

Westar Commercial Realty

Listing Agents:

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Subject Site:

The Subject Site is approx 10.833 acres (gross) and with 715' of frontage on 130th Street and approx 660' of frontage on Quaker Ave. Refer to Exhibit-A as to the layout of the Subject Tract. Water and Sewer are being constructed to the site, however the owner has a 'Will Serve' from the City of Lubbock that utilities will be available in the area of the proposed development.

SWC 130th & Quaker Ave, Lubbock, TX

Sales Price: **\$12.50/SF**
Total Area: **10.833 Acres +/-**
Zoning: **C-3**
Dimensions: **Rectangular**
Utilities: **To Site**

Frontage on FM1585: **715'**
Frontage on Quaker Ave: **660'**

Westar Commercial Realty, LLC is proud to offer the property located in the SWC of Quaker Ave and 130th (FM 1585) which is the location for the new outer Loop around Lubbock. The property is located in a fast growing portion of South Lubbock with a new Walmart having been constructed on the SEC of 114th and Quaker, a new Academy Sporting Goods has been developed adjacent the Walmart. Also, a new United Supermarket is being constructed on the NEC of 130th and Indiana Ave. There is also a proposed HEB Supermarket to be constructed on the SWC of 114th and Quaker in the near future.

The site is also just West of Kelsey Park, a new subdivision in Lubbock which is also home to a new Lubbock-Cooper Elementary School. Located south along Quaker Ave is a new Garden Office development adjacent to Kelsey Park. This has become a new growth corridor in Lubbock between Indiana Ave, Quaker Ave and Slide Road.

Land Available

806.797.3231

4415 71st, Suite 12 • 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.

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www.lubbockwestar.com



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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William D Young</u>	<u>0364208 TX</u>	<u>byoung9478@lubbockwestar.com</u>	<u>(806)797-3231</u>
Designated Broker of Firm	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date