

# FOR SALE

## 5621 Frankford Ave

Lubbock, TX 79424

WestMark  
COMMERCIAL

TCN  
WORLDWIDE  
REAL ESTATE SERVICES



### OFFERING SUMMARY



**Sale Price**  
\$1,590,000



**Lot Size**  
38,294 SF



**Total Building Size**  
4,328 SF



**Year Built**  
2006



**Zoning**  
LI

### PROPERTY HIGHLIGHTS

- Prime location on high-traffic Frankford Avenue in Lubbock
- 0.87-acre lot ideal for car sales, inventory display, and customer parking
- 4,328 SF commercial building suited for automotive or retail use
- Spacious showroom for vehicle display and customer experience
- 9 private offices for sales, management, and administrative staff
- Garage with 2 overhead doors for service, detailing, or storage

### LOCATION DESCRIPTION

5621 Frankford Ave is located between 50th Street and Spur 327 with multiple new and used car sales lots in the area.



**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  
kelseyz@westmarkcommercial.com



## PROPERTY DESCRIPTION

Position your business for success with this well-equipped car lot located on high-traffic Frankford Avenue in Lubbock. Situated on 0.87 acres, this property is ideally suited for a car dealership or automotive use, offering ample space for vehicle display, inventory, and customer parking.

The 4,328 square foot building features a functional and professional layout, including a spacious showroom perfect for displaying inventory and welcoming customers. Nine private offices provide ample space for sales staff, management, and administrative operations. A dedicated garage area includes two overhead doors, making it easy to accommodate vehicle service, detailing, or storage needs.

Additional amenities include a convenient break room for staff and a layout designed to support both customer-facing operations and behind-the-scenes workflow. With strong visibility and accessibility, this property offers an excellent opportunity for businesses looking to establish or expand their presence in a growing area of Lubbock.

## Offering Summary

<b>Sale Price:</b>	\$1,590,000
<b>Lot Size:</b>	38,294 SF
<b>Building Size:</b>	4,328 SF

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	6,311	40,156	84,139
<b>Total Population</b>	11,814	91,753	207,183
<b>Average HH Income</b>	\$62,097	\$92,675	\$92,501

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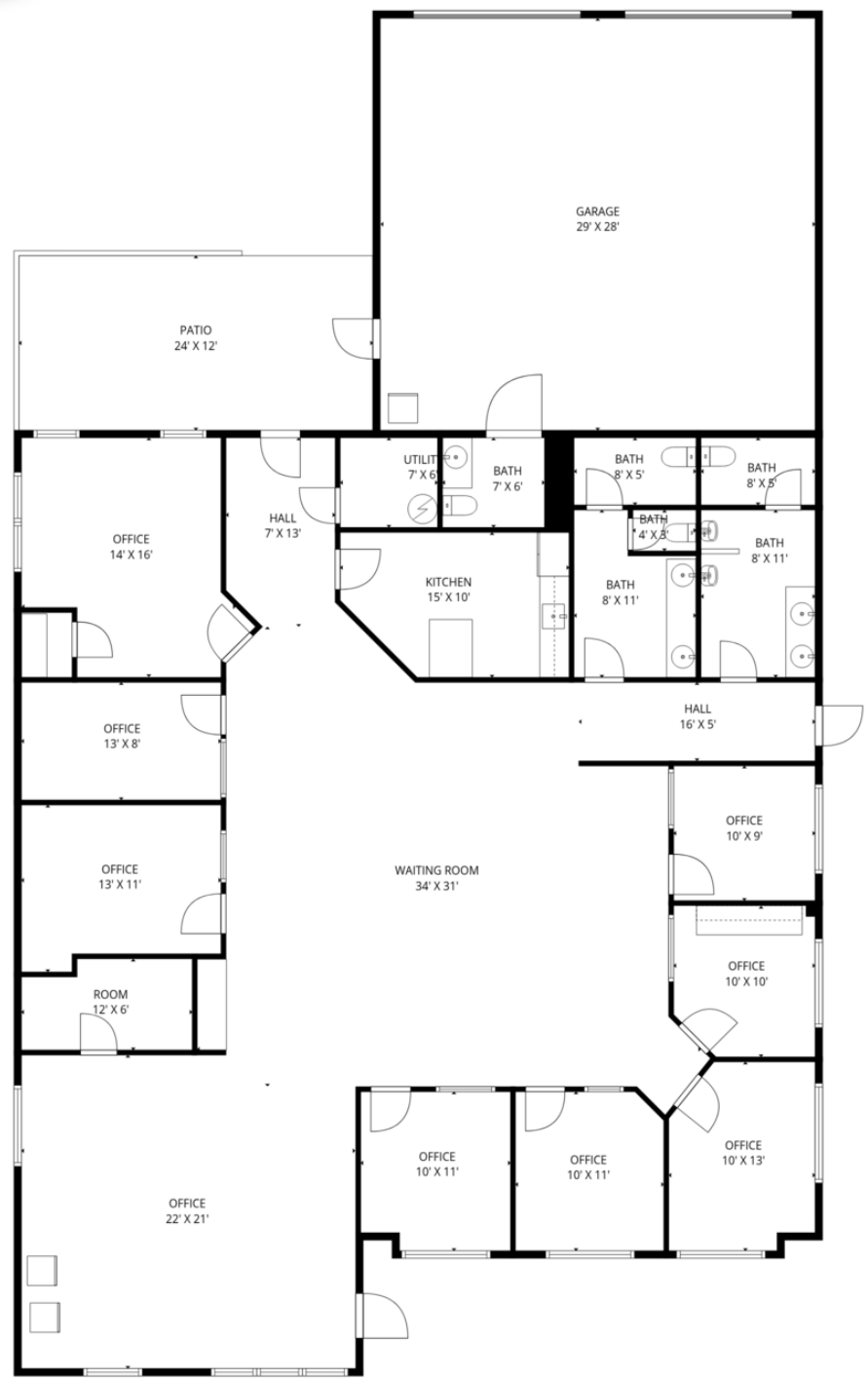
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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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.

11-03-2025



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

WestMark Companies, LLC Name of Sponsoring Broker (Licensed Individual or Business Entity)	9000344-BB License No.	commercialinfo@westmarkrealtors.com Email	(806) 794-3300 Phone
Amie Henry Name of Designated Broker of Licensed Business Entity, if applicable	622547-B License No.	ahenry@westmarkrealtors.com Email	(806) 241-6363 Phone
Crystal Howell-Edwards Name of Licensed Supervisor of Sales Agent/Associate, if applicable	595583-SA License No.	cedwards@westmarkcommercial.com Email	(806) 786-7374 Phone
Karen Higgins, CCIM Alison Blalock, CCIM / Kelsey Zickefoose, MBA, CCIM Name of Sales Agent/Associate	TX #0331521-B TX #0612008-SA TX #724914-SA License No.	khiggins@westmarkcommercial.com ablalock@westmarkcommercial.com kelsey@westmarkcommercial.com Email	806-776-2833 806-776-2821 806-696-3863 Phone

Buyer/Tenant/Seller/Landlord Initials

Date