

# Westar Commercial Realty

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## 25 Acre Retail Corner, New Deal, TX

**Sales Price** Lot 1: Six (6) Acres-\$7.00/PSF  
Lot 2: Six (6) Acres-\$5.00/PSF  
Lot 3: Twelve (12)-\$3.00/PSF

**Lot 3 will have access to the frontage road of Interstate 27**

**Utilities will be extended to site by seller**

**Legal Description: Tract A, Old Key West Addition to the City of New Deal, Lubbock County, Texas**

# 806.797.3231

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## Retail Tract

**Property information:** A 25 acre tract of land ideal for retail development located on the Southwest corner of FM 1729 & Interstate 27. The property is situated within the New Deal city limits & is zoned for retail use such as a small strip center, C-store or truck stop, restaurants & other retail uses. There is currently no utilities to the site, however the owner will provide those services upon a sale. Owner will also divide the property & replat each tract.

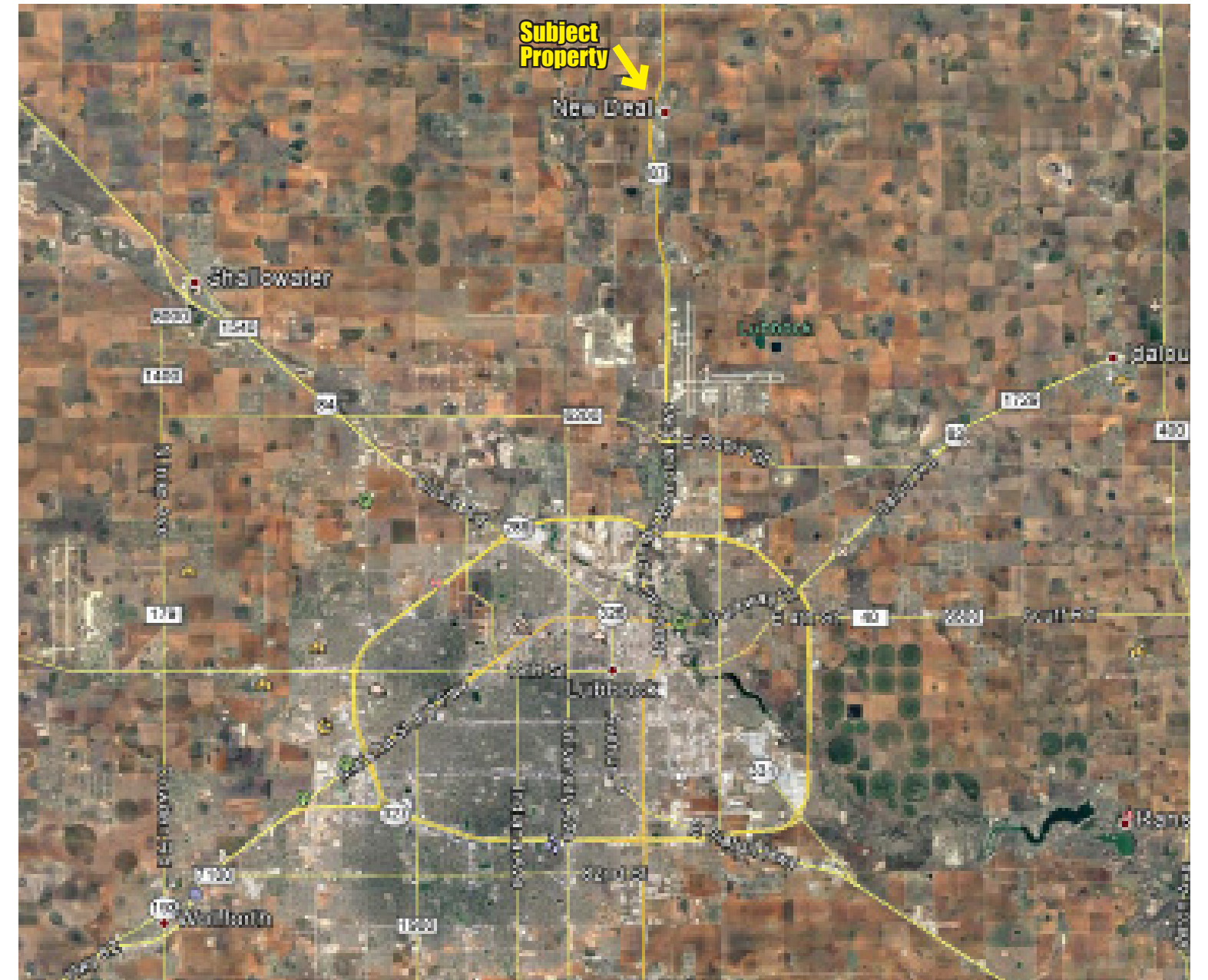
**Location:** Property is located north of the Lubbock International Airport & the Lubbock Business Park which is the new location for Amazon's 280,000 SF distribution warehouse. The site is also located approximately 3/4 mile from Monsanto/Bayer's \$140MM cotton seed processing plant. Also, the subject site is 2 miles from TYCO manufacturing plant, adjacent to the Texas City Limits Industrial Park on FM 1729, a new industrial development & just north of LEDA Railroad.

**Dimensions:** 1,066.55 feet on the frontage road of I-27  
993.65 feet along FM 1729

239 BY 21

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## Aerial



# I-27 Corridor

## I-27 West Texas Corridor

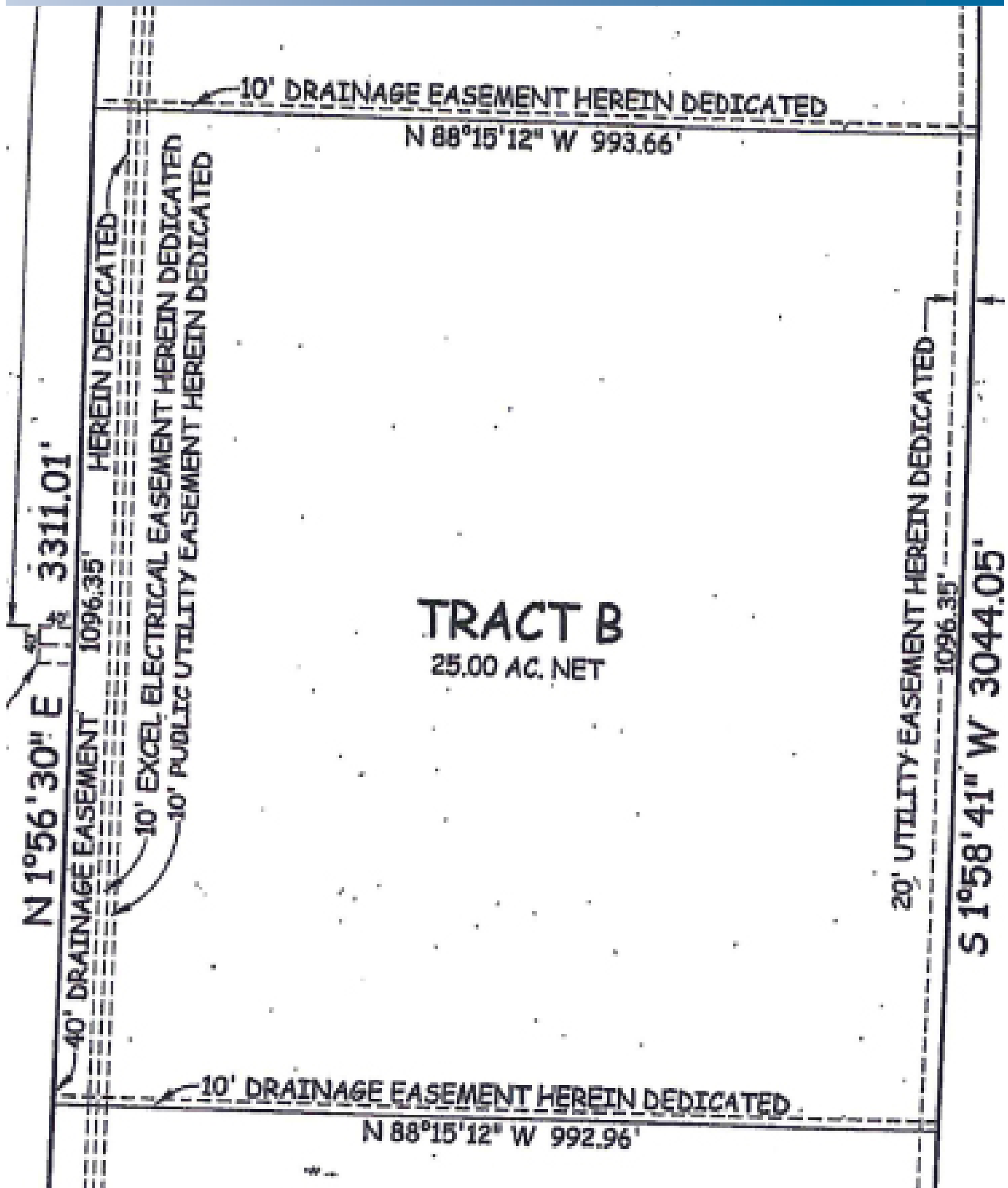
<u>Area</u>	<u>Company</u>	<u>Description</u>	<u>Sq. Ft.</u>	<u>Capital</u>	<u>Jobs</u>	<u>Source</u>
Abernathy	Golden Spread Electric Coop	New Plant		\$200M	30	City Abernathy
Abernathy	Excel/Lubbock Power Electric	New Windfarm	Joint Ven	\$1.5B	25	City Abernathy
Abernathy	Abernathy Indep. Schools	Expansion		\$16M	10	City Abernathy
New Deal	New Metal Mfg plant	New Plant	200 ac	\$10M	45	Remax
Lubbock Airport	Federal/State/City/Private Co	Airport		n/a	500	City Lubbock
Business Park	Lubbock County Jail	New Jail	n/a	n/a	300	City Lubbock
Business Park	Verizon	Technology	30,000	\$30M	3	LED A
Business Park	Standard Sales (Budwiser)	Dist Centr	112,000	\$10M	22	LED A
Business Park	TX Depart Public Safety	State of Texas	66,000	\$37M	50	LED A
Business Park	TYCO Manufacturing	Dist Centr	300,000		250	LED A
Business Park	Oreilly Auto Parts Dist Ctr	Dist Centr	225,000	\$20M	395	LED A
Business Park	Wes Tex Packaging Dist Ctr	Dist Centr	61,000	\$7M	100	LED A
Business Park	Republic Nat'l Dist Ctr	Dist Centr	n/a	n/a	51	LED A
Business Park	Lummas Corp	Security	n/a	n/a	20	LED A
Business Park	Monsanta Research Lab (old)	Research lab	n/a	\$15M	20	LED A
Business Park	Monsanta Research Lab (new)	Research lab	n/a	\$136M	50	LED A
Lubbock Rail Port	Macsa Corp	New	n/a	n/a	58	LED A
Lubbock Rail Port	Sezern Peanut	New	n/a	n/a	80	LED A
Business Park	Federal Express	Shipping	n/a	\$25M	50	LED A

Total high profile company Jobs within 7 mile radius of Tract B 2059

Tract B is 1.6 miles to airport/Monsanta and 6 miles to Abernathy

Amazon to construct a new 278,000 SF warehouse in the Lubbock Industrial Park- 300+ jobs created.









## Information About Brokerage Services

*Texas law requires all real estate licensees 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 coincidental 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 Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Bill Young</u>	<u>364208</u>	<u>BYOUNG9478@LUBBOCKWESTAR.COM</u>	<u>(806)797-3231</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	<u>(806)797-3231</u> Phone
<u></u>	<u></u>	<u></u>	<u></u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
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