

INDUSTRIAL PROPERTY

FOR SALE



5018 E Hwy 62-82
Lubbock, TX 79403



PROPERTY INFORMATION



Jef Conn, CCIM
Industrial & Office Specialist
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DESCRIPTION: Warehouse/manufacturing facility available for sale. A total of 12.15 acres of land is included with 2.5 acres being fenced. Ample room for expansion. The office area features 3 large offices which could be divided into 5 total offices. There are 2 restrooms a break room, 5-ton HVAC unit in office (more than enough to heat and cool space). Warehouse features a break room and large warehouse space. There is one 10' x 10' door, one 10' x 14' door and 3 18'x18' doors with drive through capability. The fenced stack lot has ample room to move trucks around.

LOCATION: Property is located approx halfway between Lubbock and Idalou on Hwy 62-82 (Idalou Hwy), just 2 miles from Loop 289 in Lubbock. Property sits just outside the city limits and is located in Lubbock County. Quick access to all of Lubbock and West Texas via Hwy 62-82 and Loop 289.

SALE PRICE: \$649,000

BUILDING SIZE: 16,100 SF - 1,618 sq ft office | 14,482 sq ft warehouse

LOT SIZE: 12.15 Acres (outside city limits)

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PROPERTY DETAILS

Property Subtype:	Manufacturing
Warehouse %:	90%
Office Space:	1618 SF
Floodzone:	No
Fenced Stack Lot	Yes - 2.5 acres
Year Built:	1992
Water:	3 wells on site.
Power:	3 phase. Wired to have up to 1200 amp service. Property is all electric.
Septic:	Yes
Overhead Doors	5
Zoning:	Outside City Limits



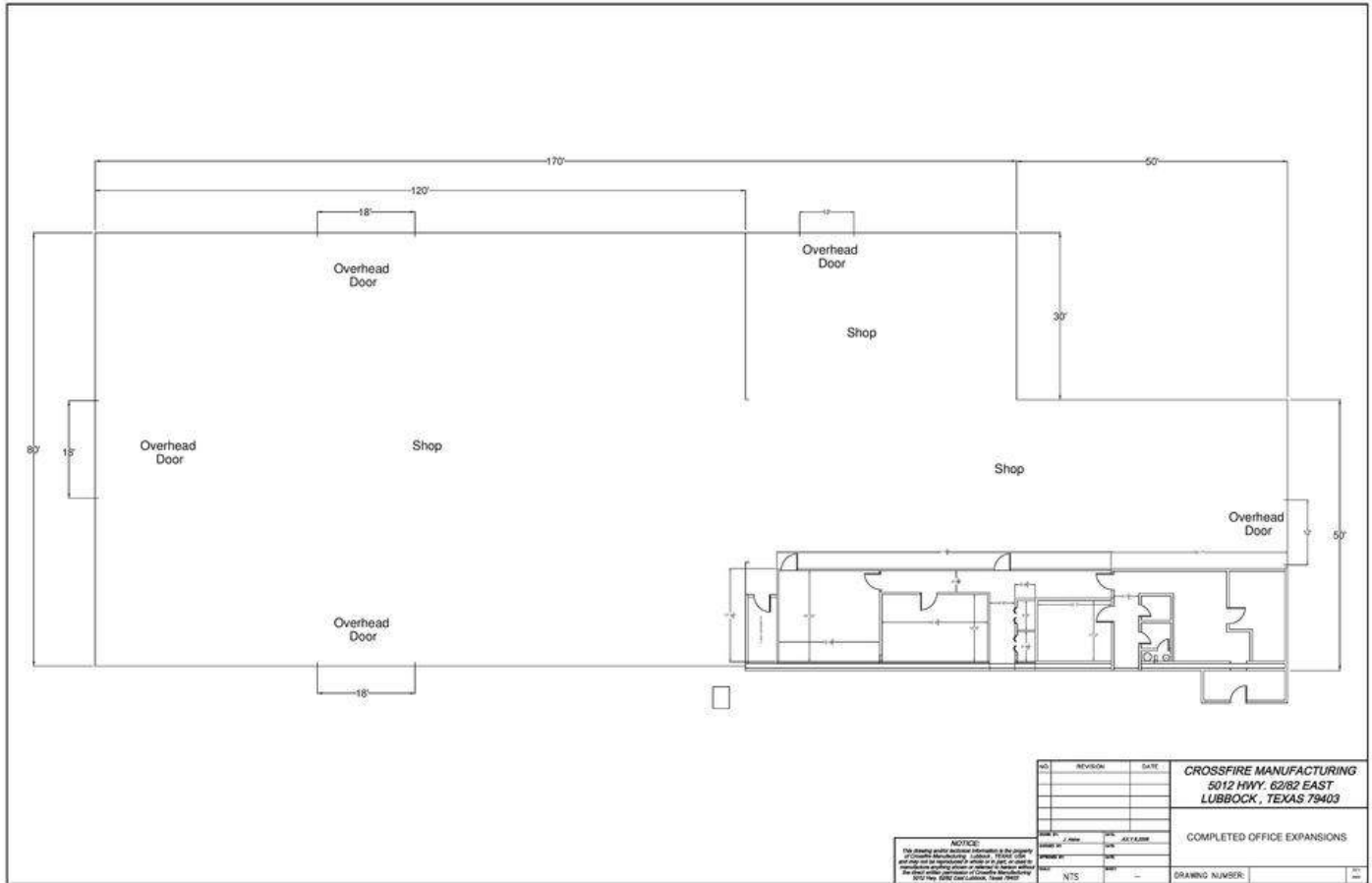
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CAPITAL ADVISORS

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Lubbock, TX 79403

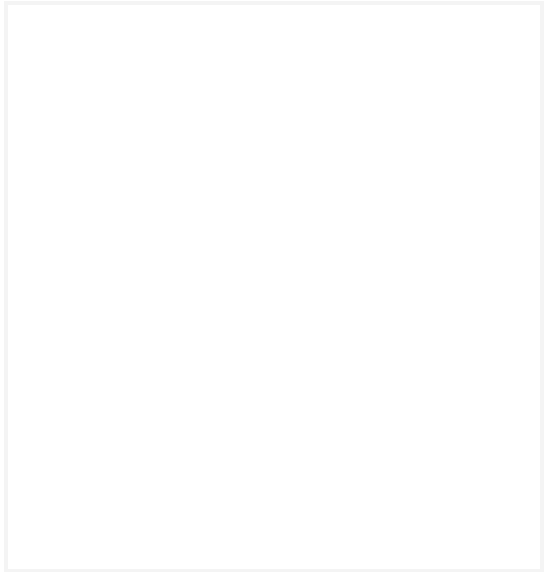
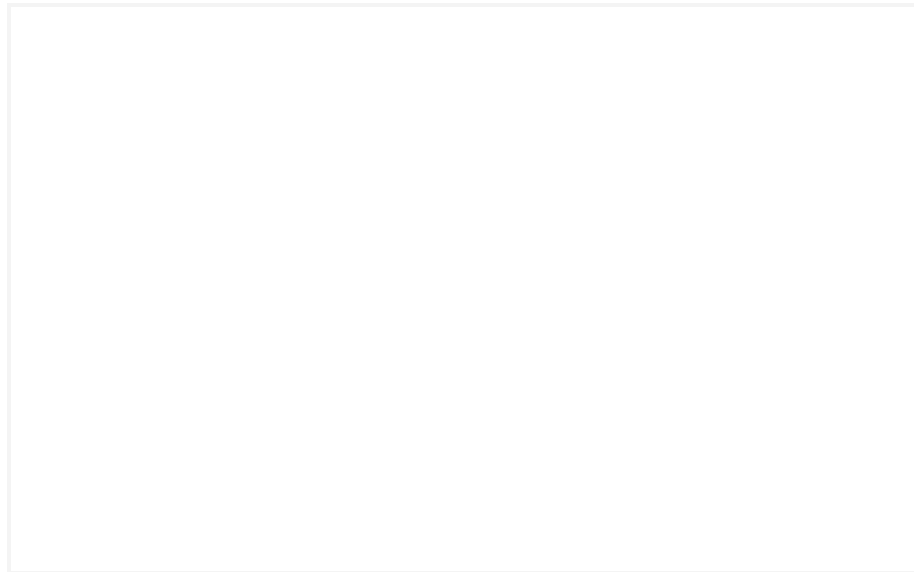


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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

<u>Coldwell Banker Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>431370 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Designated Broker of Firm	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Licensed Supervisor of Sales Agent/ Associate	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Jef Conn</u> Sales Agent/Associate's Name	<u>572358 TX</u> License No.	<u>JConn@CBCWorldwide.com</u> Email	<u>806-784-3216</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date