

Available For Sale

109 NW 4th St. | Hubbard, TX | 76648



[SUBJECT PROPERTY]

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EXECUTIVE SUMMARY

The subject property sits on an approximate .50 acre tract of land located at the east corner of NW 4th Street (AKA SH-31) and Bois D'Arc Avenue in the City of Hubbard, Hill County, Texas.

The 1,840 SF single-tenant free-standing restaurant was previously utilized as a Dairy Queen. The now vacant building would be perfect for someone looking to open a restaurant or retail business on one of Hubbard's busiest intersections.

ADDRESS:
104 NW 4th St.
Hubbard, TX 76648

LOT SIZE:
0.50 Acres

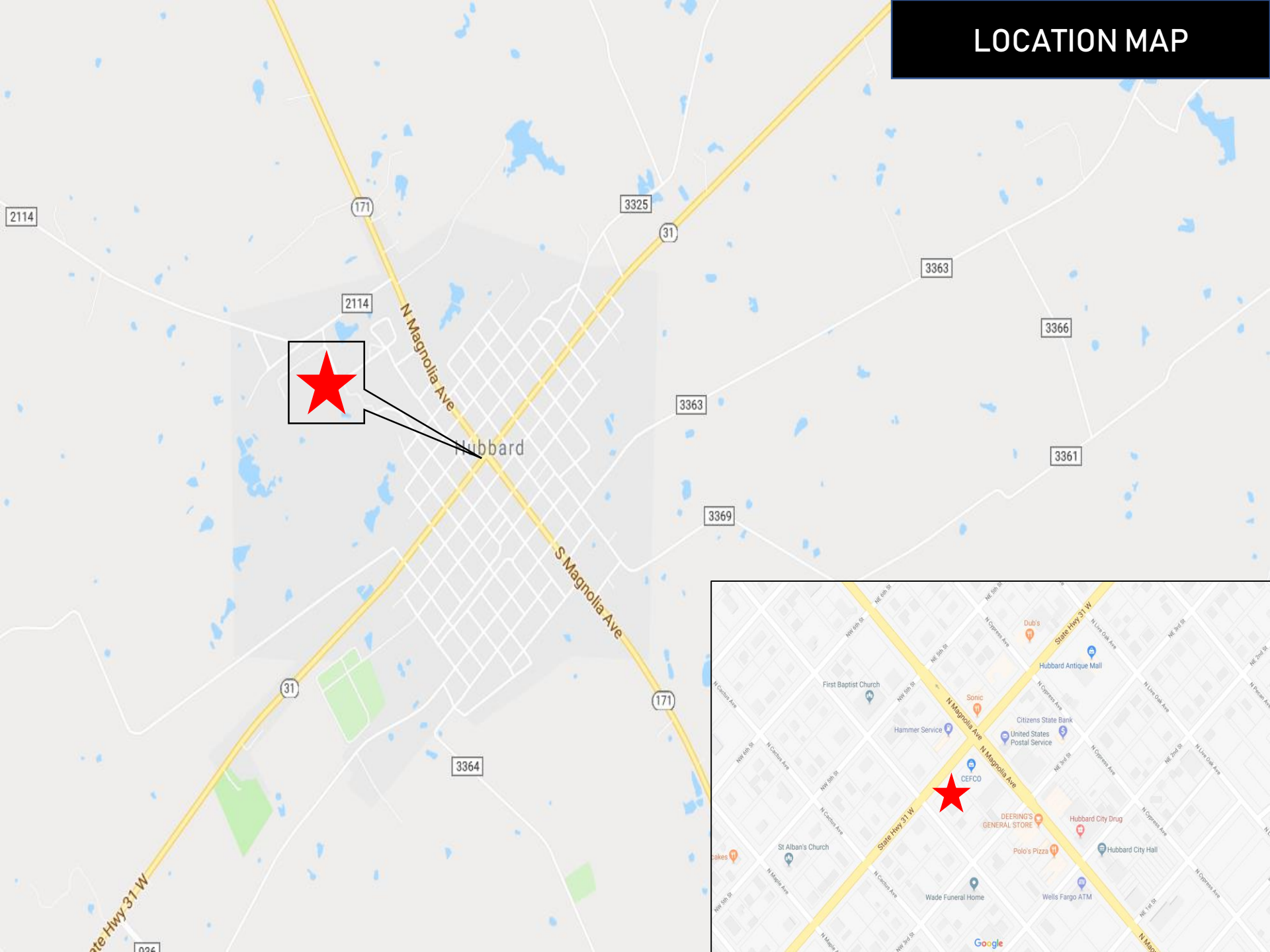
BUILDING SIZE:
1,840 SF

PROPERTY TYPE:
Free-Standing Retail Building

SALE PRICE:
\$130,000



LOCATION MAP



AERIAL MAP



Zoning Information

Status	Zone C1 Commercial as of Nov 16, 2007	Status
Item	Required	Observed
Vehicle One	as per Commercial	Observed
Lot Area	No Requirement	21,000 Sq Ft
Frontage	No Requirement	140 Ft
Lot Bush	No Requirement	140 Ft
Sign Coverage	No Requirement	8.6%
Front Setback	30 Ft	30.5 Ft
Side Setback	10 Ft	32.6 Ft
Rear Setback	No Requirement	24.3 Ft
Building Height	No Requirement	17.1 Ft
ing Regular		26 Parking Spaces
ing Handicap	No Requirement	0 H.C. Spaces
ing Total		26 Total Spaces

Statement of Encroachments

No apparent encroachments or violations were noted at time of survey.

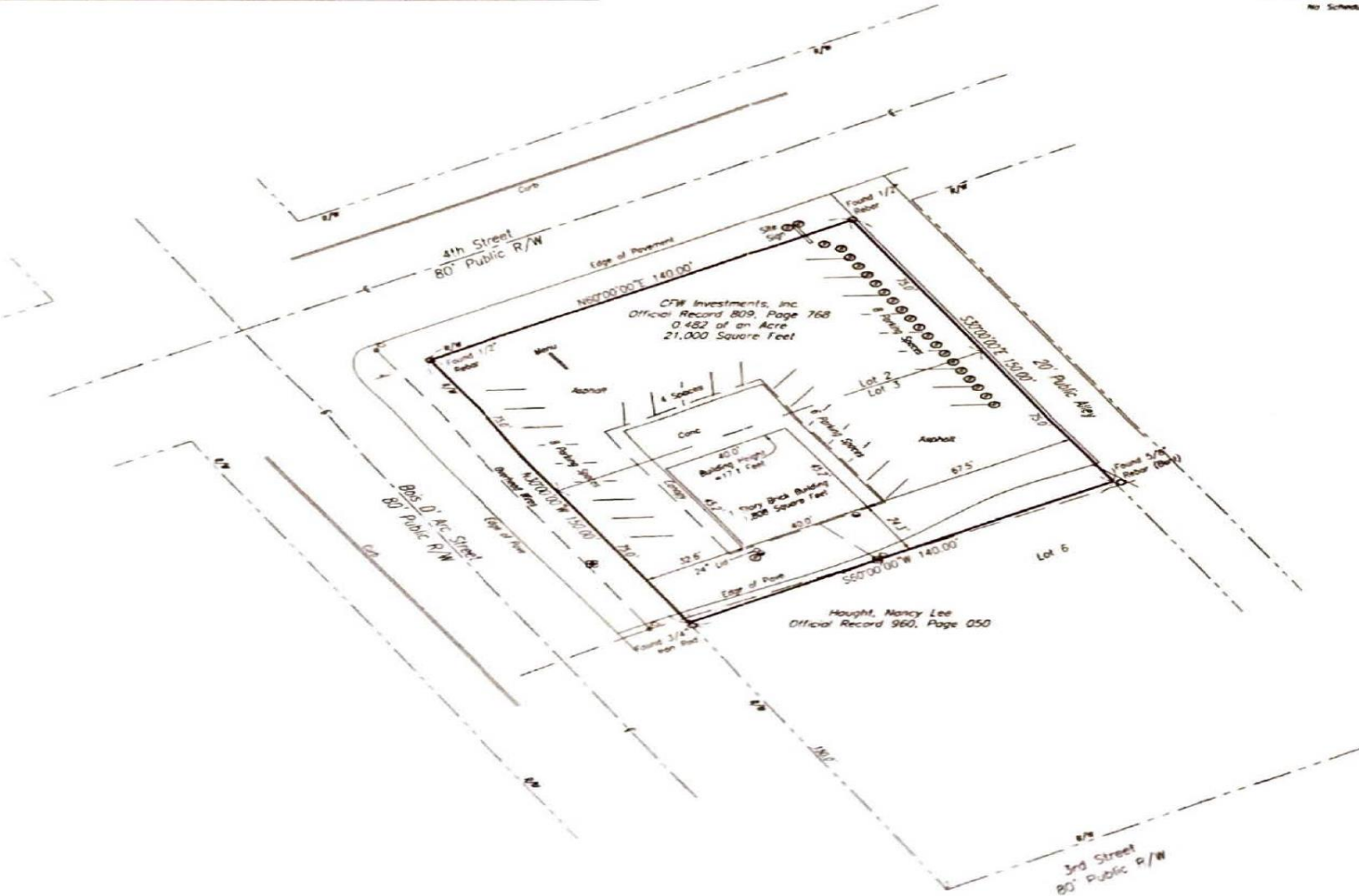
PROPERTY SURVEY

is essential for the survey showing

(UN3) Except as shown on survey all utilities appear to be underground

Items Corresponding to Schedule B:

No Schedule B items affecting survey were noted at time of survey.



Plotted Note: No greater building area on this property is in Zone C1 Commercial as of Nov 16, 2007. The survey shows the building area is 21,000 square feet. The lot area is 21,000 square feet. The frontage is 140 feet. The lot bush is 140 feet. The sign coverage is 8.6%. The front setback is 30 feet. The side setback is 10 feet. The rear setback is 24.3 feet. The building height is 17.1 feet. The parking spaces are 26. The handicap spaces are 0. The total parking spaces are 26.

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Lucra Real Estate, LLC has not verified, and will not verify, any of the information contained herein, nor has Lucra Real Estate, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Lucra Real Estate, LLC and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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.

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:
 - 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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date