

FOR Sale

5007 AVENUE U
LUBBOCK, TX 79412



CONTACT

BILL YOUNG
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PROPERTY FACTS

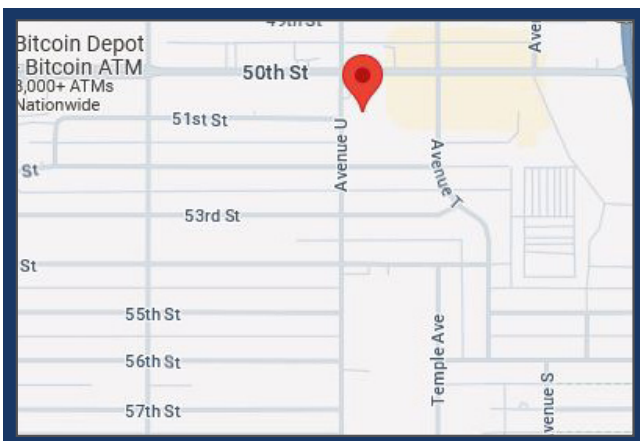
Property Type: Office Building

Sales Price: \$230,000.00

Building size: 2,590 Sq. Ft. (+/-)

Year Built: 1976

Zoning: R-3 and all C-2 uses



806.797.3231

4418 74th, Suite 65 • Lubbock, TX 79424 • 806 793-2130 (Fax)
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SINGLE OFFICE BUILDING
5007 AVENUE U
LUBBOCK, TEXAS

PROPERTY TYPE:	OFFICE BUILDING
PURCHASE PRICE:	\$230,000.00
BUILDING SQUARE FOOTAGE:	2,590 SF +/-
LOT SIZE:	10,500 SF +/-
PRICE PER SQUARE FOOT:	\$88.00/PSF
2024 REAL ESTATE TAXES:	\$2,282.16 (PAID)
ZONING:	R-3 with specific use for a shopping center and all C-2 uses
YEAR OF CONSTRUCTION:	1976

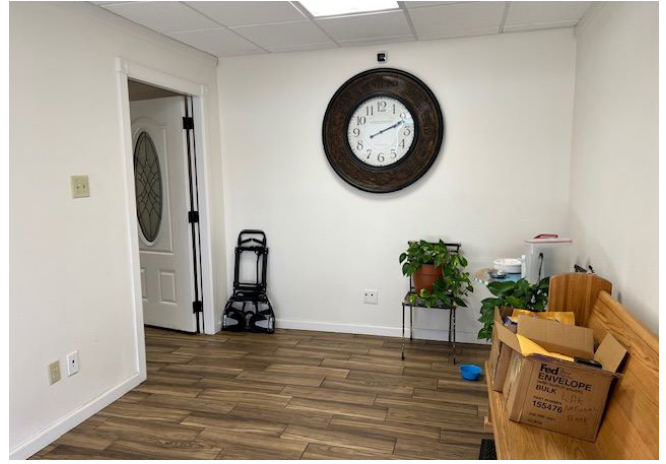
COMMENTS:

The improvements of the Subject Property are constructed as a concrete block building with a pitched roof supported by steel trusses. The Subject's interior is partitioned into a reception/waiting area, a large open office area, individual office, breakroom, restrooms, and storage. Finish out is average with wood panel, gypsum board, and painted concrete block walls. Concrete exposed floors and suspended acoustical tile ceiling with recessed fluorescent lighting. Concrete parking with 11 striped parking spaces.

Located in Zone X500 being the 500 year flood plain generally does not require flood insurance. The lot measures 70 feet along Avenue U and has a maximum depth of 150 feet.

IMPROVEMENTS

- 4 additional outside double pane gas filled windows and treatments
- 2 additional inside windows (one sliding & locking)
- Replaced fluorescent lighting and warehouse with LED lights
- New ceiling in office section
- New 5/8" sheet rock and insulation on interior and exterior walls of offices
- New ducting and returns for A/C and heater
- Addition of walls, trim, and fiberglass doors to create office spaces
- New flooring in office section (tile and carpet)
- New electrical wiring
- New Cat5 wiring for security and computers through walls and ceilings
- New plumbing and water heater
- New bathroom sinks, vanities, commodes, and fixtures
- New security system including automatic door locks, keyless entry, remote entry from workstations, battery backup, 5 monitors and 6 cameras recording
- Concrete barrier with poles added to south and back side
- Painted outside cinder block





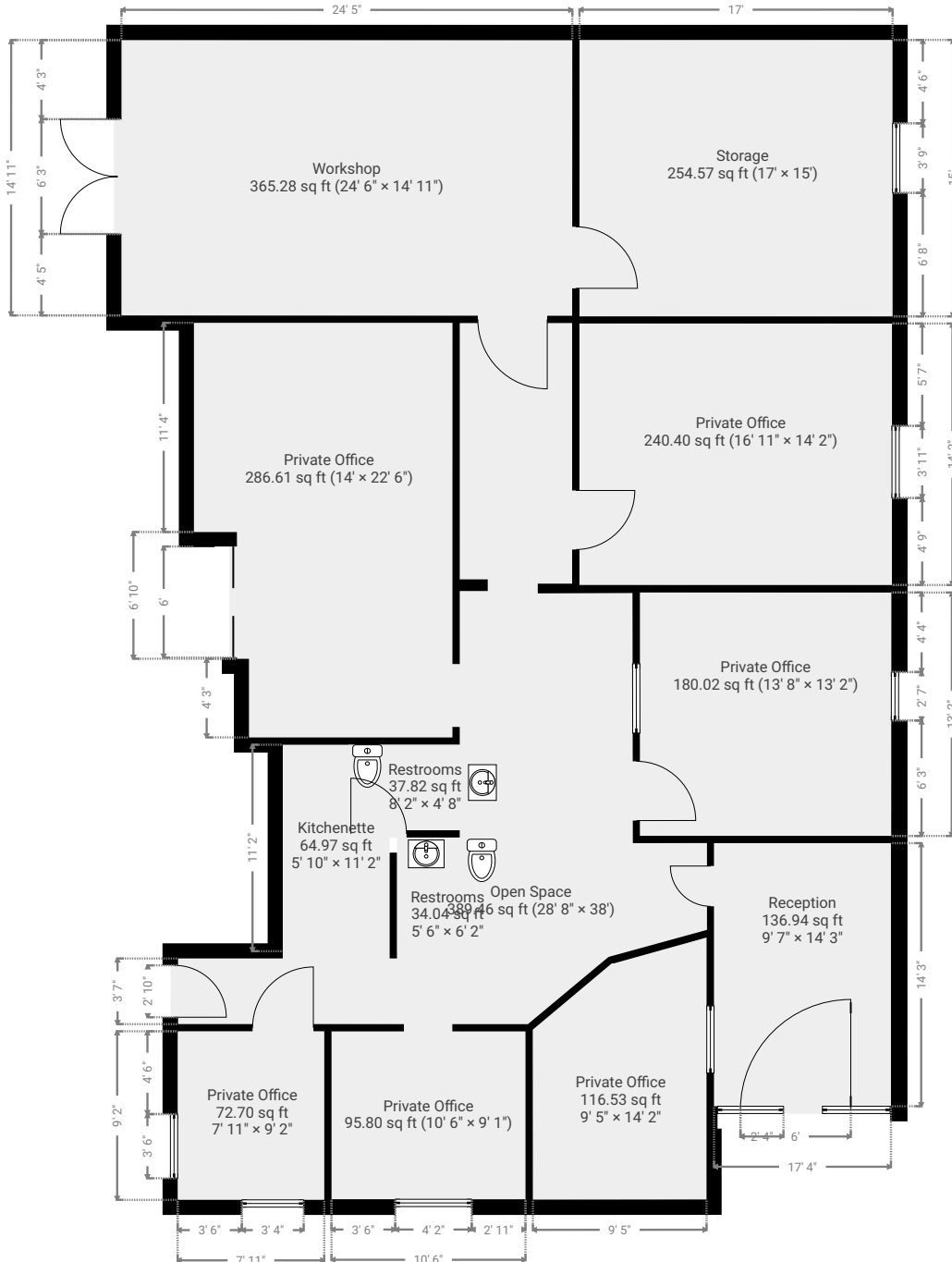
My New Project



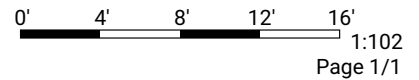
SUBMITTED BY Westar Commercial Realty
 marketing@lubbockwestar.com • 8067973231

▼ Ground Floor

TOTAL AREA: 2496.28 sq ft



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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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