

# FOR

4416 74TH STREET  
LUBBOCK, TX 79424

# Sale or Lease



## CONTACT

BILL YOUNG  
806.470.8318  
Byoung9478@Lubbockwestar.com

## PROPERTY FACTS

**Property Type:** Office Use

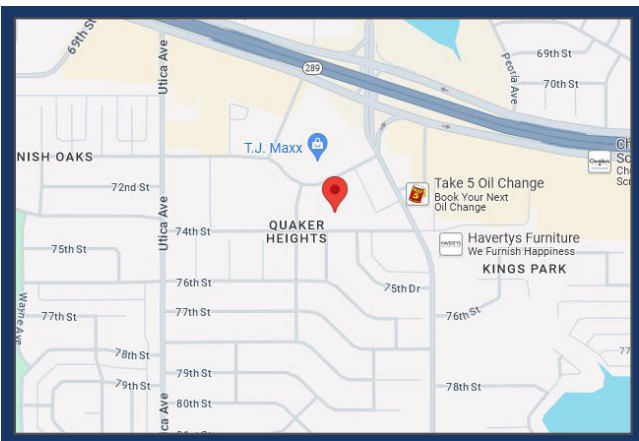
**Price for Purchase:** \$1,600,000.00  
(\$140.00/PSF)

**Lease rate:** \$12.50 PSF NNN

**Building size:** 11,424 Sq. Ft. (+/-)

**Remodeled:** Total remodel of the office in 2016 and new roof installed 2022.

**Year Built:** 1984



# 806.797.3231

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

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**WESTAR**  
COMMERCIAL REALTY

TAJ HOSPITALITY MANAGEMENT  
4416 74TH STREET  
LUBBOCK, TX 79424

PROPERTY TYPE:	OFFICE USE
TOTAL SQUARE FOOTAGE:	11,424 SQ. FT.
PROPERTY OFFERED:	Property can be either Purchased or Leased
PRICE FOR PURCHASE:	\$1,600,000.00 (\$140.00/psf)
LEASE RATE:	\$12.50 psf NNN
REMODELED:	Total remodel of the office in 2016 and new roof installed in 2022
YEAR OF CONSTRUCTION:	1984

Comments: The Subject Property consists of 11,424 square feet that includes 23 offices, 2 large conference rooms, 6 bathrooms, a server room, and several storage areas that could be converted into more office space if needed. There is a full kitchen with an electric stove, a double oven, a dishwasher, and an abundance of cabinets. The building has 2 large open pit areas that are currently occupied by cubicles. There is also a reception area. The Subject was purchased in 2015 and completely remodeled in 2016 and still looks new today. Approximately 2,350 SF is currently being used by the owner's son who has a chiropractic clinic and he most likely would stay and lease the property back. This space has been remodeled recently and is a pleasant space to see. The Condo Association and the tenants are made up of high-end professionals. Office furniture is available for sale, but that is outside of the sale or lease of the building and will be negotiated with the owner separately.



289

em Village

Salem Ave

Texas 289 Loop Frontage Rd

T.J. Maxx

Krist

71st St

71st St

The Wyndham Apartments

71st St

4416 74th St

Quaker Ave

Sonic Drive-In

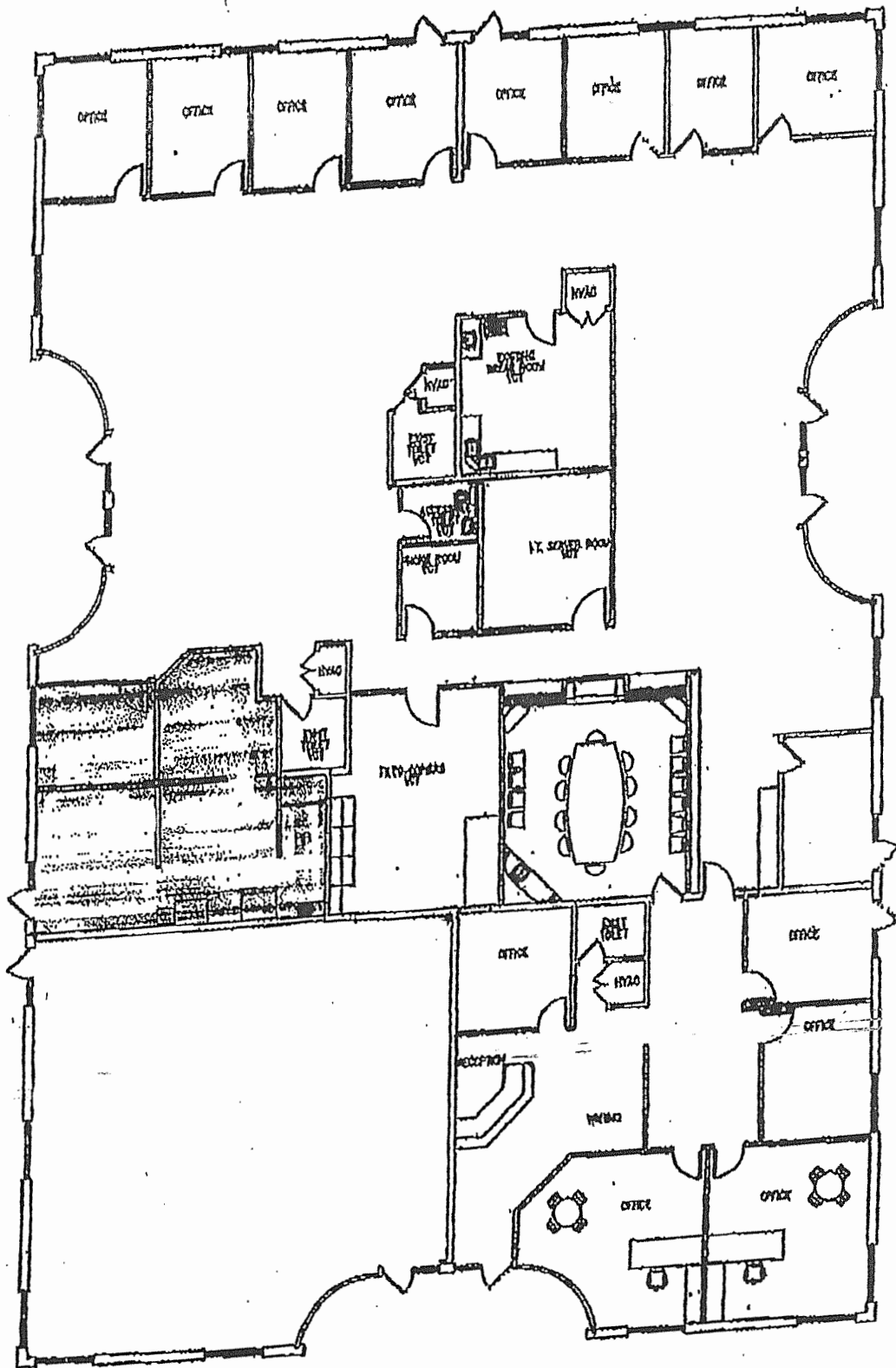
74th St

Richmon

Raleigh Ave









# 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.

Westar Commercial Realty	9008174		(806) 797-3231
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Blake Truett</b>	<b>569964</b>	<b>Blake@Lubbockwestar.com</b>	<b>(806) 776-1279</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Blake Truett</b>	<b>569964</b>	<b>Blake@Lubbockwestar.com</b>	<b>(806) 776-1279</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Bill Young</b>	<b>364208</b>	<b>Byoung9478@Lubbockwestar.com</b>	<b>(806) 776-1270</b>
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](http://www.trec.texas.gov)

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