

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



## 66th & Iola, Lubbock, TX

**Purchase Price:** .....Inquire for Price  
**Tract Size:** .....4.2 AC (3.868 net acres)  
**Zoning:** .....C-4 (with conditions)  
**Dimensions:** .....550'x336'  
**Utilities:** .....yes  
**ProRatas Paid:** .....no  
**Traffic Counts:** .....+/- 21,800 CPD  
 (within a 1 mile radius)

- \* Located in a high growth area for office/retail
- \* Just South of Spur 327
- \* Quick access to 62/82 and/or Loop 289



# Land For Sale

# 806.797.3231

4415 71st, Suite 12 • Lubbock, TX 79424 • 806 793-2130 (Fax)

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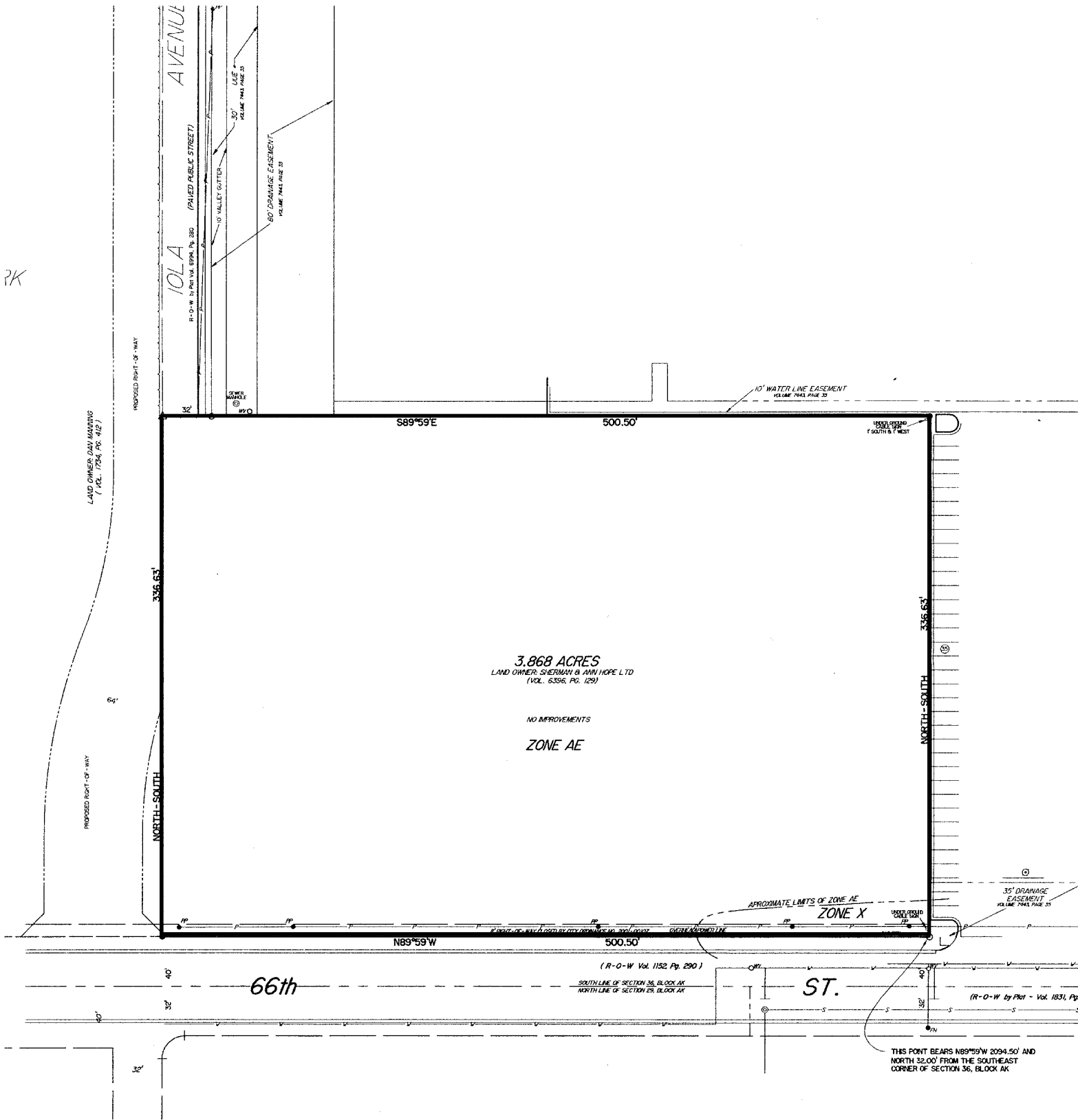
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# Tract Survey

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# Property Conditions

## SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the C-4 uses shall be limited to the following uses:
  - (1) Automobile body shops, outside storage limited to customer vehicles only.
  - (2) Automobile brake shop.
  - (3) Automobile glass shop.
  - (4) Automobile seat cover and upholstery shop.
  - (5) Automobile transmission shop.
  - (6) Automobile and recreational vehicle sales and service (may include body and paint shop, as accessory use).
  - (7) Barber and beauty shop supply dealer.
  - (8) Boat and boat trailer sales and service.
  - (9) Builders supply. All materials must be in building.
  - (10) Café supply dealer, fixtures.
  - (11) Canvas goods shop, tents and swings (no manufacturing)
  - (12) Dairy supply dealer.
  - (13) Electrical equipment repairs.
  - (14) Frozen food lockers.
  - (15) Garage, public, repair. (Outside storage of customer automobiles authorized.)  
All work and separate parts shall be inside a building.
  - (16) Garden center.
  - (17) Gasoline service station. (Business permitted outside of building and outside displays of products permitted within three (3) feet of the building.)
  - (18) Golf driving range. (Business permitted outside of building.)
  - (19) Greenhouse and plant nursery.
  - (20) Hotel or motel.
  - (21) Hot tamale plant.
  - (22) Janitorial or cleaning service.
  - (23) Job printing and lithographing.
  - (24) Laboratory, chemical, general analysis.
  - (25) Laundry, commercial.
  - (26) Linen and towel supply service.
  - (27) Lumber yard, with no mill. All materials must be in a building.
  - (28) Magazine agency.
  - (29) Motorcycle shop, including sales, rentals and service.
  - (30) Muffler shop.
  - (31) Nonprofit training centers with retail sales.
  - (32) Pest control service.
  - (33) Print shop.
  - (34) Produce market.
  - (35) Public kennel (totally within a building).
  - (36) Rental store.
  - (37) Restaurants. (Business permitted outside of building.)
  - (38) Restaurants, with the sale of alcoholic beverages as in incidental use, except that no mixed alcoholic beverage sales shall be made or delivered to occupants in motor vehicles.
  - (39) Sign shops, limited window lettering, painted wall signs, banners and desk signs.
  - (40) Store fixtures sales (no manufacturing permitted).
  - (41) Trailer and truck sales, rental or service.
  - (42) Trailer and truck rental utility.
  - (43) Upholstery shop - Furniture.
  - (44) Veterinary hospital (totally within a building).
  - (45) Wholesale house, sales office and storage - No cotton storage.
  - (46) All unconditionally permitted C-3 uses.
2. For parcels developed abutting 66th Street, a site plan illustrating building location and proposed curb returns as well as building elevations illustrating materials, color and texture, shall be approved by the Commission prior to the issuance of a construction permit.



# 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, LLC	0529621 TX	byoung9478@lubbockwestar.com	(806)797-3231
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William D Young	0364208 TX	byoung9478@lubbockwestar.com	(806)797-3231
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date