

FOR Sale

8343 UPLAND AVE
LUBBOCK, TX 79424



CONTACT

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PROPERTY FACTS

Property Type: Office Use

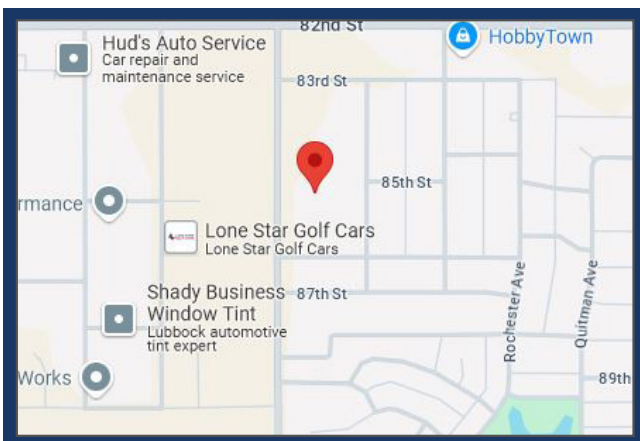
Sales Price: \$800,000.00

(\$235.36/PSF)

Building size: 3,399 Sq. Ft. (+/-)

Year Built: 2023

Zoning: O (Office District)



806.797.3231

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UNIQUE OFFICE/WAREHOUSE/WORKSPACE

8343 UPLAND AVENUE

LUBBOCK, TX

Westar Commercial Realty is pleased to bring to the market for sale a unique office/warehouse/ work area. This property is located just South of 82nd Street and East off Upland Avenue in an Office Park configuration. The Subject Property consists of 6 offices (three with ceiling fans) with louvered shades and all offices have keypad locks. The space includes a reception area in front, a nice conference room with built-in cabinets, a kitchen/break area with built-ins and 2 ADA bathrooms. All the built-ins have marble slap tops, and the conference room has a large glass entry. The uniqueness of this space is that the warehouse is all hardwood flooring as in the entire building and a 10' x 12' electric roll up door. The warehouse extends to the North with a conference room set up and large plate glass windows. The warehouse/work area is heated and cooled by a mini-split inverter system. This area could be divided into additional private offices or another larger conference room or both.

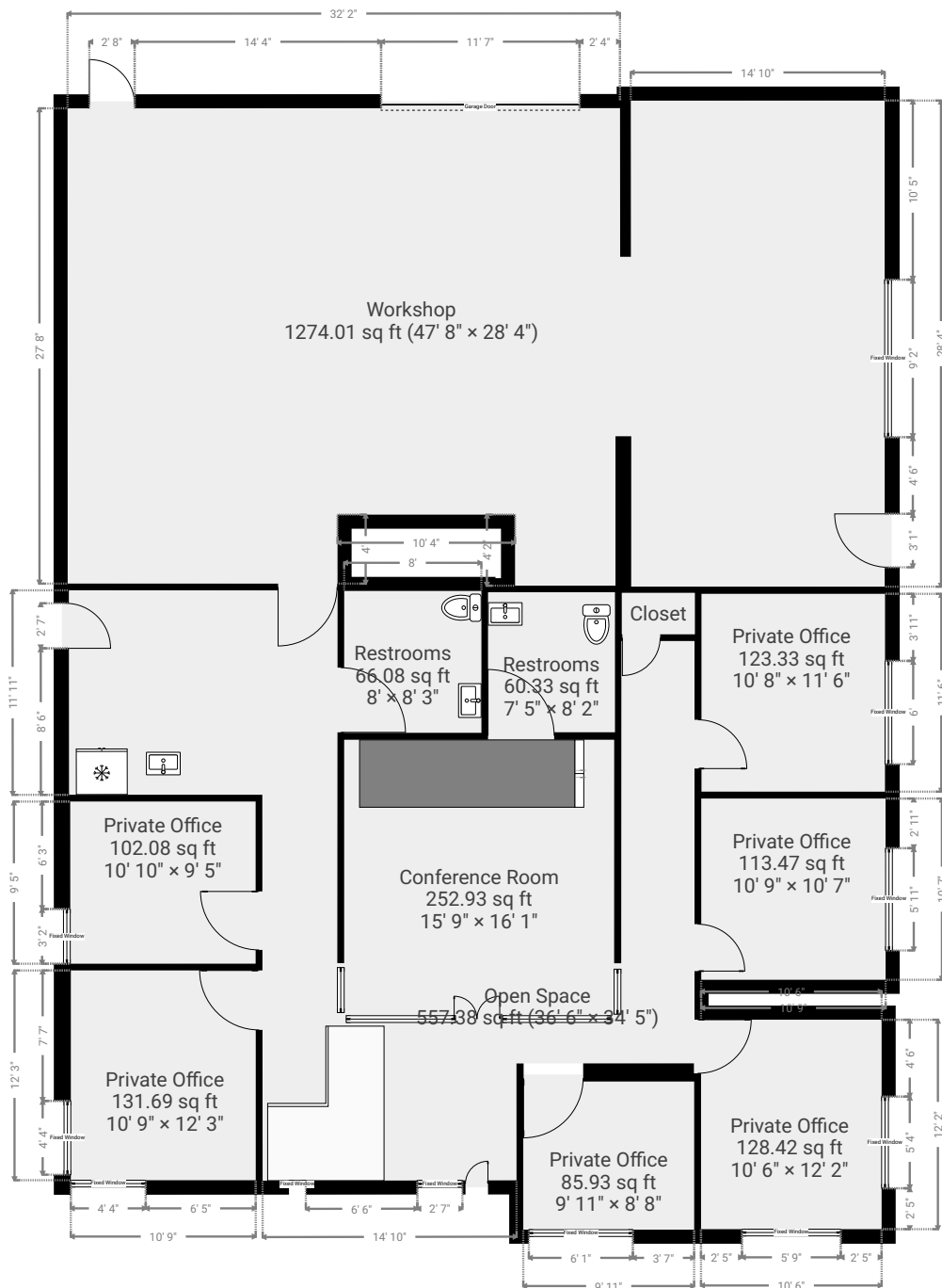
General Description of the Improvements is a one-story 3,399 square foot building of wood frame construction with metal/brick/wood veneer and a flat roof system. The offices comprise of 1,929 square feet and the warehouse which could be considered also as office space consists of 1,471 square feet. Overall, the improvements are in good condition since it has had only one tenant in the space for a brief period and is good quality construction. Site improvements include concrete paved striped parking, concrete sidewalks, and landscaping with outdoor accent lighting.

<u>Price:</u>	\$800,000.00
<u>Price PSF:</u>	\$235.36
<u>Building Square Footage:</u>	3,399
<u>Lot Size:</u>	0.24 Acre (10,410 SF)
<u>Year of Construction:</u>	2023
<u>Zoning:</u>	"O" – Office District
<u>Property Condition:</u>	Good (nearly new)
<u>Legal Description:</u>	WESTWOOD L 5D





▼ **Ground Floor**



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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:
 - 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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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