



Westar Commercial Realty

Blake Truett

Westar Commercial Realty

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Warehouse for Sale

\$2,000,000.00

2602 & 2610 Avenue A Lubbock, TX

Property Highlights:

- * Food distribution warehouse with direct access on Ave A
- * Former Potato Specialty Company
- * Main Building: 75,830 +/- SF
- * Steel warehouse 8,949 +/- SF
- * Property includes large office space, multiple breakrooms and restrooms
- * 10 dock doors on north side
- * Property secure with perimeter fence
- * Stack lot located in rear of property
- * Contains small basement and safe room
- * Personal property can be negotiated separately
- * Zoned General Industrial (GI)
- * Land size: 114,189 +/- SF
- * Property located in a flood zone



806.797.3231

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WESTAR

COMMERCIAL REALTY

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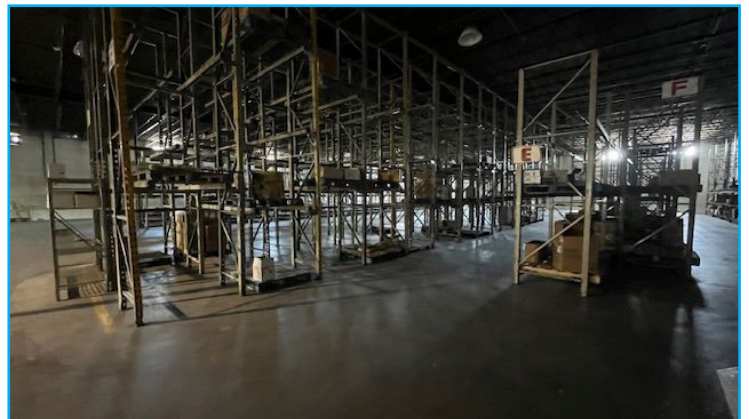
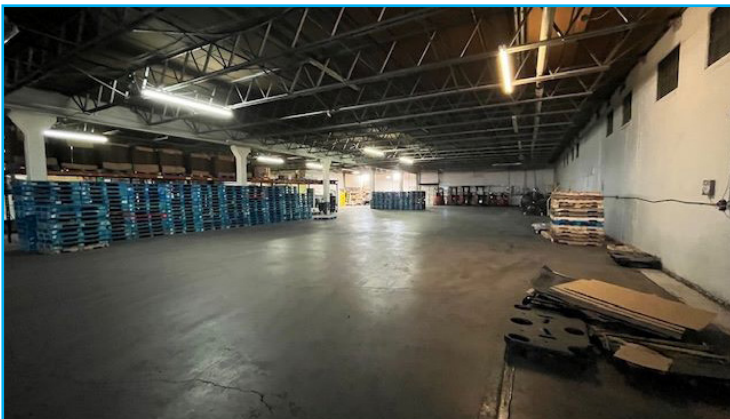
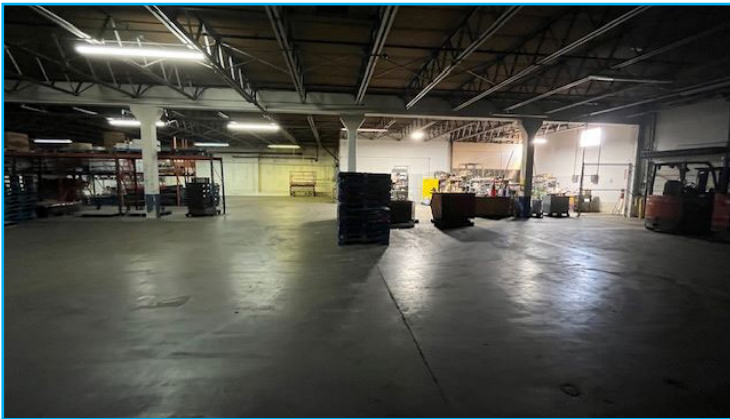
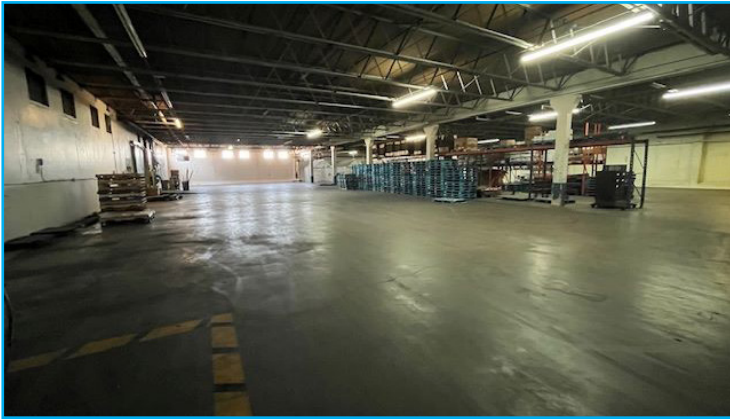
www.lubbockwestar.com

Property Information/Aerial

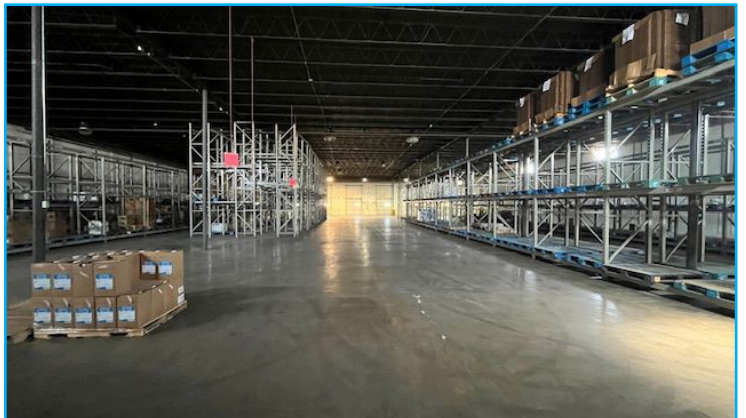
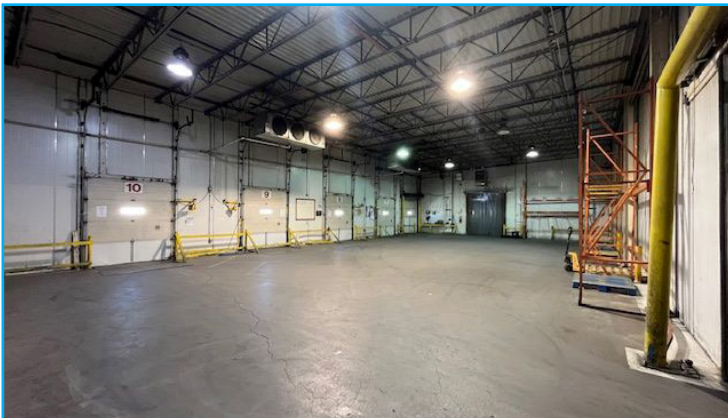
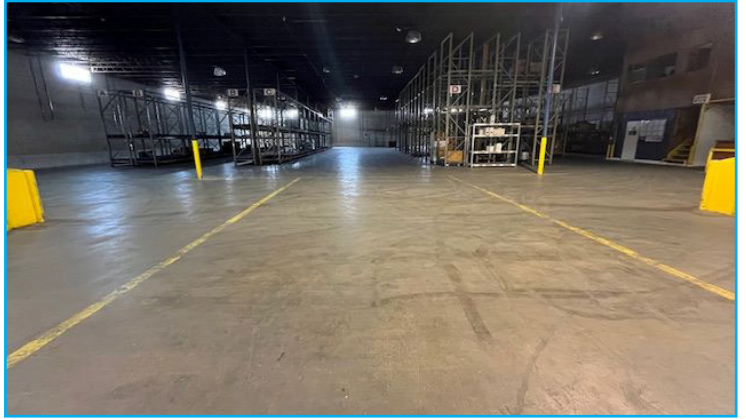
Building Area Breakdown		
Newer Office Area	9,403	square feet
Basement	785	square feet
Old Office Area (in Warehouse)	2,213	square feet
Second Floor Office	504	square feet
Dry Warehouse Area	40,623	square feet
Older Cold Stg./Freezer Area	6,270	square feet
Newer Freezer Area	12,548	square feet
Truck Bay/Warehouse	3,084	square feet
Building Connector	400	square feet
Total Main Building Area	75,830	square feet
Steel Storage Warehouse	8,949	square feet
Total Size of All Buildings	84,779	square feet



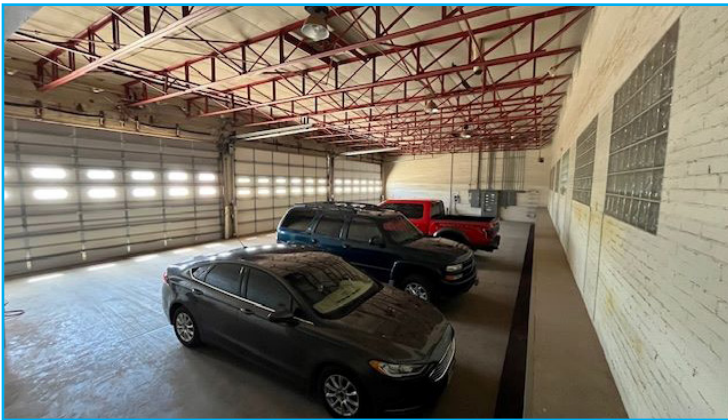
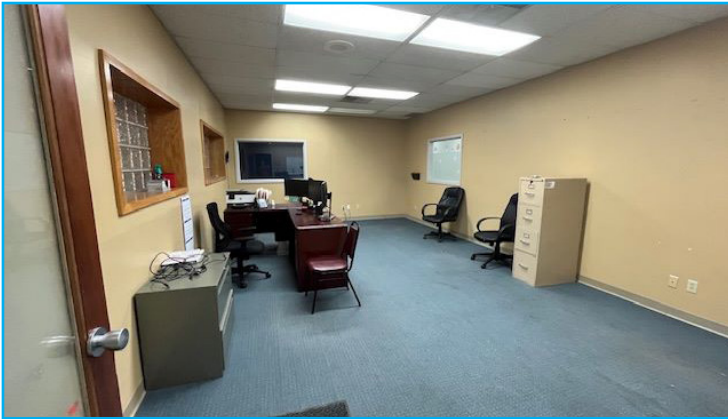
Property Photos



Property Photos

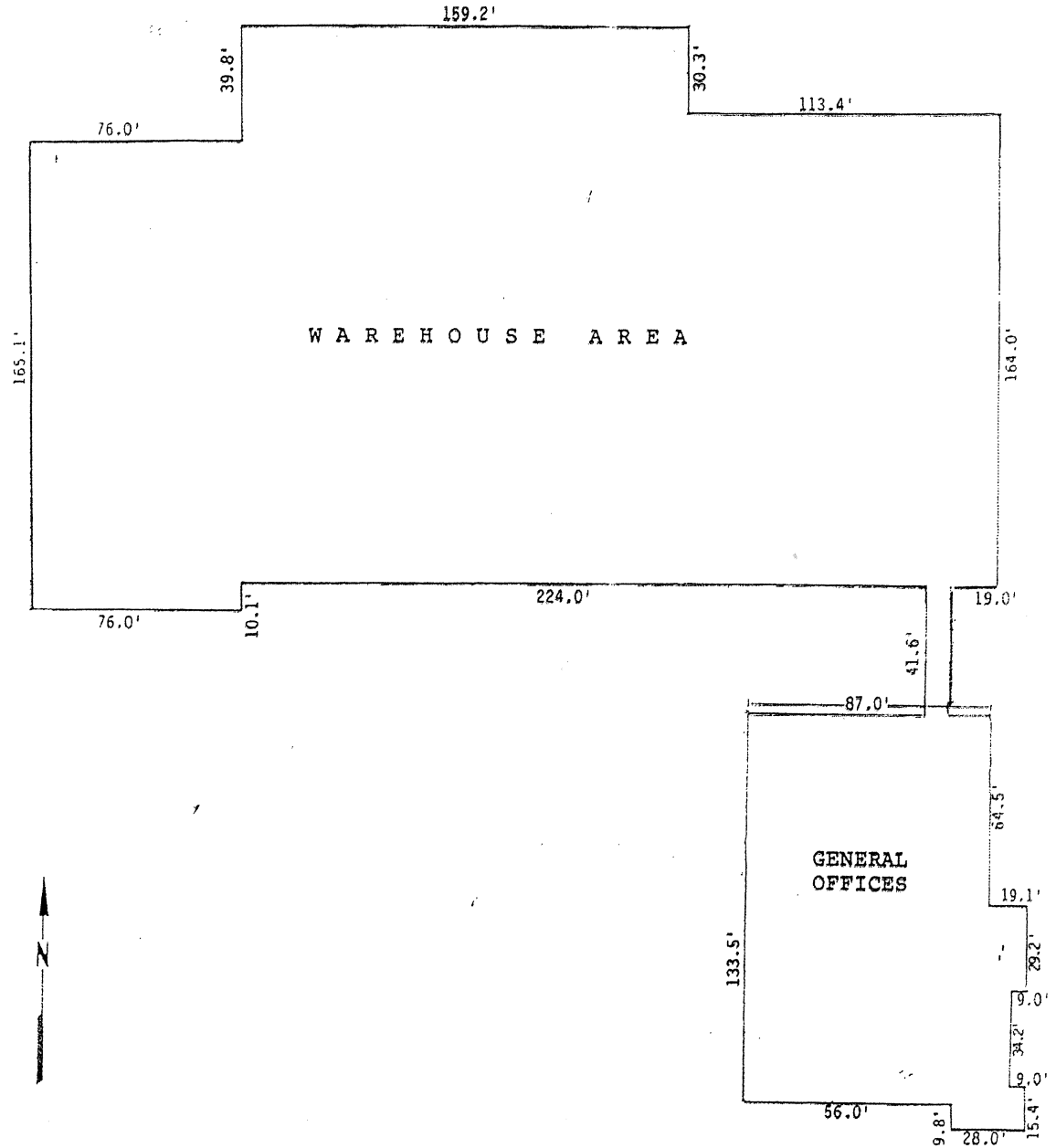


Property Photos



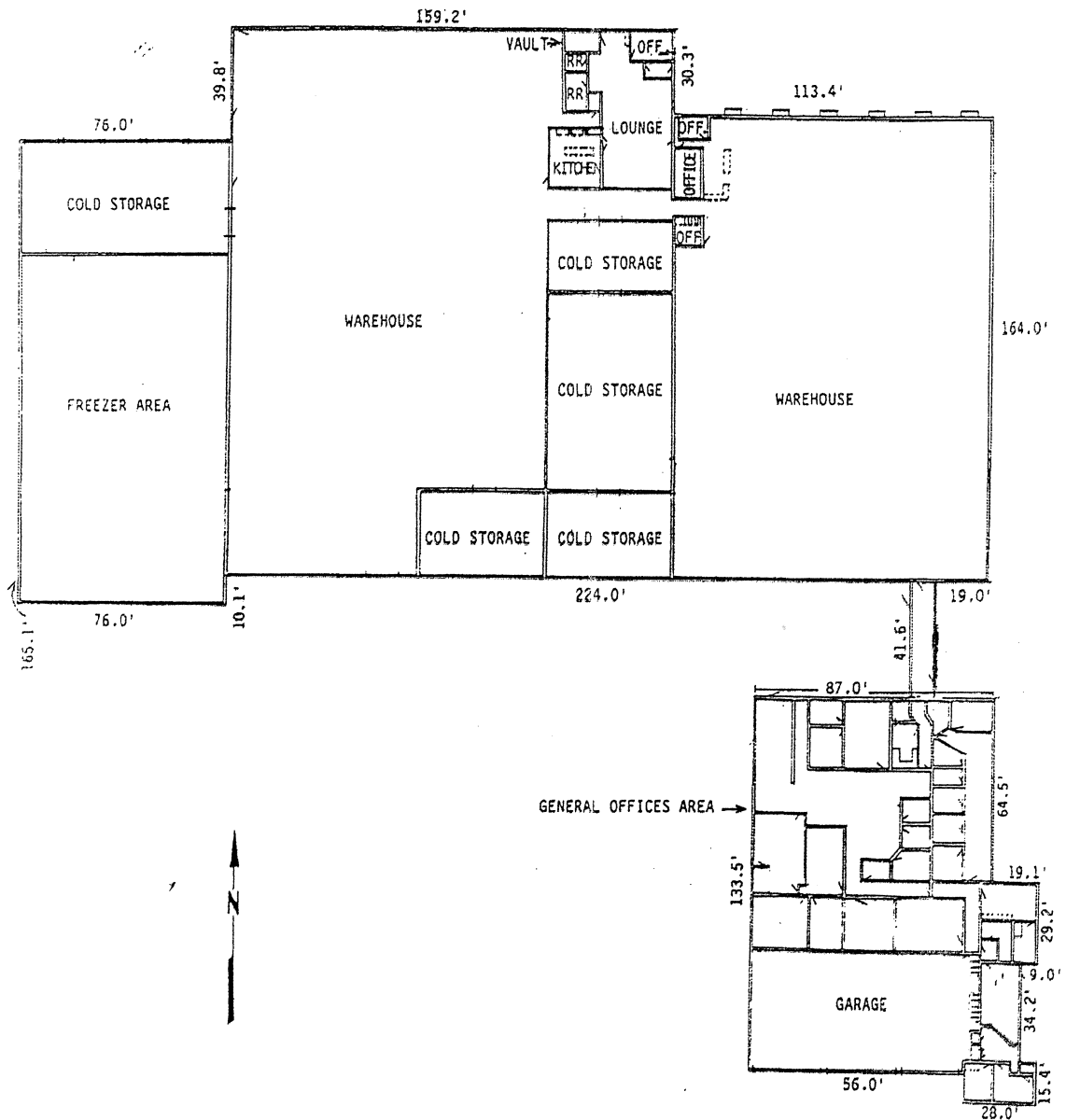
Sketch of Main Building

SKETCH OF MAIN BUILDING



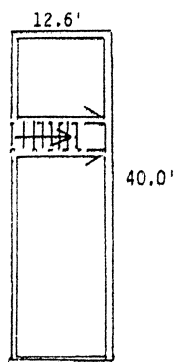
Floor Plan-Main Building

FLOOR PLAN - MAIN BUILDING

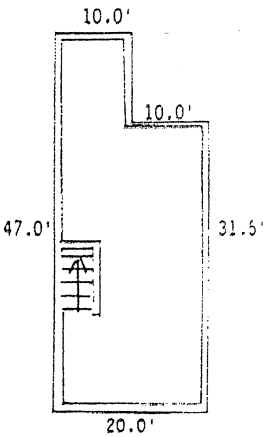


FLOOR PLANS

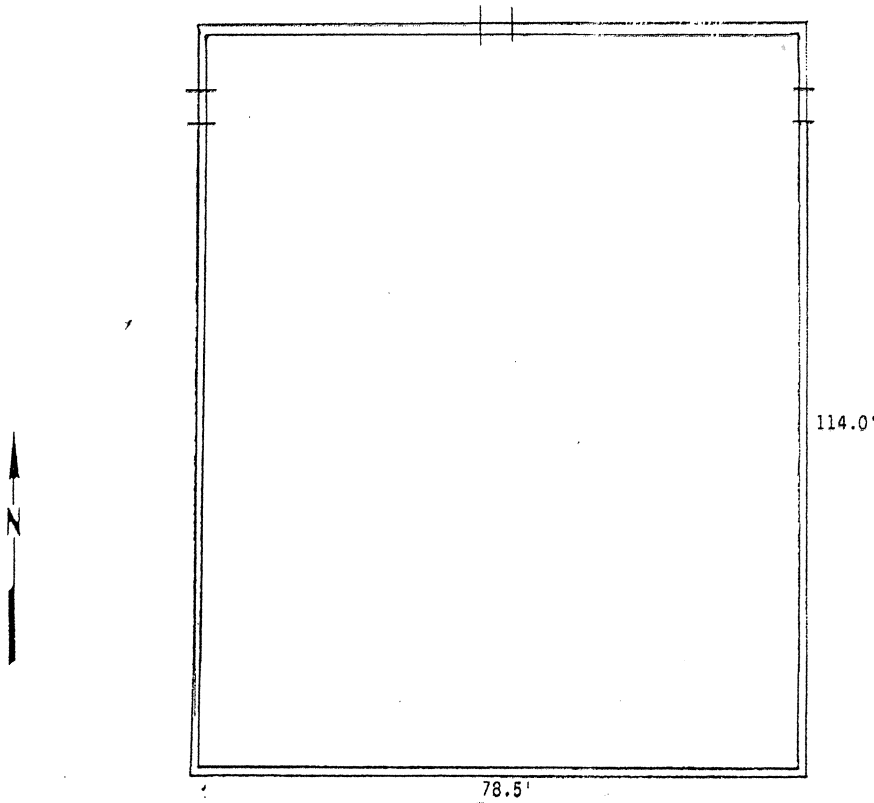
2ND FLOOR OFFICE



BASEMENT



STORAGE WAREHOUSE





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Blake Truett	569964	Blake@Lubbockwestar.com	806-776-1279
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Blake Truett	569964	Blake@Lubbockwestar.com	806-776-1279
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Blake Truett	569964	Blake@Lubbockwestar.com	806-776-1279
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date