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## FOR SALE or LEASE



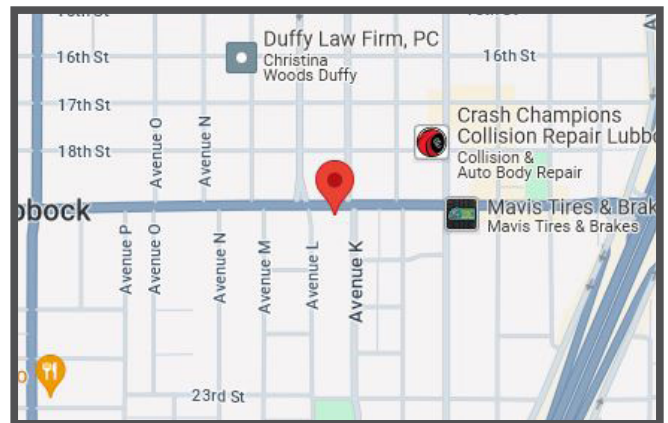
**1211 19th Street, Lubbock, TX**

Purchase Price.....\$1,600,000.00

Total Land Area:.....1.67 Acres

Zoning.....General (MU-3)

Building Size:.....13,417 SF +/-



# 806.797.3231

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## AUTOMOTIVE DEALERSHIP

1211 19TH STREET

LUBBOCK, TX 79401

SALES PRICE:	\$1,600,000.00
LOT SIZE:	1.67 ACRES (72,745 SF)
BUILDING SIZE:	13,417 SF +/-
PRICE PER SQUARE FOOT:	\$134.16/PSF
ZONING:	General (MU-3)
LEGAL:	Roy Subdivision, BLK 1, L# thru 11 & N/2 of L 12 & closed Alley

### PROPERTY OVERVIEW:

Westar Commercial Realty is pleased to offer to the market a former auto dealership facility located along 19th Street in Lubbock. This offering is a 13,417 square foot auto dealership facility with a showroom, sales offices, and automotive service area. The location is just south of Central Downtown Lubbock on 19th Street between Avenue L and Avenue K and has several new and used car dealerships in close vicinity to the subject. The property has undergone a significant remodel last year.

Lubbock is the home of Texas Tech University (40,000 + students), Texas Tech Health Sciences Center, South Plains College, Lubbock Christian University and Wayland Baptist University. Lubbock is the tenth largest city in Texas with a population of \$350,000 residents. The subject property is located on 19th Street, a major East/West traffic artery in Lubbock and is only three blocks from Interstate 27.

### OPTION TO LEASE:

The subject property is also offered for lease. The lease rate is \$15,000.00 per month, triple net with the tenant paying taxes, insurance and common area maintenance. Taxes on the property for 2023 were \$17,087.00. The owner prefers a lease term of no shorter than 5 years with a 5% increase in the lease rate every five years.

# Property Aerial









## 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.

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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