\$25.00/PSF  
**Total Area:** .....6.9211 Acres  
**Zoning:** .....C-3, Commercial  
**Dimensions:** .....Rectangular  
**Utilities:** .....To the Site

**Frontage on Loop 88:** .....613.32 Feet  
**Frontage on Quaker Ave:** ....463.59 Feet

# 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.

Westar Commercial Realty is proud to offer a **C-3 Zoned** property located at the SWC of 130th (Loop 88) and Quaker Avenue. The property is located in the fast growing commercial and residential area in South Lubbock. The area is improved with a Walmart Shopping Center, Academy Sports, and recently in 2020 a new H.E.B at 114th and Quaker Avenue. Also, there is a United Supermarket location at Indiana Avenue and Loop 88 and a Rosa's Mexican restaurant across from the United.

The site is just west of Kelsey Park, a new and expanding subdivision which is also home to a new Lubbock-Cooper Elementary school. South of Loop 88 and along Quaker Avenue are new retail, garden office developments, medical and dental offices.

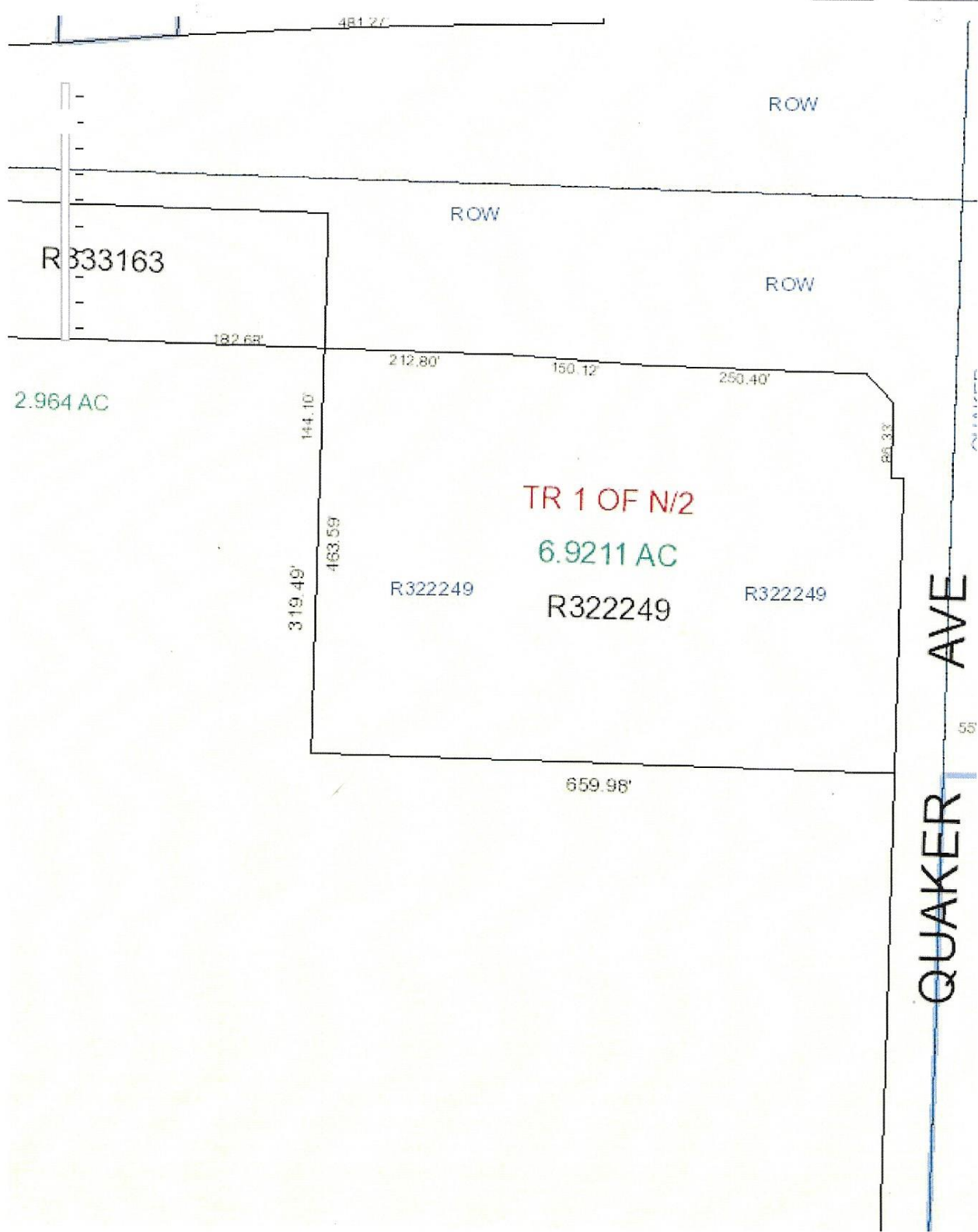
Covenant Medical Group owns the 130 acres surrounding the subject tract. Covenant plans to build an Ambulatory Hospital and a mixed use development on the tract including residential, apartment, office and commercial.

# Parcel Viewer

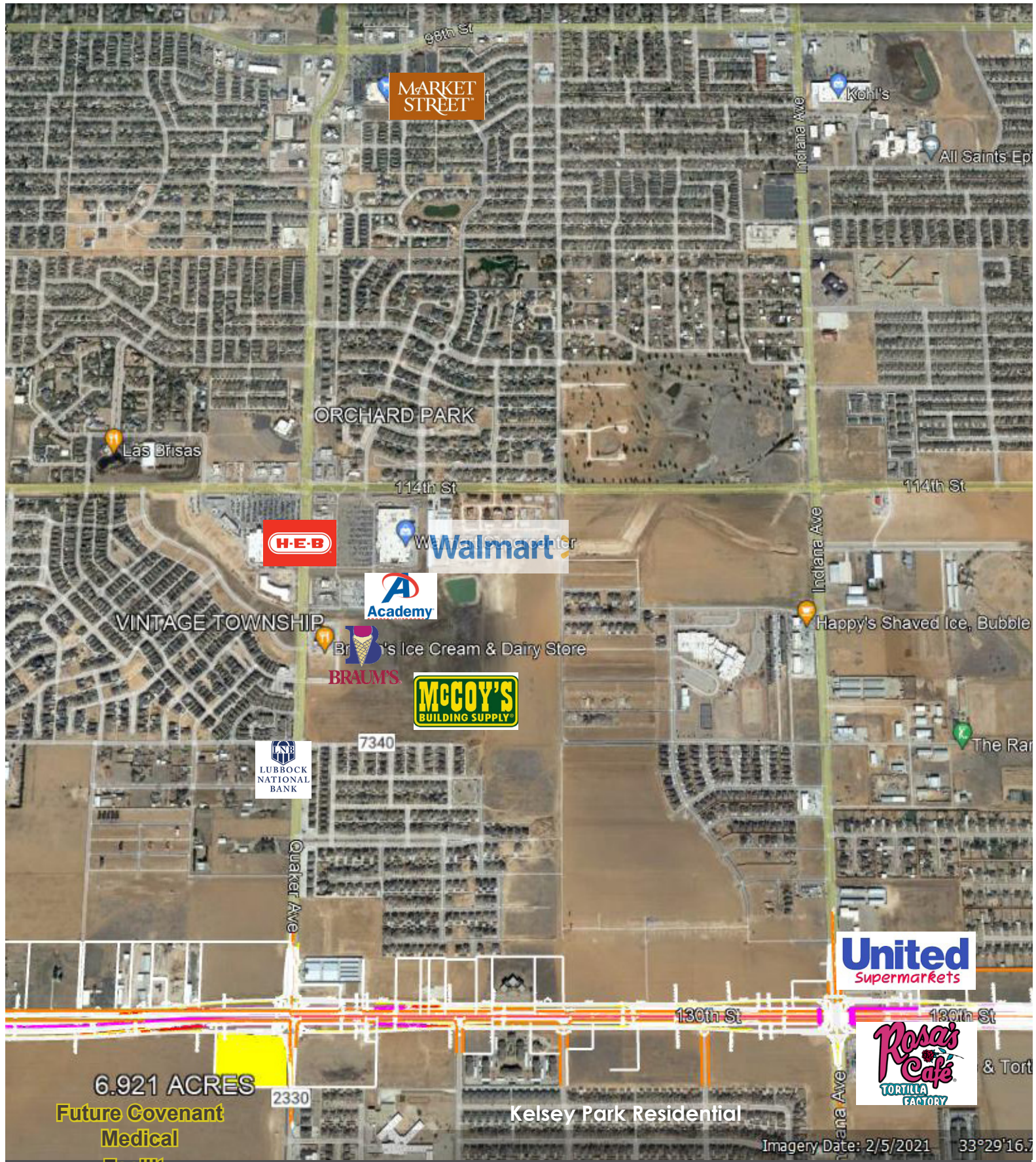
 TaxParcel Viewer

Print

Close



# Aerial



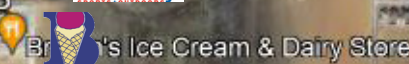
MARKET STREET

ORCHARD PARK

VINTAGE TOWNSHIP

Kelsey Park Residential

6.921 ACRES  
Future Covenant  
Medical  
Facility



BRAUM'S



Imagery Date: 2/5/2021 33°29'16.7

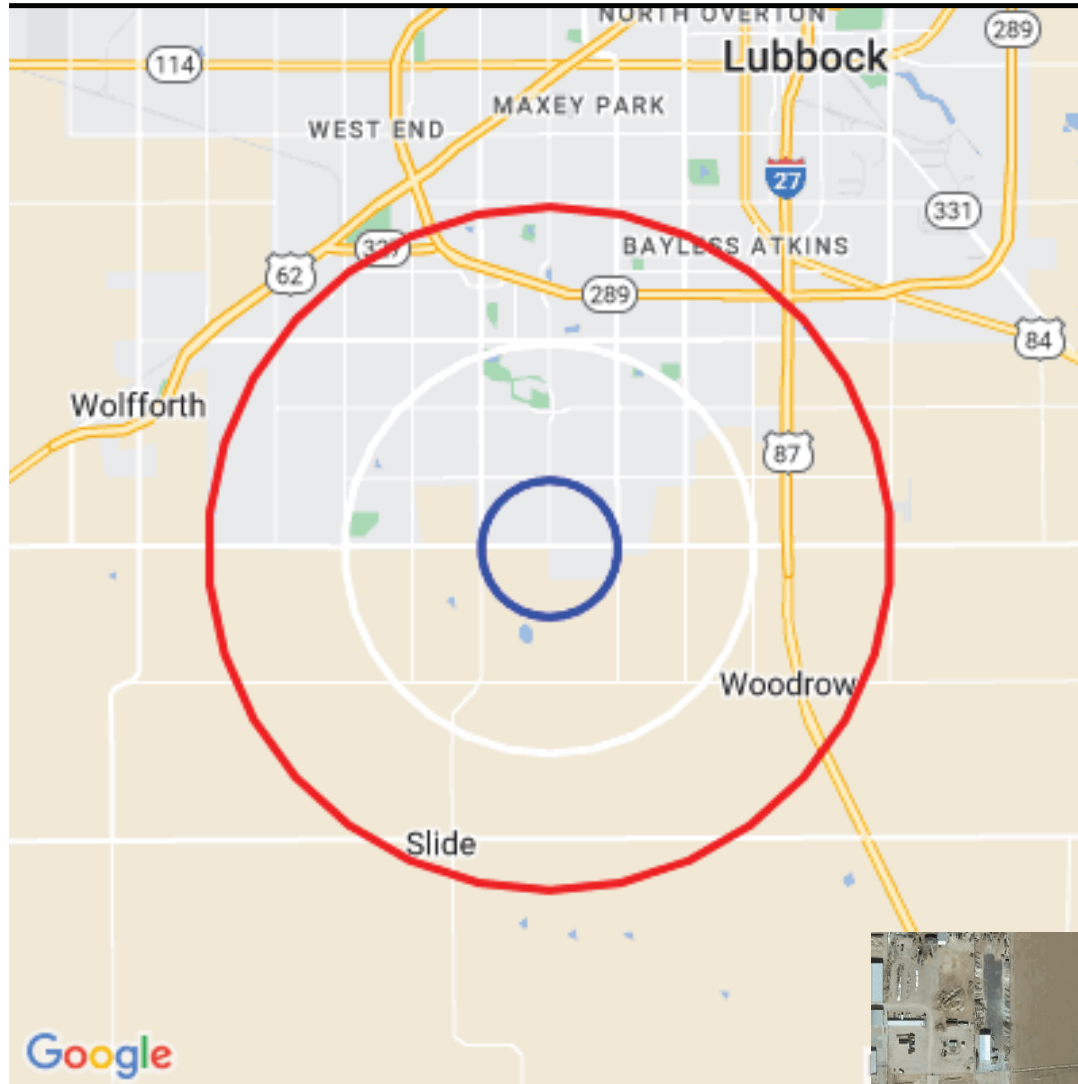
## SWC Quaker and 130th



Westar Commercial Realty

4418 74th Street Lubbock, TX 79424 | 806-797-3231

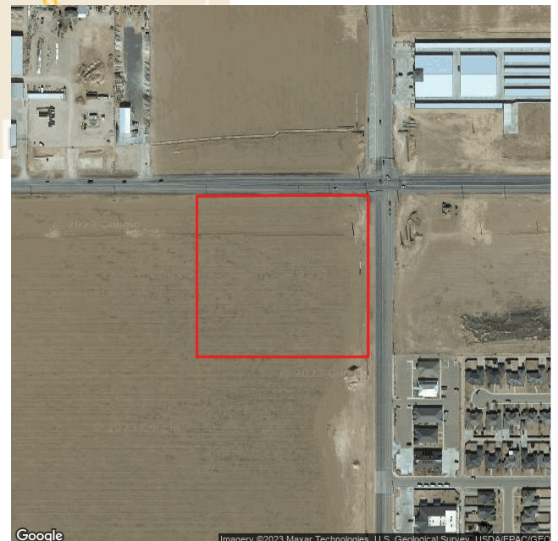
### Demographic Report



### SWC Quaker and 130th

#### Population

Distance	Male	Female	Total
1- Mile	197	197	394
3- Mile	7,946	8,550	16,496
5- Mile	33,499	35,453	68,952



**Tonya LaVere**  
 marketing@lubbockwestar.com  
 806-797-3231

**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.



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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date