

REDUCED PRICE



WestMark
COMMERCIAL

TCN
WORLDWIDE
REAL ESTATE SERVICES

Industrial Location in Qualified Opportunity Zone
301 Ave Q, Lubbock, TX 79415

FOR SALE ~ LAND

Purchase Price: \$449,000

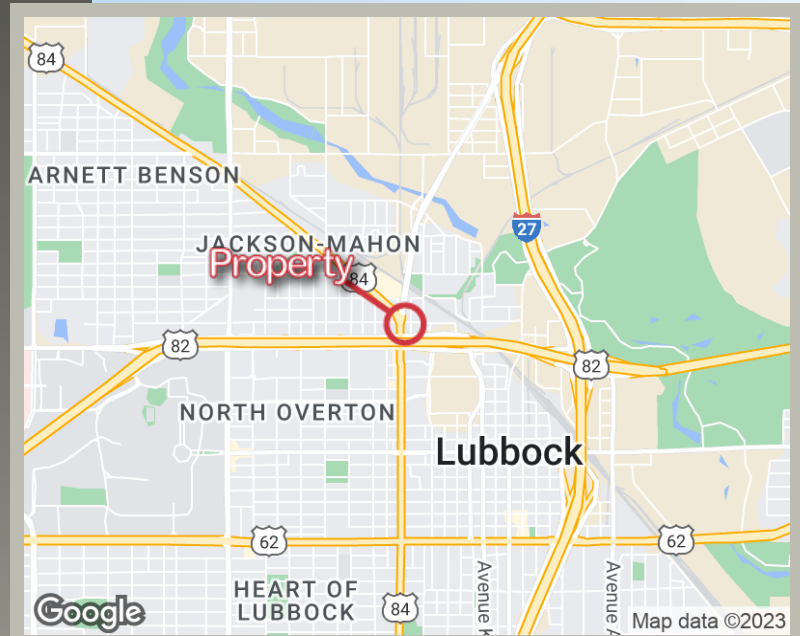
Frontage: 251

Zoning: IHC Interstate Highway Commercial and
M-1 Light Manufacturing

Land Size: 37,380 SF

Traffic Count: 23,490 VHD

- NE quad of MSF and Ave. Q. Frontage Hwy 62/82 intersection interchange.
- One mile from Texas Tech University. Population 38,246 students.
- North of the Central Business District, Civic Center and Buddy Holly Arts Center. Surrounding area includes, banks, hotels, restaurants and Super Walmart.
- Student Housing District in Overton North with a rental population of approximately 3,000.



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Property Summary



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PROPERTY DESCRIPTION

Sale includes improvements. Five buildings with a total of 12,948 SF and land size with separate lots of 37,370 SF. Current uses as a automobile repair and auto sales lot. City alley divides lots. Property is within the 100 year flood zone. Paved city streets surround the property on all sides with TxDot easement on the south. Allowed uses in the IHC and M-1 zoning district.

Owner Finance: starting at 7% for really good credit, 15-yr amort., 5-yr balloon, at least \$100,000 down.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,414	49,620	101,999
Total Population	5,924	135,847	265,443
Average HH Income	\$26,987	\$46,045	\$57,364

LOT NUMBER	PROPERTY SUBTYPE	SIZE
Lot 1	Land - Industrial	17,700 SF
Lot 2	Land - Retail	1,980 SF
Lot 3	Land - Retail	4,950 SF
Lot 4	Land - Industrial	12,750 SF



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Subject Property Aerial

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Aerial Map

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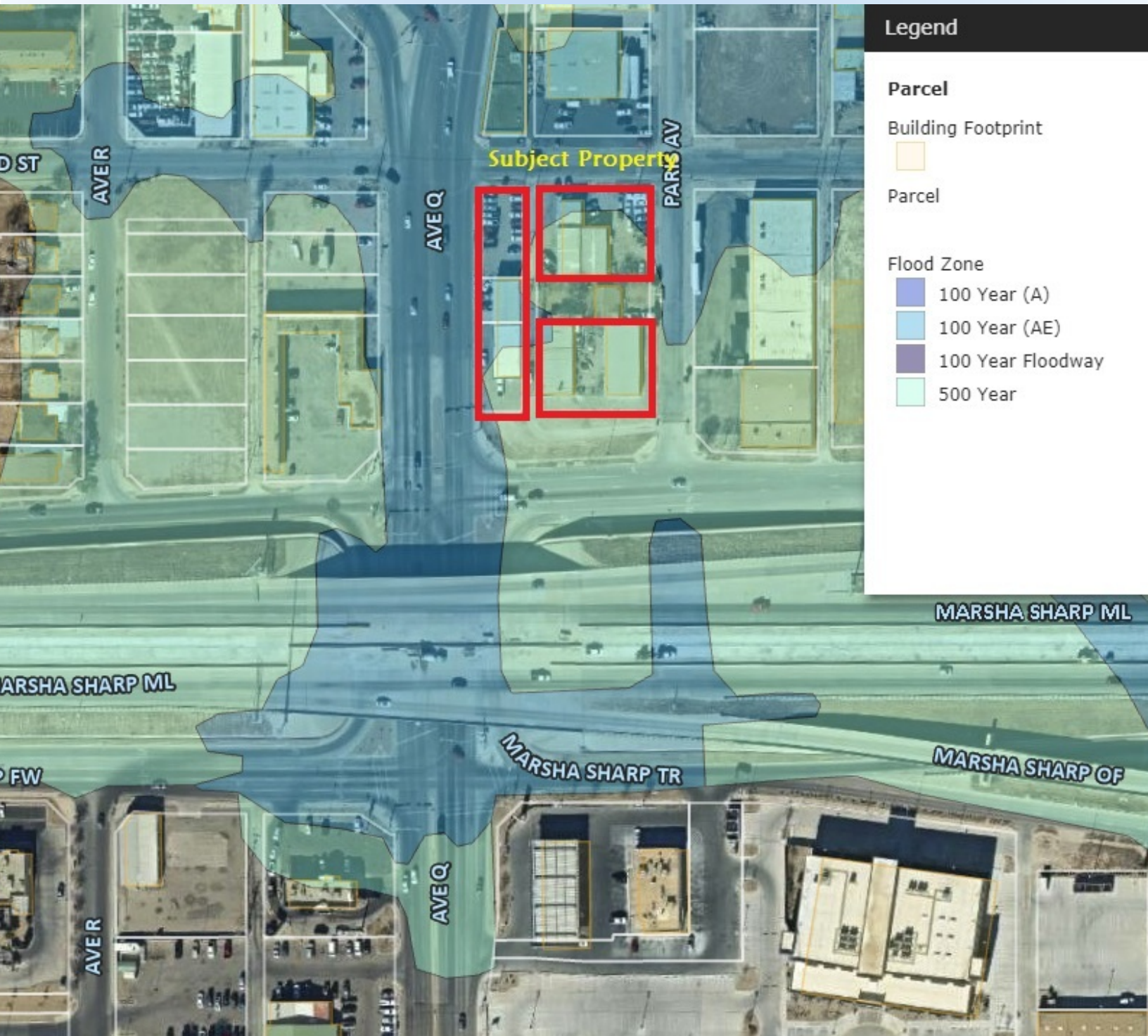
Flood Map

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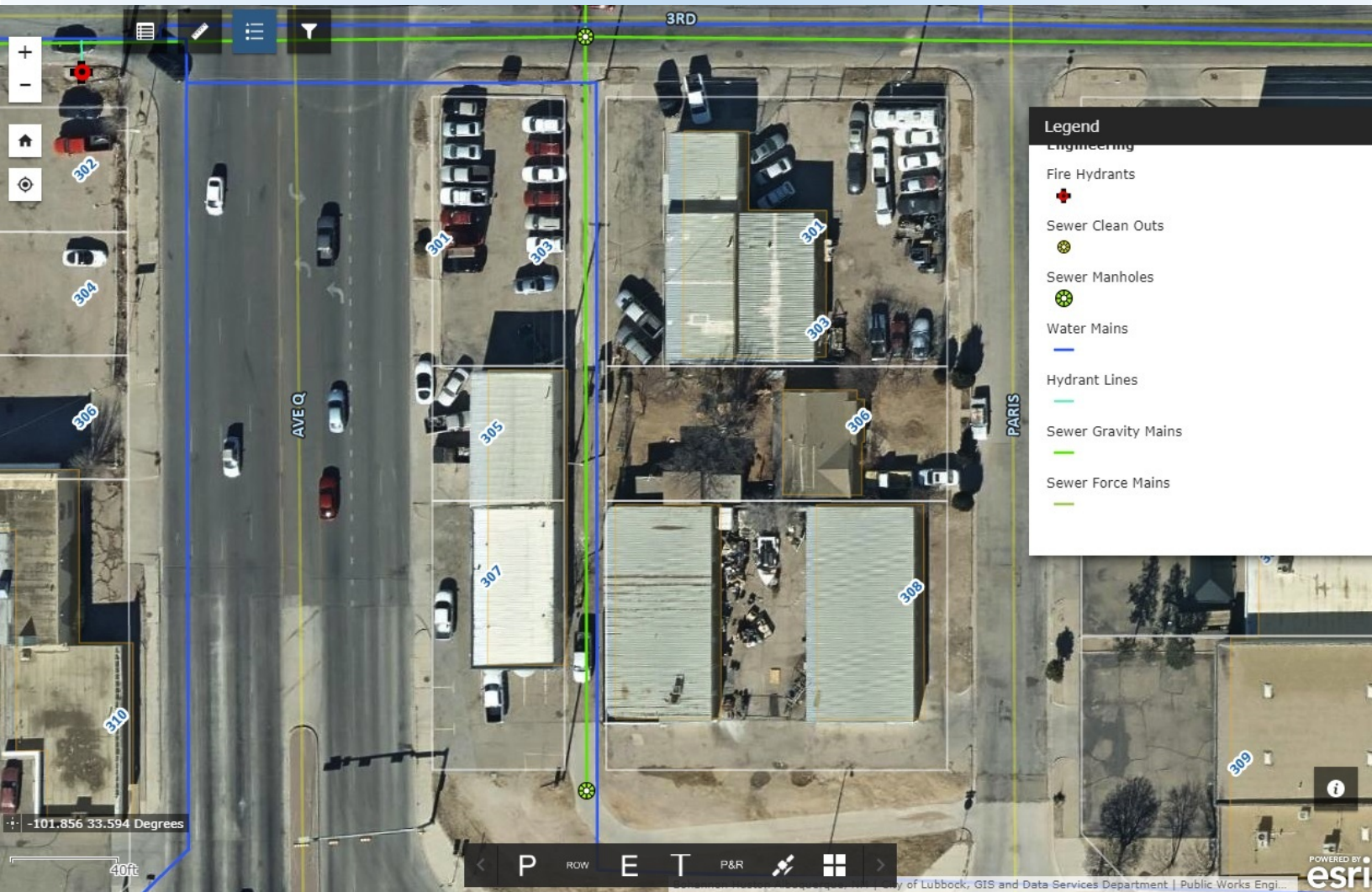
Water and Sewer Lines Map

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Additional Photos



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Retailer Map

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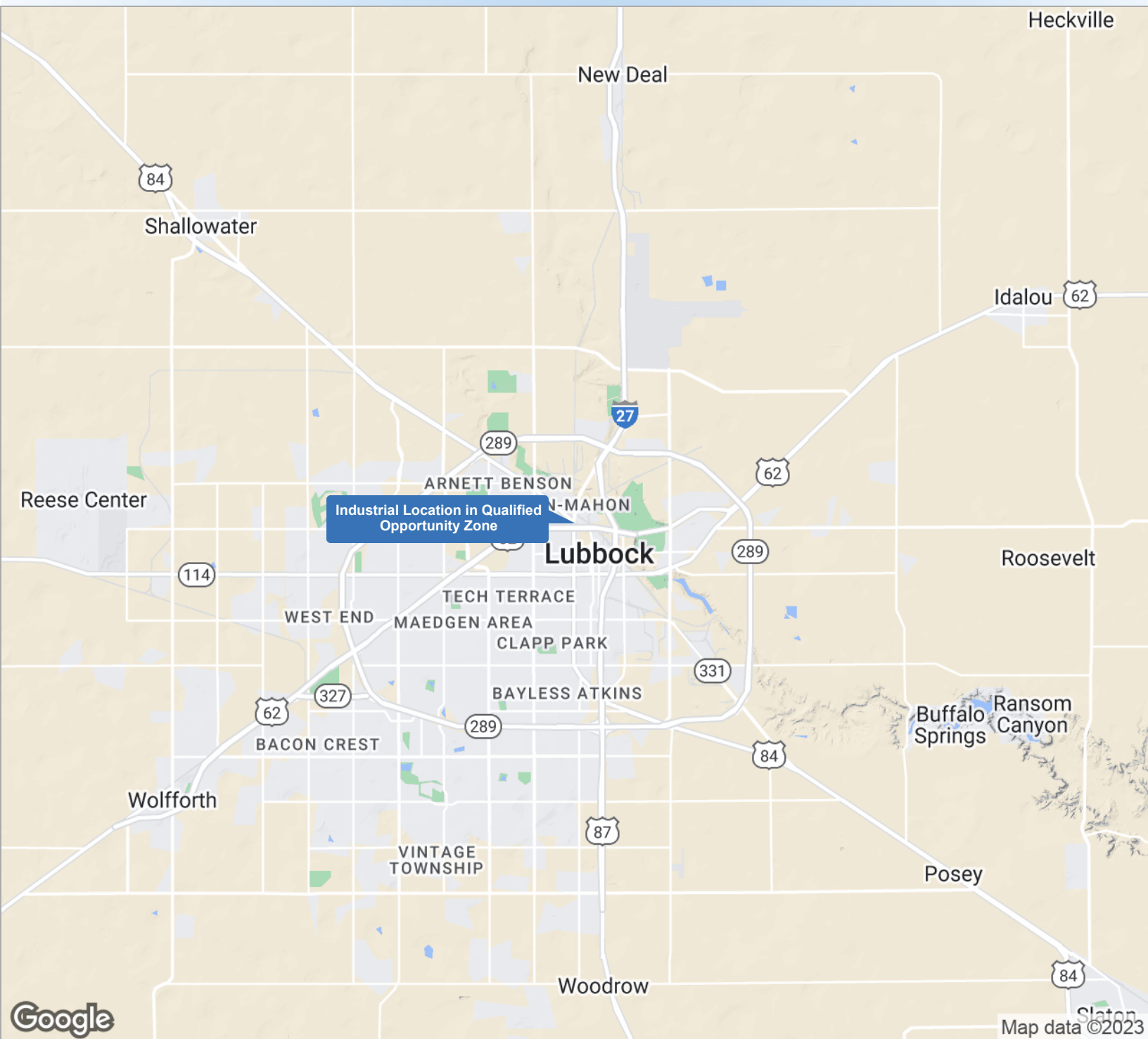
Regional Map

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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.

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Designated Broker of Firm	License No.	Email	Phone
Marty Cleckler	TX #0421600	mcleckler@westmarkcommercial.com	806-794-3300
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kirk Schneider, CCIM	TX #0300324	kschneider@westmarkcommercial.com	806.787.7773
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date