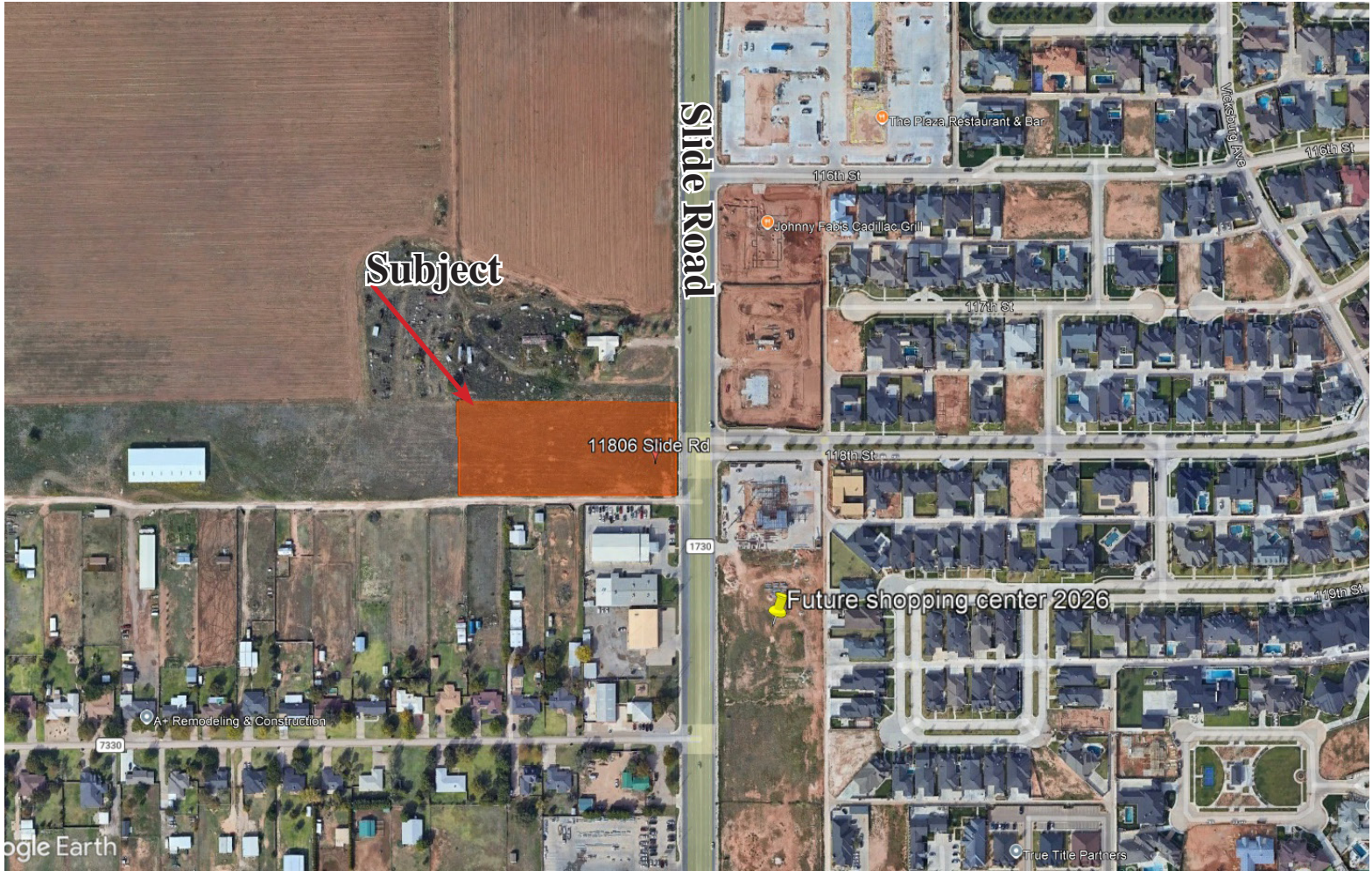


Westar Commercial Realty

Listing Agent:

Blake Truett
(806) 776-1279
Blake@Lubbockwestar.com

**11806 SLIDE ROAD
LAND FOR SALE**

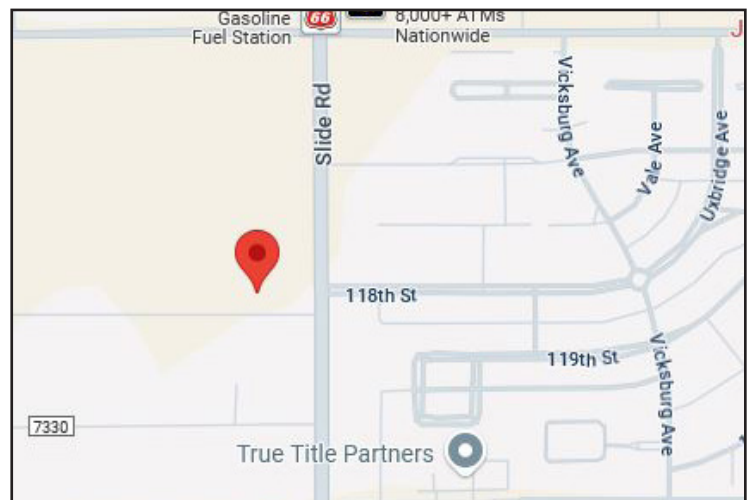


Zoning: NC (Neighborhood Commercial)

- * Excellent commercial tract on South Slide
- * Great visibility/signage and frontage
- * Access to City water and sewer

Pricing/Size:

Entire Tract: 3.050 Acres
Sale Price: \$2,675,000.00
Measurement: Approx. 600' x 220'



806.797.3231

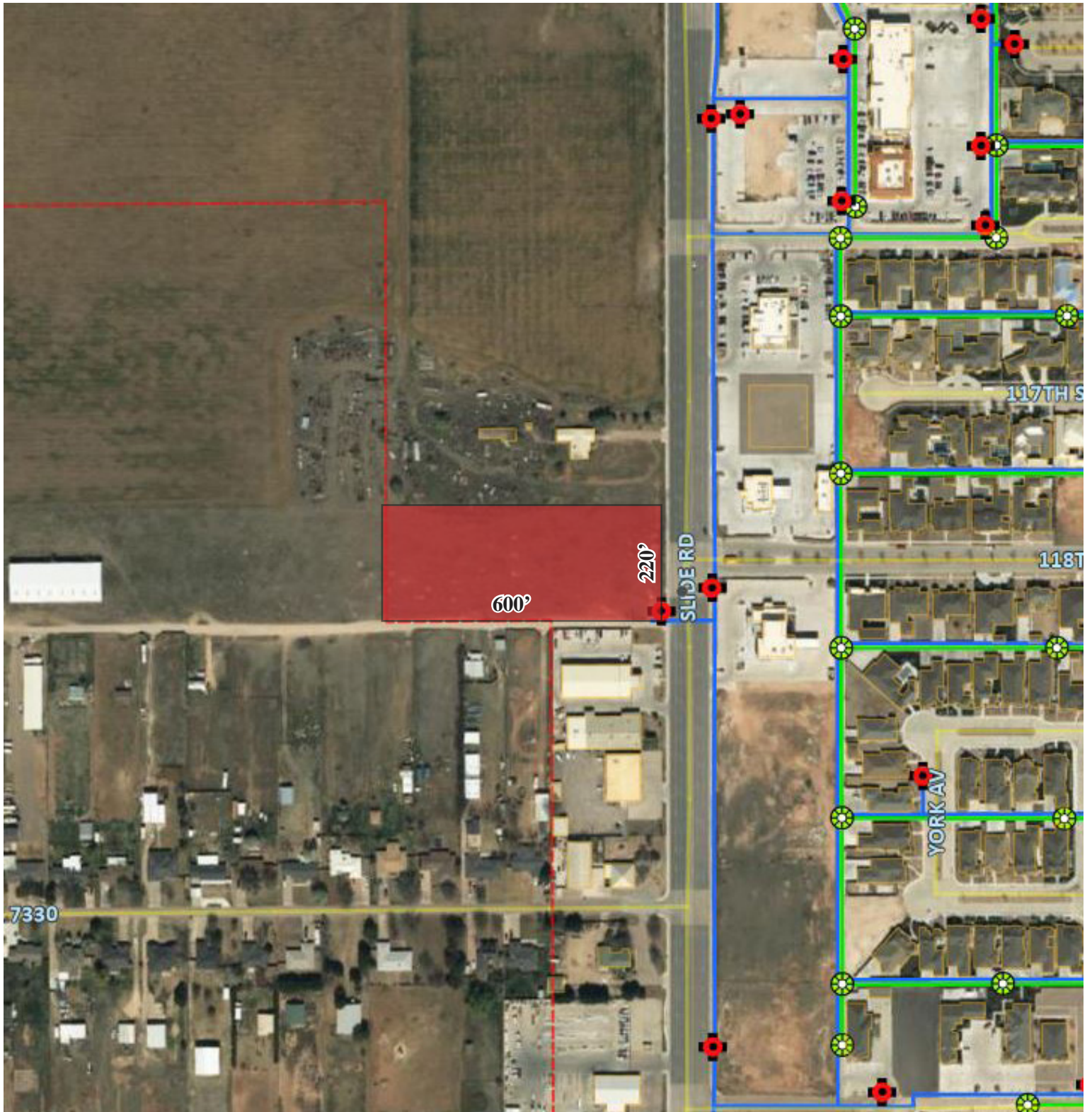
4418 74th, Suite 65 • Lubbock, TX 79424 • 806 793-2130 (Fax)

EVEN though the material in this sales package was gathered from resources deemed reliable, WESTAR COMMERCIAL REALTY and/or its sales agents, do not take responsibility for any errors or omissions. This sales package is subject to withdrawal or price change without notice.

214_BT

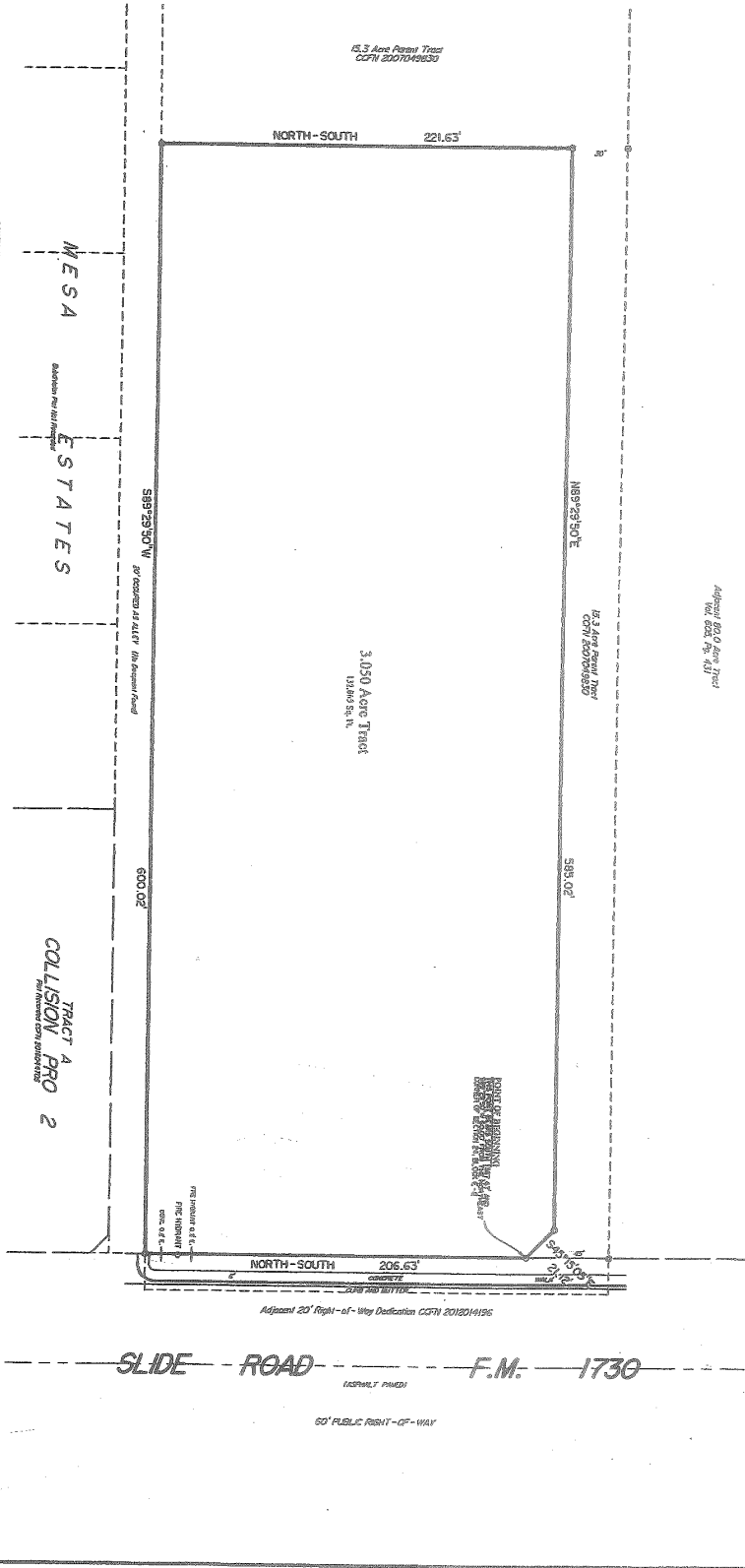
www.lubbockwestar.com

Water/Sewer Lines



PERIMETER SURVEY OF A 3,050 ACRE TRACT LOCATED IN
SECTION 24, BLOCK E-2
 L.A. PATULLO SURVEY, ABSTRACT 1331, CERTIFICATE 1869
 LUBBOCK COUNTY, TEXAS

Adjacent 60.0 Acre Tract
 Ref. 602, Pg. 431



NOTES:
 1. BEARING LINES INDICATE B.A.T. LIMITS.
 2. CONTROL POINTS AS FOUND ARE SHOWN.
 3. FOUND 1/2" IRON ROD WITH CAP "HRA" "4460"
 4. FOUND 1/2" IRON ROD WITH CAP "HRA" "1862/805 (TCM)"

METES AND BOUNDS DESCRIPTION of a 3,050 acre tract out of 15.3 acre tract of land, described under County Clerk File No. 2007049630 of the Official Public Records of Lubbock County, Texas, being further described as follows: 15.3 acre tract, within survey, Abstract 1331, Certificate 1869, Lubbock County, Texas, being further described as follows:

BEGINNING at 1/2" iron rod with cap marked "HRA" set in the West side-of-way line of Slide Road as described under County Clerk File No. 2012014196 of the Official Public Records of Lubbock County, Texas, a distance of 60.00 feet from the Southwest corner of Section 24, Block E-2, Lubbock County, Texas;

THENCE South, along said West side-of-way line, a distance of 206.63 feet to an aluminum disk in concrete marked "HRA" set in the West side-of-way line, a distance of 15.3 acre tract and the North line of 20 feet strip occupied as alley (see document found, at the Southwest corner of this tract);

THENCE S. 89°29'30" W. a distance of 600.02 feet to an aluminum disk in concrete marked "HRA" set at the Northwest corner of this tract;

THENCE North, a distance of 221.63 feet to a 1/2" iron rod with cap marked "HRA" set at the Northwest corner of this tract;

THENCE N. 89°29'30" E. a distance of 206.63 feet to a 1/2" iron rod with cap marked "HRA" set at the West side-of-way line of Slide Road, previously surveyed and recognized as being North-South;

Containing 132,865 square feet.

TITLE COMMITMENT
 No abstract of title or title commitment was provided to the surveyor. Record research done by this surveyor documents other than those shown on this survey may exist and encumber the property. Record research done by this surveyor is not a warranty of title.

This survey and all information herein is for the exclusive use of Bingham Investments LLC and shall not be copied or used except for the purpose for which it is expressly intended.

1. Brent Carroll, Texas Registered Professional Land Surveyor No. 5410, do hereby certify that this survey was made on the ground, A. located as to whether this property has within a special flood hazard area was not made between November 20, 2018 to adjust boundary.

Brent Carroll
 No. 5410 State of Texas
 email: bcarroll@bgsurvey.com

WARNING
 This plot is invalid unless it bears an official signature across an embossed seal.

BRENT CARROLL
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 5410 State of Texas
 License Expires 12/31/2021
 Email: bcarroll@bgsurvey.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.



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