

ALL FIELDS DETAIL

MLS #	42026	Stories	One
Status	Active	Parking Capacity	11-20
Type	Retail	Shared Parking	No
Address	1502 W 1st Street	Basement	No
Address 2			
City	Hereford		
State	TX		
Zip	79045		
County	Deaf Smith		
Class	COMMERCIAL		
Asking Price	\$175,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Agent	Temple H Abney, II - (806) 363-6296	Listing Office 1	Temple Abney Real Estate - Main (806) 363-6296
Listing Agent 2		Listing Office 2	
Brokers License #	0200064	Sub-Agent	0
Buyers Agent	3	Variable Commission Y/N	No
Exclusive Agency Y/N	No	Owner Name	N/A-Deaf Smith Enterprises
Owner Phone		Owner Alt Phone	
Listing Date	10/3/2007	Appraisal District ID#	
Road Frontage/Feet		Approx Lot Dimensions	
Legal		Current Use	
Office SqFt		Retail SqFt	
Warehouse SqFt		Living Area SqFt	
Net Leasable SqFt		Other Description	
Other SqFt		ApproxTotal Building SqFt	1000
Approx Price per SqFt		Source of SqFt	Tax Office
Restrictions Y/N	Yes	Contingencies Y/N	No
Vacant Y/N	Yes	Leased Y/N	No
City Limits Y/N	Yes	Approx Age	15
# Buildings	1	Ceiling Height	
Total Parking		Special Incentives	
Directions		Off Market Date	
Associated Document Count	0	Mapping	
Tax ID		Update Date	
Status Date	10/3/2007	HotSheet Date	10/3/2007
Price Date	10/3/2007	Input Date	10/3/2007
Original Price	\$175,000		

FEATURES

OCCUPANT Vacant	FOUNDATION Slab	AVAILABLE UTILITIES Electric at Site Natural Gas Available	POSSESSION At Closing
LOCATION Street/Highway Frontage	CEILING HEIGHT 7-10 Ft.	WATER City	FINANCIAL Cash Conventional Owner Financing
PROPERTY TYPE Retail Store	HEAT SOURCE Natural Gas	SEWER Public/Municipality	SHOWING INSTRUCTIONS Call Listing Agent
CONSTRUCTION Frame w/ Steel	AMENITIES Exterior Lighting Restroom-Public	ACCESS State Highway	DOCUMENTS ON FILE Environmental Study Soil Boring Report Soil Test
WALLS Dry Wall	FLOOR COVERING Vinyl	SALE INCLUDES Building(s) Equipment Fixtures Land	ZONING Commercial
HEATING Forced Air	HANDICAP ACCESSIBLE Bathroom 1st Floor Int Door Open 32+ Ext Door Open 36+		
COOLING Forced Air			
ROOF Metal			

FINANCIAL

Tax District	Special Assessments
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SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Selling Agent 1	Selling Office 1

SOLD STATUS

Selling Agent 2
Sellers Concessions
Loan Terms
Buyer Name

Selling Office 2
Loan Type
Lender Name

PUBLIC REMARKS

Great business opportunity. 4 underground fuel storage tanks 2 - 12000 gal., 1 - 10,000 gal. and 1 - 6000 gal. all certified. The property is 31,598 sq. ft. with concrete drive all over.