

# Westar Commercial Realty

## Listing Agent:

Blake Truett  
(806) 776-1279  
Blake@Lubbockwestar.com

**11806 SLIDE ROAD  
LAND FOR SALE**



road expansion 5 lanes (Summer 2026)

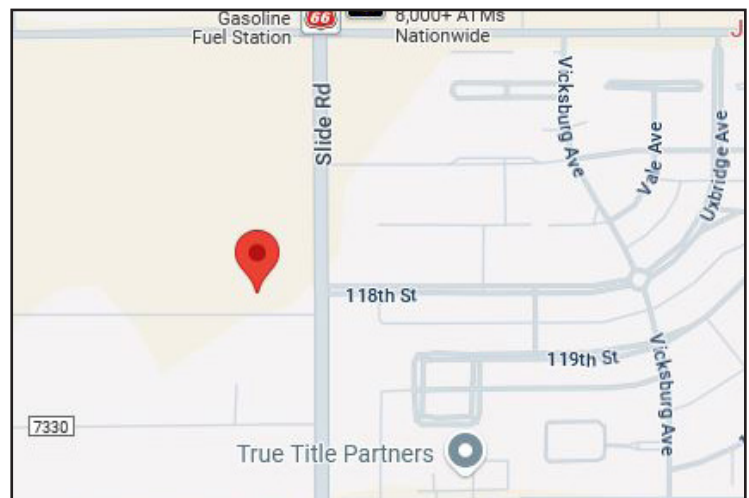


## Zoning: NC (Neighborhood Commercial)

- \* Excellent commercial tract on South Slide
- \* Great visibility/signage and frontage
- \* Access to City water and sewer

## Pricing/Size:

Entire Tract: 3.050 Acres  
Sale Price: \$2,675,000.00  
Measurement: Approx. 220' x 600'



# 806.797.3231

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

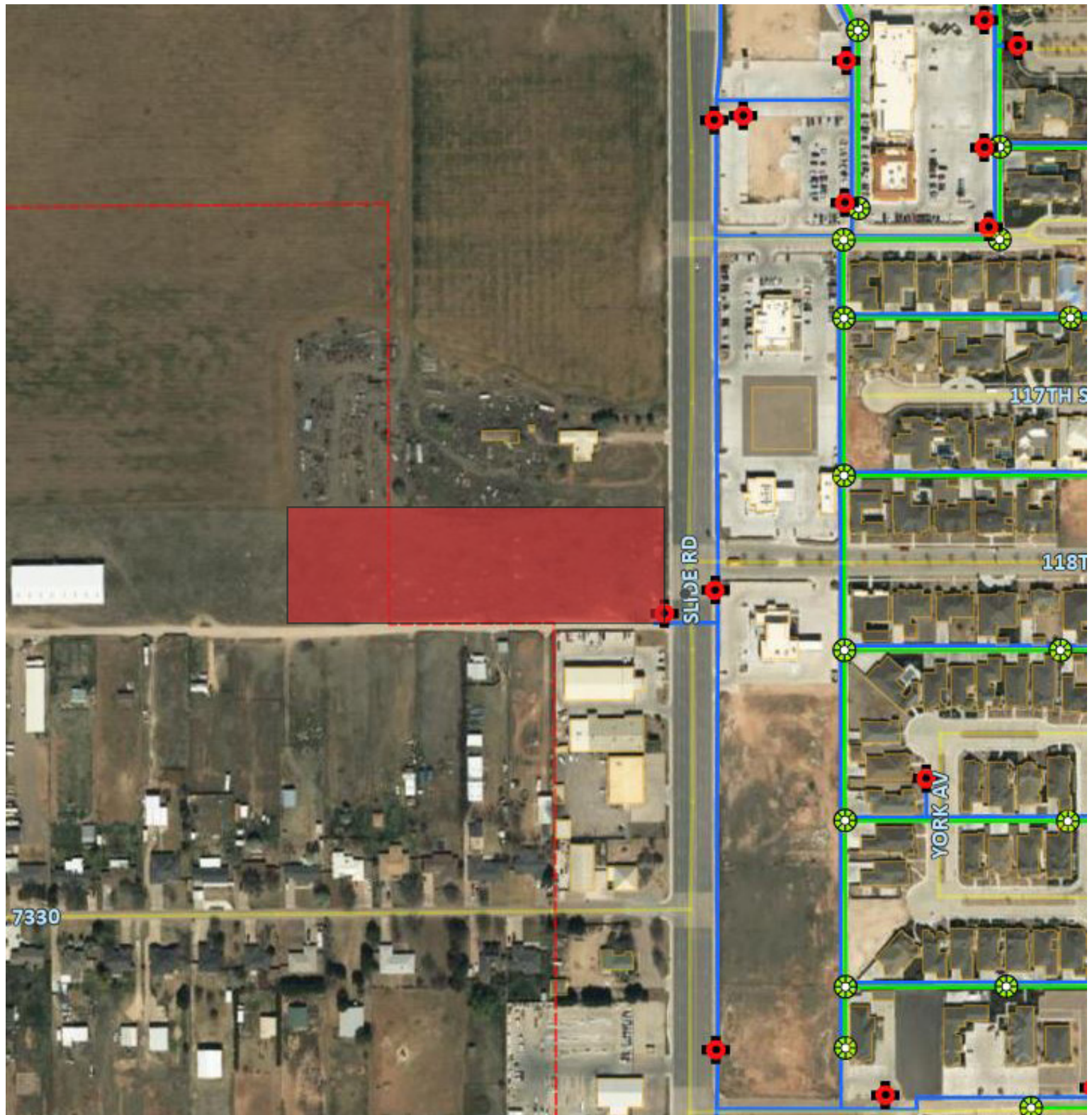
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www.lubbockwestar.com



# Water/Sewer Lines



PERIMETER SURVEY OF A 3.050 ACRE TRACT LOCATED IN  
**SECTION 24, BLOCK E-2**  
 L.A. PATILLO SURVEY, ABSTRACT 1331, CERTIFICATE 1869  
 LUBBOCK COUNTY, TEXAS

Adjacent 80.0 Acre Tract  
 Ref. 802, Pg. 431

189°28'30"E

18.3 Acre Survey Tract  
 CGN 2007049830

585.02'

3.050 Acre Tract  
 0.0489 ac. N.

NORTH-SOUTH 221.63'

15.3 Acre Patent Tract  
 CGN 2007049830

S89°28'30" W  
 80' (ADJACENT AS ALLEY) 80' (ADJACENT ROAD)

600.02'

MESA ESTATES

TRACT A  
 COLLISION PRO 2

POINT OF BEGINNING  
 BEING THE CORNER OF THE 1/2  
 SECTION 24, BLOCK E-2, L.A.  
 PATILLO SURVEY, ABSTRACT 1331,  
 CERTIFICATE 1869, LUBBOCK COUNTY,  
 TEXAS

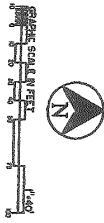
NORTH-SOUTH 206.63'

Adjacent 20' Right-of-Way Dedication CGN 2018244196

SLIDE ROAD F.M. 1730

(USUALLY PAVED)

60' PUBLIC RIGHT-OF-WAY



NOTES:  
 1. ALL LINES INDICATE R.A.T. LIMITS.  
 2. CONTROL MONUMENTS AS FOUND AND SHOWN.  
 3. FOUND 1/2" IRON ROD WITH CAP "H.A." "4460"  
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METES AND BOUNDS DESCRIPTION OF A 3.050 ACRE TRACT, BEING THE 1/2 SECTION 24, BLOCK E-2, L.A. PATILLO SURVEY, ABSTRACT 1331, CERTIFICATE 1869, LUBBOCK COUNTY, TEXAS, BEING FURTHER DESCRIBED AS FOLLOWS:  
 BEGINNING at 1/2" iron rod with cap marked "H.A." set in the West right-of-way line of Slide Road as described in the plat of the L.A. Patillo Survey, Abstract 1331, Certificate 1869, Lubbock County, Texas, being further described as follows:  
 1. From the North corner of the tract, a distance of 1567.47 feet and S. 89°28'30" W. a distance of 600.02 feet to the Northwest corner of the tract;  
 2. Thence South, along said West right-of-way line, a distance of 206.63 feet to an aluminum disk in concrete marked "4460" found in the West right-of-way line, being the North line of a 20 foot strip occupied as alley (see document found, at the Southwest corner of this tract);  
 3. Thence S. 89°28'30" W. along said 20 foot strip and the Southern boundary of said 15.3 acre tract, a distance of 600.02 feet to an aluminum disk in concrete marked "4460" found at the Southwest corner of this tract;  
 4. Thence North a distance of 221.63 feet to a 1/2" iron rod with cap marked "H.A." set for the Northwest corner of this tract;  
 5. Thence N. 89°28'30" E. a distance of 385.02 feet to a 1/2" iron rod with cap marked "H.A." set for the most Northerly Northeast corner of this tract;  
 6. Thence S. 45°15'05" E. a distance of 211.12 feet to the Point of Beginning.  
 Contain: 132.865 square feet.

**TITLE COMMITMENT**  
 No abstract of title or title commitment was provided to the surveyor. Record returned done by this surveyor was made on the basis of the information provided to the surveyor and the surveyor is not responsible for any errors or omissions other than those shown on the survey may exist and constitute the property.  
 This survey and all information herein is for the exclusive use of Blingaire Investments LLC and shall not be copied or used except for the purpose for which it is expressly furnished.  
 1. Blingaire Investments LLC, Texas Registered Professional Land Surveyor No. 5410, do hereby certify that this survey was made on the ground. A commitment is to maintain this property lies within a special flood hazard area was not made between November 20, 2018 to adjust boundary.

Blingaire Investments LLC  
 5410 S. 1st Street  
 Lubbock, Texas 79401  
 email: bingaire@bingaire.com

**WARNING**  
 This plat is invalid unless it bears an official signature across its embossed seal.

**BRUCE REED**  
 LAND SURVEYOR  
 No. 5410  
 LUBBOCK COUNTY, TEXAS  
 EXPIRATION DATE: 12/31/2025  
 My Commission Expires: 12/31/2025  
 My Survey No. 5410  
 My Survey Date: 12/31/2025  
 My Survey Area: 3.050 Acres  
 My Survey Location: Section 24, Block E-2, L.A. Patillo Survey, Abstract 1331, Certificate 1869, Lubbock County, Texas



## 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
Blake Truett	569964	Blake@Lubbockwestar.com	(806) 776-1279
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date