

45,847 SQFT | \$5,600,000

**8107 PATEL DR., WOLFFORTH, TX 79382**



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46,000 sqft in Wolfforth!

Positioned in the rapidly growing Cityside Business Park just off Hwy 62/82, this ±46,000 SF office/warehouse offers a premier opportunity for businesses seeking modern design, functionality, and accessibility in the Lubbock market.

The property features a clean, contemporary exterior and a well-balanced layout with approximately 3,140 SF of office space and 42,707 SF of warehouse space. The office area is ideal for administrative operations, while the expansive warehouse is designed to accommodate a wide range of industrial and distribution needs.

The warehouse will be equipped with four dock-high doors and two grade-level doors, providing efficient loading and logistics capabilities. Additionally, the building will include ESFR sprinkler systems and warehouse heaters, ensuring safety and operational comfort year-round.

With anticipated completion in January 2027, users still have ample time to customize certain aspects of the build to better suit their operational requirements—making this a rare opportunity to secure a nearly turnkey facility tailored to your needs.

Don't miss the chance to establish your business in one of Lubbock's newest and most strategically located business parks.

#### SPACE DETAILS

- Total Available - 45,847 SF
- Primary Use - Industrial
- Secondary Use - Flex/R&D, Office



AREA RETAILERS:



8107 PATEL DR., WOLFFORTH, TX 79382



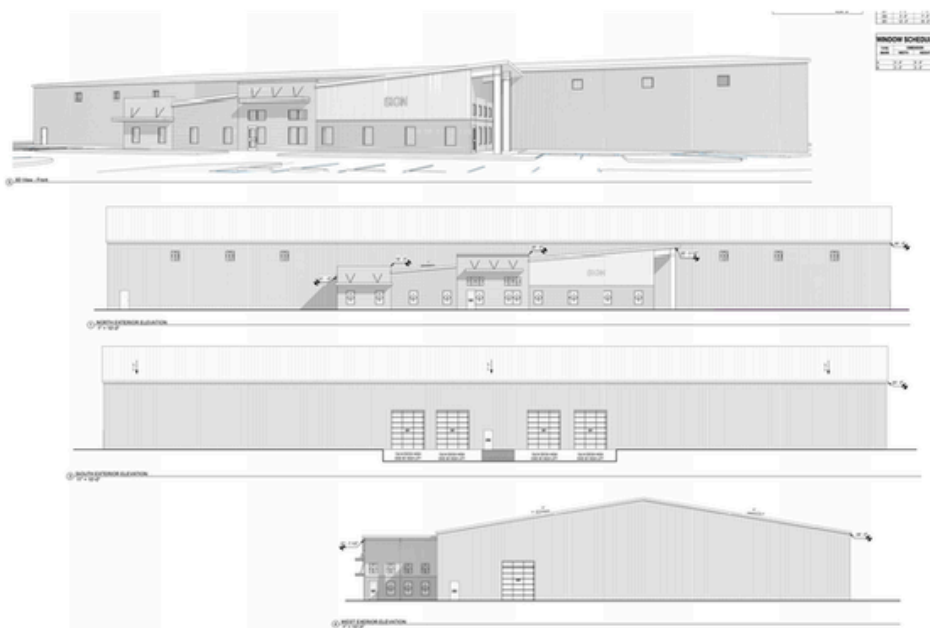
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# Information About Brokerage Services

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 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>McDougal REALTORS</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>427591</u> License No.	<u>marcm@mcdougal.com</u> Email	<u>806.793.0703</u> Phone
<u>Marc McDougal</u> Designated Broker of Firm	<u>378075</u> License No.	<u>marcm@mcdougal.com</u> Email	<u>806.793.0703</u> Phone
<u>Ethan Quisenberry</u> Sales Agent/Associate's Name	<u>758039</u> License No.	<u>ethan.quisenberry@mcdougal.com</u> Email	<u>806.317.0234</u> Phone
_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date		

Regulated by the Texas Real Estate Commission  
TXR-2501  
McDougal, REALTORS, 1500 Broadway, Suite 1400 Lubbock TX 79401 | Phone: Fax:  
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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date  
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