

HEREFORD CORNERS

701 N 25 Mile Ave
Hereford, TX 79405

LEASE RATE
\$15.00 - 17.00 SF/yr (NNN)

AREA

Walmart out parcel shopping center located on the west side of Highway 385. The intersection of W 15th st and Hwy 385 has the second highest trafficked count in the city. This property location has unparalleled visibility and accessibility and is in a well established retail corridor.



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FOR LEASE



HEREFORD CORNERS

701 N 25 Mile Ave, Hereford, TX 79405

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OFFERING SUMMARY

Available SF:	967 - 5,264 SF
Lease Rate:	\$15.00 - 17.00 SF/yr (NNN)
Lot Size:	2.4 Acres
Year Built:	2005
Building Size:	28,754 SF
Zoning:	Commercial

PROPERTY OVERVIEW

This Walmart out parcel has two available retail spaces for lease. The first space is a former Shoe Dept. that occupies 5,264 sq ft with an open floor concept with plenty of showroom space and storage. The other available space is a first generation end cap space with potential drive through. This space is 967 sq ft and located on the north end of the property near the access point. Area retailers include Walmart, United Supermarkets, Cato, Hibbett Sports, AT&T, First Financial Bank, Tractor Supply, and Bealls.

PROPERTY HIGHLIGHTS

- 967 - 5,264 SF Available
- \$17.00 SF/yr (NNN)
- Prime Visibility near high traffic counts
- Excellent parking
- Strip Center

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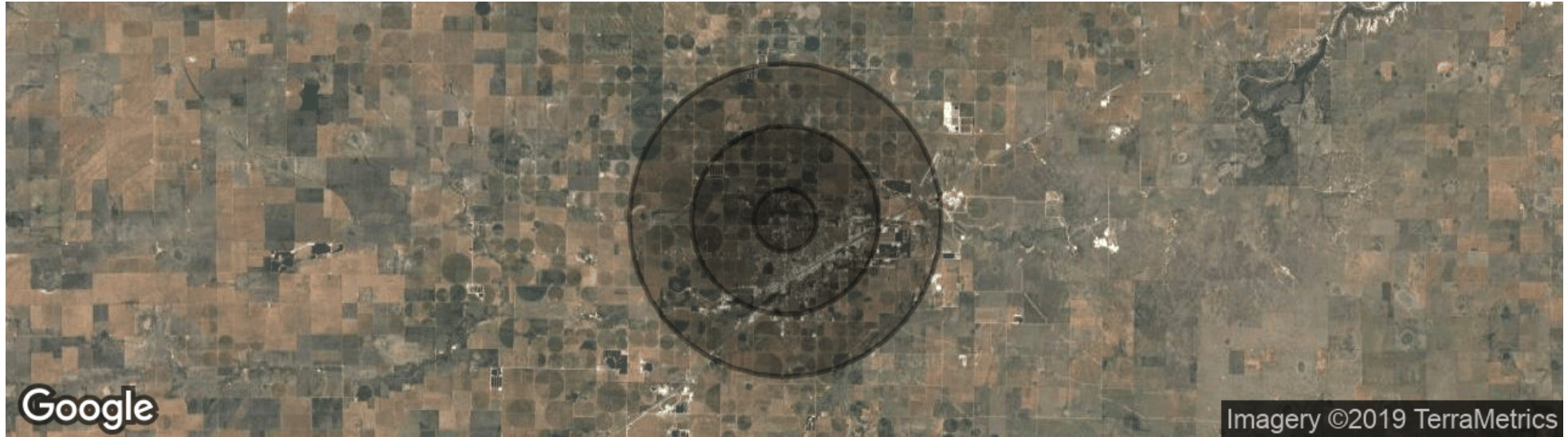




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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,801	18,232	18,354
Median age	28.2	28.9	29.0
Median age (Male)	25.4	27.2	27.3
Median age (Female)	31.4	30.7	30.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,973	5,828	5,857
# of persons per HH	2.9	3.1	3.1
Average HH income	\$47,134	\$48,530	\$48,604
Average house value	\$125,921	\$108,903	\$108,231

* Demographic data derived from 2010 US Census

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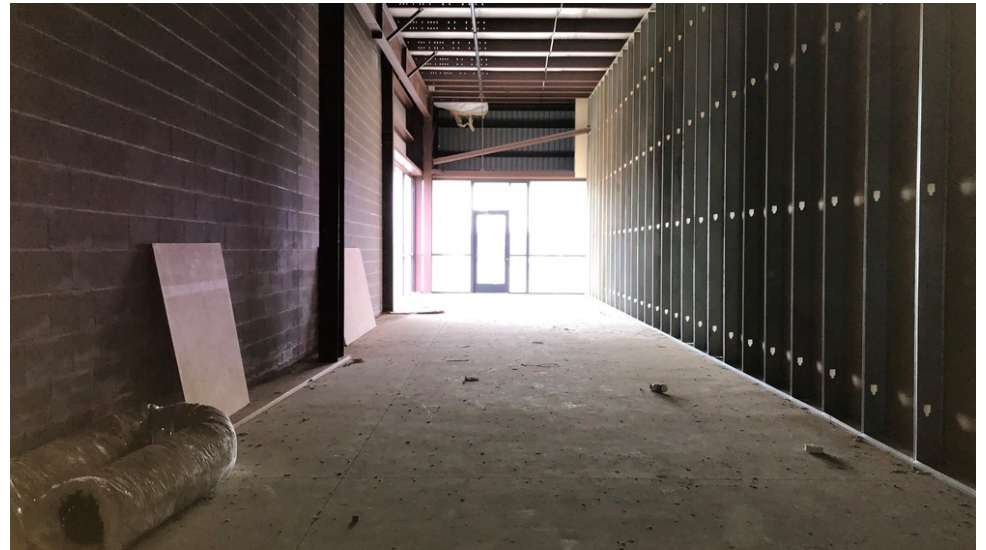




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JESSE RINCONES IV

Retail Leasing Specialist

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Direct: 806.784.3292 | **Cell:** 806.470.0179

BACKGROUND

Jesse Rincones IV is a trusted real estate advisor specializing in Retail Leasing, Brokerage, and Tenant Representation. As part of the #1 Coldwell Banker Commercial office in Texas, he also provides valuable insight about the retail real estate market to his team and community. Jesse is a member of the international council of Shopping Centers (ICSC) and a RECON attendee. He is actively pursuing his Certified Commercial Investment Member (CCIM) certification.

Jesse and his wife Destiny are both proud West Texas natives, attenders of Redeemer Church of Lubbock, and strong supporters of Texas Tech and Texas Tech Athletics.

PRIMARY SPECIALTY

- Retail Leasing, Brokerage, and Tenant Representation

EDUCATION

- Texas Tech University - Rawls College of Business, Lubbock, Texas
- John T. Riordan School for Retail Real Estate Professionals

MEMBERSHIPS & ASSOCIATIONS

- Licensed by the Texas Real Estate Commission
- Member of International Council of Shopping Centers (ICSC)
- Member, National Association of Realtors
- Member, Lubbock Association of Realtors
- #1 Coldwell Banker Commercial office in Texas for 2010 - 2018
- #4 Coldwell Banker Commercial office nationally in 2018
- #4 Coldwell Banker Commercial office nationally in 2017
- #5 Coldwell Banker Commercial office nationally in 2016

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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jesse Rincones IV	710224 TX	jrincones@cbcworldwide.com	(806)784-3392
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR-2501

IABS 1-0 Date

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