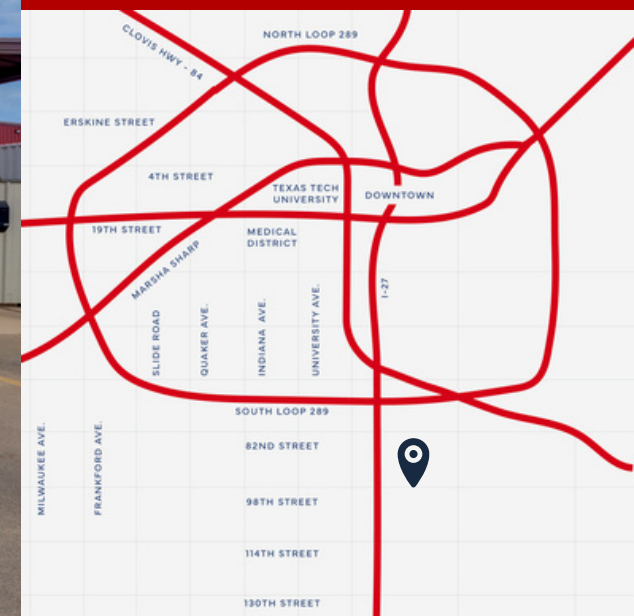




FOR SALE



OFFICE WITH WAREHOUSE FOR SALE | \$995,000 | 6,500 SF

604 E CR 7200, LUBBOCK, TX 79404



Mark Oatman
COMMERCIAL REALTOR

📞 806-543-8568

✉ mark.oatman@mcdougal.com

📍 1500 BROADWAY ST, STE 1400, LUBBOCK, TX 79401

🌐 MCDOUGAL.COM

PROJECT SCOPE

Exceptional Investment or Owner-Occupant Opportunity

This fully fenced unique property offers a combination of professional office spaces, a warehouse, and a thriving RV park. Whether you're an investor or seeking a space to operate your business, this property delivers outstanding functionality and income potential.

Property Highlights

- **Professional Office Spaces:**
 - Size: Approximately 4,250 sq. ft. of office space.
 - Configuration: Includes 6 individual offices, a spacious workroom, a fully equipped kitchen, and two bathrooms.
 - Large conference room
 - Functional layout designed for productivity.
 - Ample on-site parking for staff and clients.
 - Kitchen and breakroom facilities for convenience.
- **Warehouse:**
 - Size: Approximately 2,250 sq. ft. of warehouse space. Perfect for storage, distribution, or operational needs.
 - Large decked loft, foam insulated, 2 16' overhead doors with remotes
- **RV Park:**
 - Income: Generates \$61,620 in annual gross rent.
 - Features: Well-maintained sites with utility hookups and easy access, ensuring steady cash flow and tenant satisfaction.
 - Separate laundry room building
- **Stack Yard**
- **Large 5 bay covered carport**
- **Location:** Prime location with excellent visibility and accessibility, making it ideal for businesses and RV park tenants alike.
- **Versatility:** This property offers immediate income potential while providing flexibility for owner-occupancy or investment purposes.



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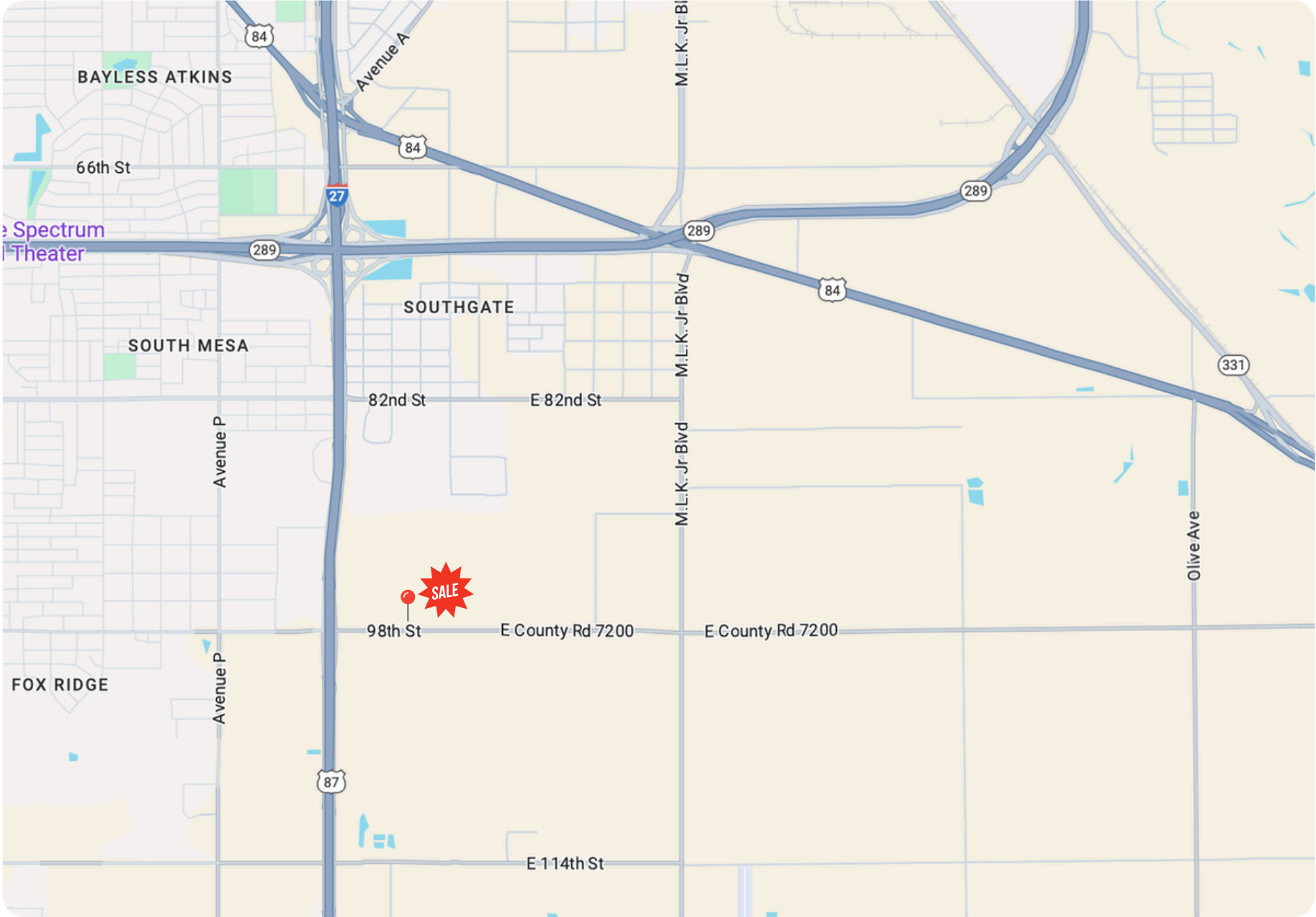
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Information About Brokerage Services

Texas law requires all real estate licensees 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.

McDougal REALTORS

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Marc McDougal

Designated Broker of Firm

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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Ethan Quisenberry

Information available at www.trec.texas.gov
IABS 1-0 Date
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