



OFFERING MEMORANDUM

1926 LOCKWOOD ST, TAHOKA
\$175,000

LISTING AGENTS

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TABLE OF CONTENTS

Executive Summary	3
Highlights	4
Disclaimer	6
IABS	7





EXECUTIVE SUMMARY

1926 Lockwood presents a premier, move-in-ready commercial opportunity strategically positioned along one of Tahoka, Texas's primary thoroughfares. Boasting exceptional curb appeal following an extensive exterior refresh, this highly visible property is perfectly optimized for immediate business operations. The building's versatile layout is currently configured to maximize revenue potential, split evenly between a retail storefront and a beauty/barber shop. With outstanding prominent signage and high traffic exposure, this turnkey property offers an ideal canvas for an owner-operator or an investor looking to capture Tahoka's local market.

HIGHLIGHTS

- **Prime Location & Exposure:** Situated directly off a main artery in Tahoka, ensuring heavy drive-by traffic and excellent visibility for daily operations.
- **Turnkey Curb Appeal:** The exterior has been completely redone, cleaned up, and modernized, offering a professional first impression that draws customers in.
- **High-Impact Commercial Signage:** Equipped with excellent, highly visible signage areas to seamlessly promote your brand or business to the public.
- **Versatile Split-Concept Layout:** Cleverly divided into two distinct, high-utility spaces—currently functioning as a retail store on one side and a beauty/barber shop on the other.
- **Flexible Investment Potential:** Perfect for a multi-service business, dual tenants, or easily customizable to fit a wide range of retail, office, or medical-use concepts.



DISCLAIMER

The information contained herein has been obtained from sources believed to be reliable. Whisenhunt Commercial Group and its agents, associates, and employees make no guarantee, warranty or representation about it. The information may be subject to changes in price, financing, leases, or other errors and omissions without prior notice. Evaluating retail investment opportunities requires careful due diligence and information gathering, which is why we suggest that you and your advisors conduct your own careful investigation of the property.

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.



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.

2-10-2025



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.

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. 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.

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.

Keller Williams Realty	494693	klrw238@kw.com	806-771-7710
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Pamela Titzell	465722	pamtitzell@kw.com	806-771-7710
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Nuckolls	835970	mattnuckolls@kw.com	806-470-6325
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date