

# FOR SALE / LEASE

## 8807 County Road 6820

Lubbock, TX 79407

WestMark  
COMMERCIAL

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

### OFFERING SUMMARY



#### Lease Price

\$1,500 - 2,000/mo



#### Available SF

1,800 SF



#### Total Building Size

10,800 SF



#### Zoning

Outside City Limits

### PROPERTY DESCRIPTION

Versatile shops/warehouse spaces featuring retail frontage for lease. With 1800 SqFt available, these 30'x60' shop spaces include rear overhead doors and inviting front retail entrances. Designed to cater to various business needs, select units are equipped with offices and HVAC systems for added comfort and functionality.

Whether you're seeking a spacious retail environment, a warehouse space, or a combination of both, these units offer the flexibility and amenities to support your business endeavors.

### PROPERTY HIGHLIGHTS

- 30' x 60' shop/warehouse units with retail frontage.
- Front retail entrances and rear overhead doors for convenience.
- Designed to accommodate a variety of businesses.
- New 2024 construction



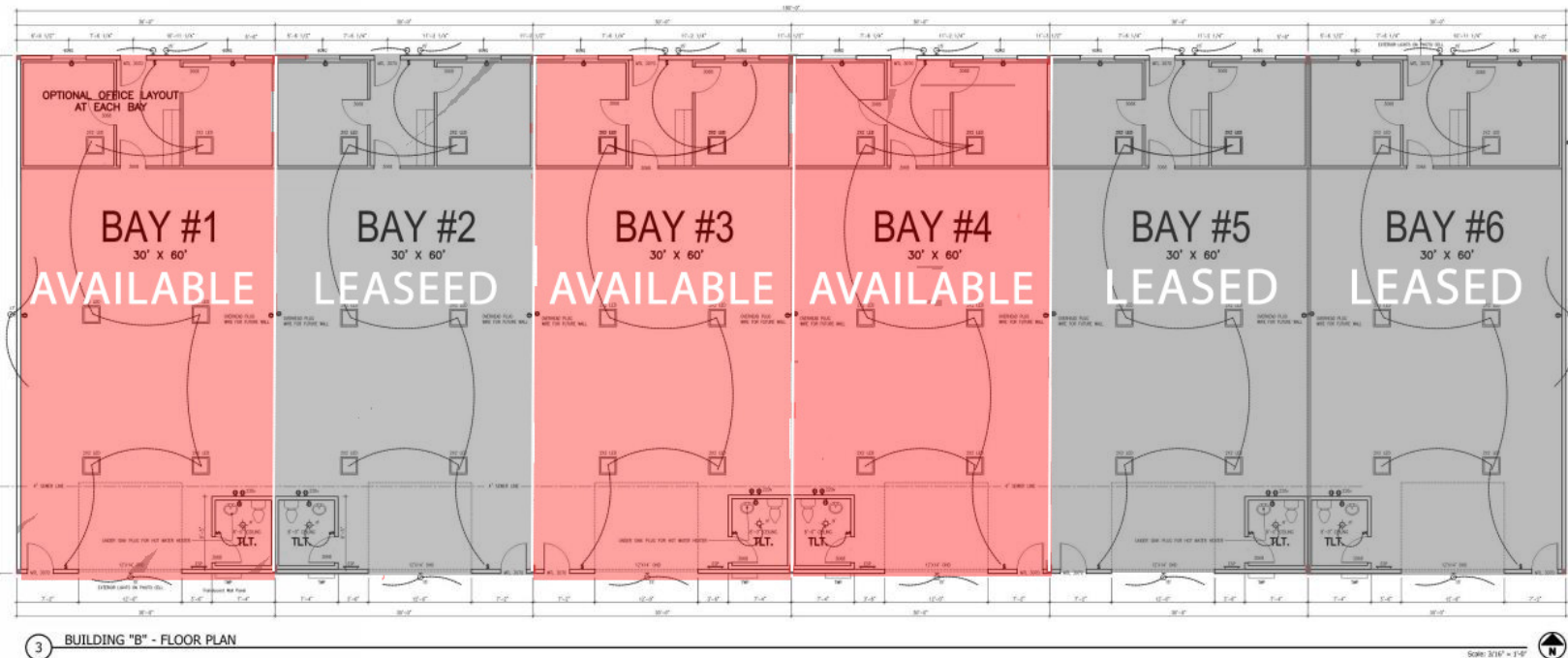
**KELSEY ZICKEFOOSE, MBA, CCIM**  
806.696.3863 Office  
kelseyz@westmarkcommercial.com



**KAREN HIGGINS, CCIM**  
806.776.2833 Office  
khiggins@westmarkcommercial.com



**ALISON BLALOCK, CCIM**  
806.776.2821 Office  
ablalock@westmarkcommercial.com



## LEASE INFORMATION

<b>Lease Type:</b>	MG
<b>Total Space:</b>	1,800 SF

<b>Lease Term:</b>	12 to 60 months
<b>Lease Rate:</b>	\$1,500.00 - \$2,000.00 per month

## AVAILABLE SPACES

Suite	Size (SF)	Lease Rate	Description
Unit 1	1,800 SF	\$1,500 per month	12x14 Overhead Door Loading Dock Access
Unit 3	1,800 SF	\$1,500 per month	12x14 Overhead Door Loading Dock Access
Unit 4	1,800 SF	\$2,000 per month	2 Offices 12x14 Overhead Door Loading Dock Access

**KELSEY ZICKEFOOSE, MBA, CCIM**  
806.696.3863 Office  
kelsey@westmarkcommercial.com

**KAREN HIGGINS, CCIM**  
806.776.2833 Office  
khiggins@westmarkcommercial.com

**ALISON BLALOCK, CCIM**  
806.776.2821 Office  
ablalock@westmarkcommercial.com



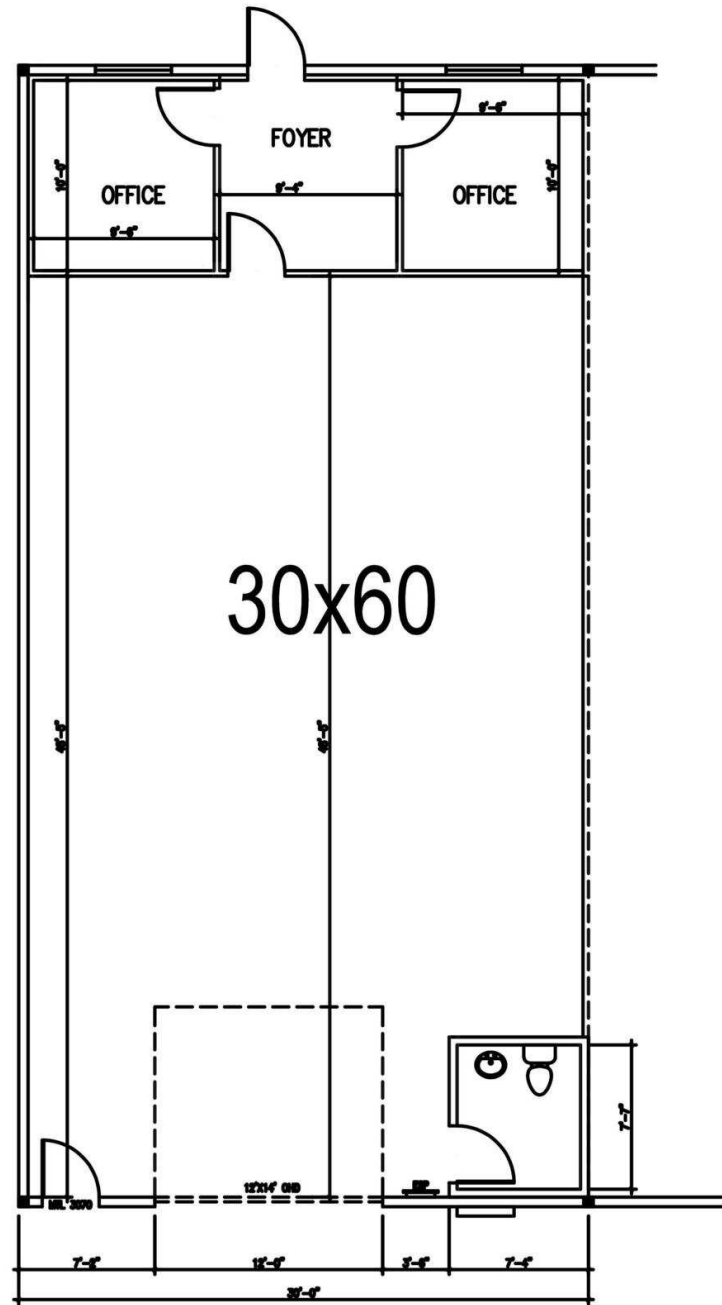
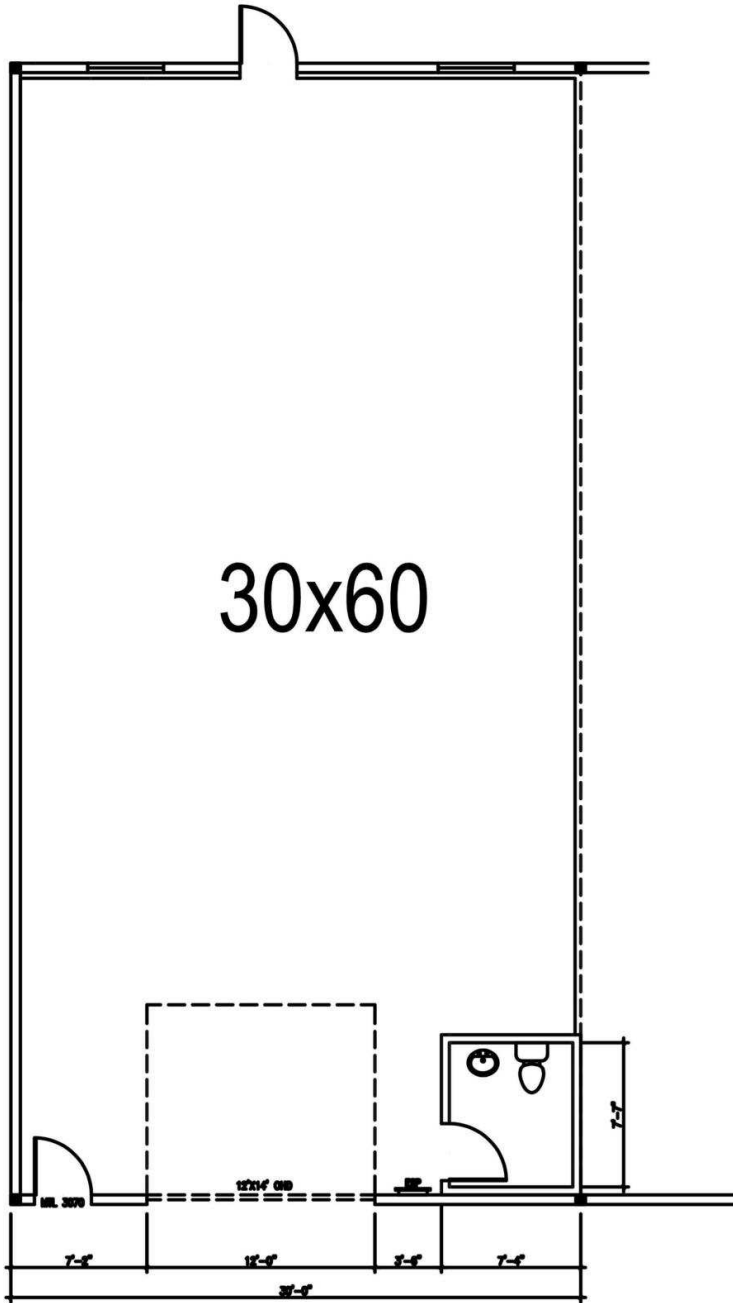


**KELSEY ZICKEFOOSE, MBA, CCIM**  
806.696.3863 Office  
kelsey@westmarkcommercial.com

**KAREN HIGGINS, CCIM**  
806.776.2833 Office  
khiggins@westmarkcommercial.com

**ALISON BLALOCK, CCIM**  
806.776.2821 Office  
ablalock@westmarkcommercial.com





Unit 1 & 3 Floor plan

Unit 4 Floor plan

**KELSEY ZICKEFOOSE, MBA, CCIM**  
806.696.3863 Office  
kelsey@westmarkcommercial.com

**KAREN HIGGINS, CCIM**  
806.776.2833 Office  
khiggins@westmarkcommercial.com

**ALISON BLALOCK, CCIM**  
806.776.2821 Office  
ablalock@westmarkcommercial.com



**SITE: 4 MILES FROM LOOP 289**



**KELSEY ZICKEFOOSE, MBA, CCIM**  
806.696.3863 Office  
kelsey@westmarkcommercial.com

**KAREN HIGGINS, CCIM**  
806.776.2833 Office  
khiggins@westmarkcommercial.com

**ALISON BLALOCK, CCIM**  
806.776.2821 Office  
ablalock@westmarkcommercial.com





# 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.

2-10-2025



## 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.

## 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. **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.

**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.

WestMark Commercial   TCN Worldwide	9000344	commercialinfo@westmarkrealtors.com	806-794-3300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Amie Henry	622547	ahenry@westmarkrealtors.com	806-241-6363
Designated Broker of Firm	License No.	Email	Phone
Amie Henry	622547	ahenry@westmarkrealtors.com	806-794-3300
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kelsey Zickefoose, MBA, CCIM	TX #724914	kelsey@westmarkcommercial.com	806-696-3863
Karen Higgins, CCIM / Alison Blalock, CCIM	TX #0331521	khiggins@westmarkcommercial.com	806-776-2833
Sales Agent/Associate's Name	TX #0612008	ablalock@westmarkcommercial.com	806-776-2821
	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date