



CLIENT FOCUSED. RESULTS DRIVEN.

**WestMark**  
COMMERCIAL

2490 State HWY 1780, Whiteface, TX , TX 79379

**AUCTION - [www.WMCbid.com/249](http://www.WMCbid.com/249)**

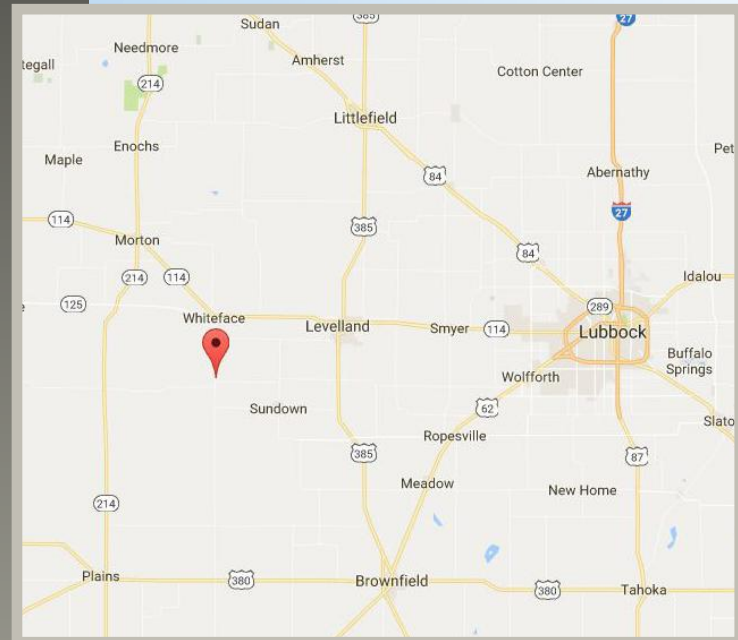
**FOR SALE**

2490 State HWY 1780 is a unique property with ample possibilities located in Cochran County and 10 miles South of Whiteface. The private and secluded property includes 16 residential buildings, office building, dining hall, chapel/ daycare, 3 warehouses, clinic, gym and multiuse facilities. There are play grounds, tennis courts and a pond. The improved property sits on 125 acres and most of the grounds have manual and automatic sprinkler systems. The buildings have 24 apartments, 36 residents rooms plus one private administrators home with a combined total of 100 bedrooms.

There are no mineral rights owned by the sellers so there will be no mineral rights included in the sale of the property.

The property is on a private well water system, multiple septic systems and has its own gas pumps and underground petroleum tank. A new gas line was recently installed to all buildings except the dining all.

The Texas Department of Public Safety has a radio tower on the West side of the property and DPS maintains it. Please see attached information for more details and call Karen Higgins or Alison Blalock to discuss possibilities.



**Karen Higgins, CCIM**  
806.776.2833 (office)  
[khiggins@ccim.net](mailto:khiggins@ccim.net)



**Karen Higgins**  
AND  
**Alison Blalock**



**Alison Blalock, CCIM**  
806.776.2821 (office)  
[abalock@ccim.net](mailto:abalock@ccim.net)

Commercial Real Estate



## Property Map & Entrance Photos



### Building Descriptions

- |   |                                      |
|---|--------------------------------------|
| 1. Career Center/ Administration Building | 2. Daycare & Chapel                  |
| 3. Dining Hall                            | 4. Activity Center                   |
| 5. Walton Cottage                         | 6. Black Cottage                     |
| 7. Swimming Pool                          | 8. Gazebo                            |
| 9. Clinic                                 | 10. Arts and Crafts Building         |
| 11. Edelmon Cottage                       | 12. Johnson Cottage                  |
| 13 & 14. Duplexes                         | 15. Admin House                      |
| 16. 3 Bay Garage                          | 17. Beta Cottage                     |
| 18. King Cottage                          | 19. Herrington Cottage               |
| 20. Ground Shop/Warehouse                 | 21. Pond stocked with fish and ducks |
| 22. Shop Warehouse                        |                                      |

## Directions to the Property

**Travel West on 114 past Levelland to Whiteface. When entering Whiteface, Turn South on 1780 (Left) at the Gas Station and drive approximately 10 miles. Property entrance is on the Right Side. Turn Left at the Circle and go to the last building (3rd building) which is the office (Career Center)**



## Year Built

**Walton Cottage – Built in the late 1960’s**  
**Harrington Cottage – Built in 1981**  
**Edelmon Cottage – Built in 1981**  
**Johnson Cottage – Built in 2009**  
**Admin House – Built in the late 1960’s**  
**Duplex 2 – Built in 1991**  
**Duplex 4 – Built in 1994**

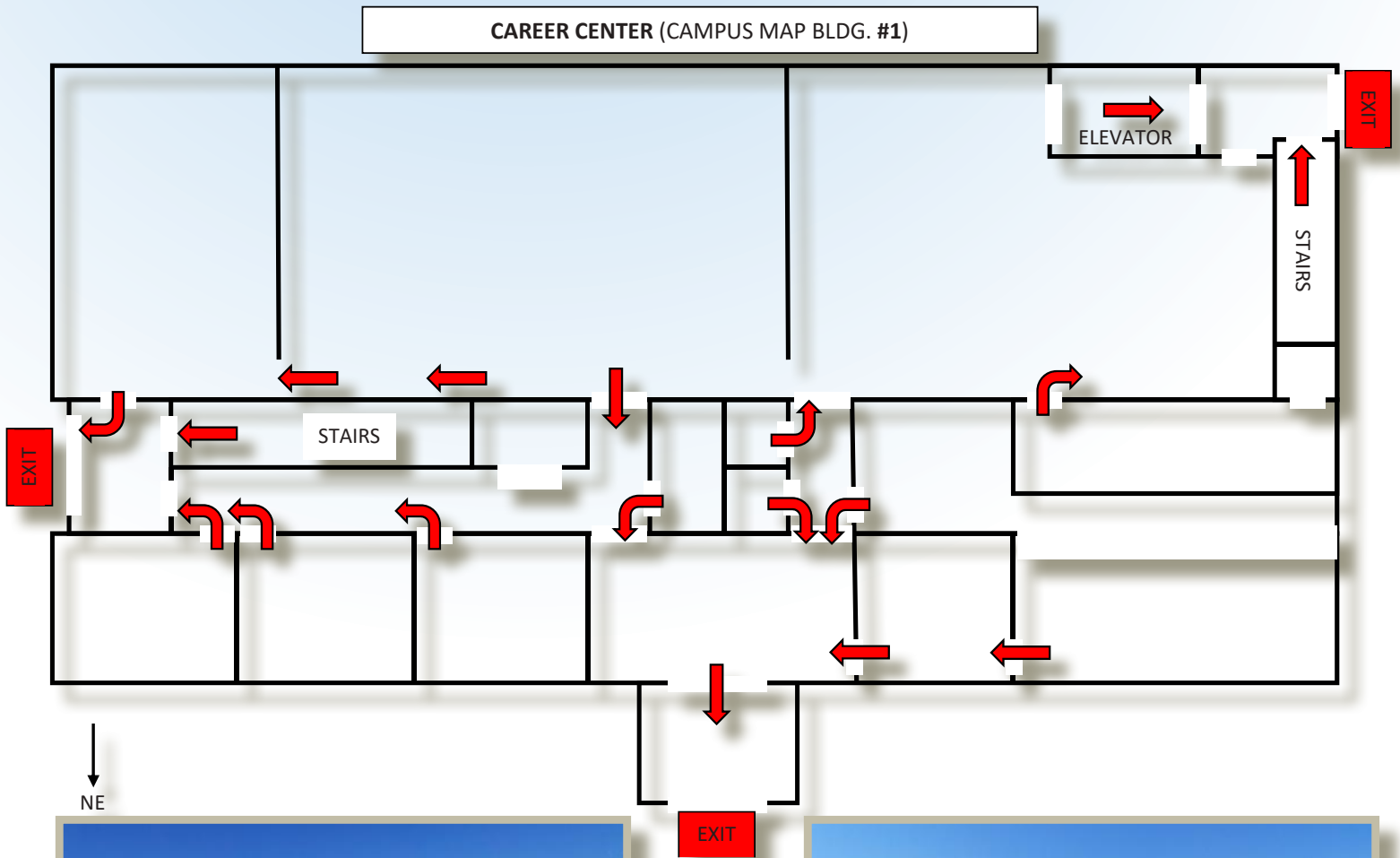
**King Cottage – Built in 1978**  
**Beta Cottage – Built in 1981**  
**Black Cottage – Built in 2001**  
**Clinic – Built in the late 1960’s**  
**Duplex 1 – Built in 1990**  
**Duplex 3 – Built in 1992**

## Building 1 – Career Center/ Administration Building

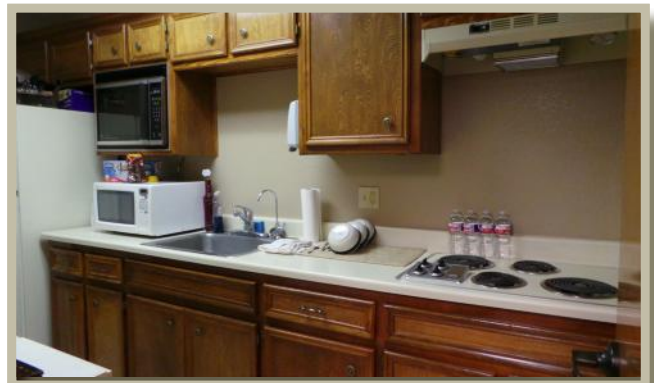
Approximately 5,250 sq ft

The main level has 5 offices and 3 large training room/meeting rooms or open work space, 2 restrooms, coffee bar and a basement with a freight elevator and 2 stair cases.

Maintenance Needed: Freight elevator does not work and is need of a new hydraulic system



**Building 1 – Career Center/ Administration Building**



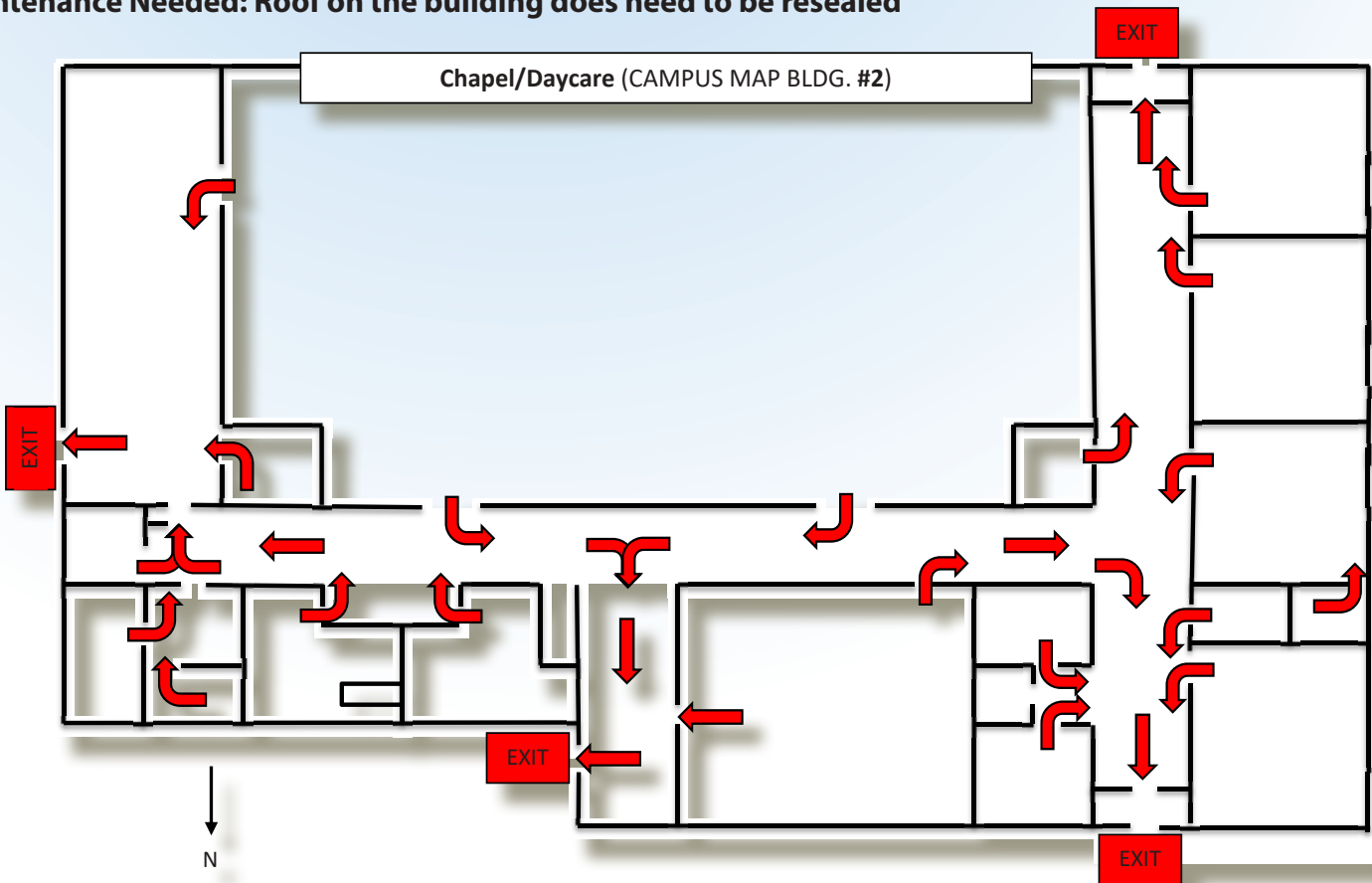
## Building 2 – Daycare & Chapel

Approximately 10,414 sq ft - Built in 2003

Day Care is currently licensed for 32 children and includes an infant room, toddler room, Pre-K & activity room. There are 2 child restrooms, 1 office, breakroom and storage room/mother's room.

The other side of the building includes the Chapel, Library or conference room, kitchen (with stove, refrigerator, dishwasher and sink) and fellowship hall, 2 offices and a men's and women's restroom.

Maintenance Needed: Roof on the building does need to be resealed



Additional Photos

**WestMark**  
COMMERCIAL

2490 State HWY 1780, Whiteface, TX , TX 79379

AUCTION - [www.WMCbid.com/249](http://www.WMCbid.com/249)

FOR SALE

Building 2 – Daycare & Chapel

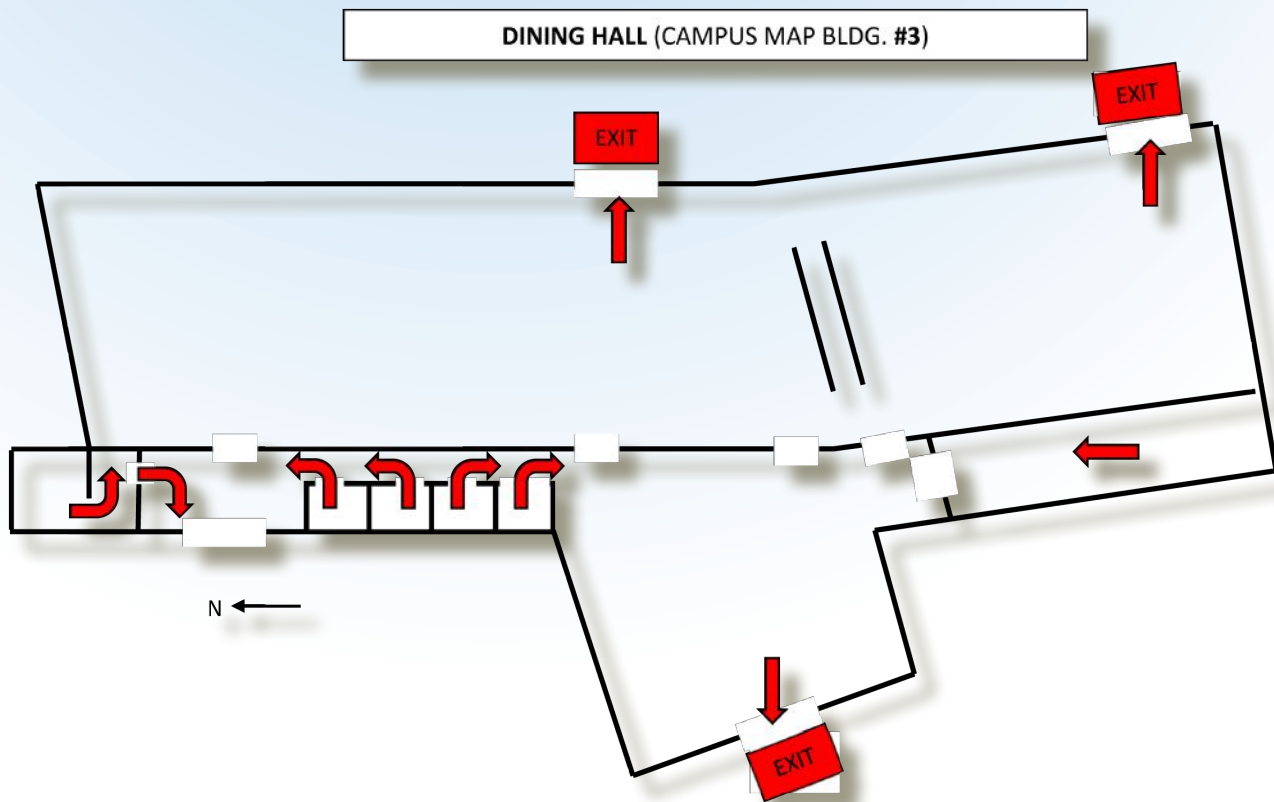


## Building 3 – Dining Hall

Approximately 8,824 sq ft

Building includes a large dining area (36' x 76'), large commercial kitchen with a walk-in freezer and refrigerator, dry storage, office, and a reception area for a large training/meeting room wired for a projector. The building has both men's and women's restrooms with 3 stalls and 2 sinks each.

Maintenance Needed: New gas line to the building, 2 HVAC units, new thermostats, Boiler needs to be replaced & needs new vinyl flooring in the dining room. No kitchen equipment is left.





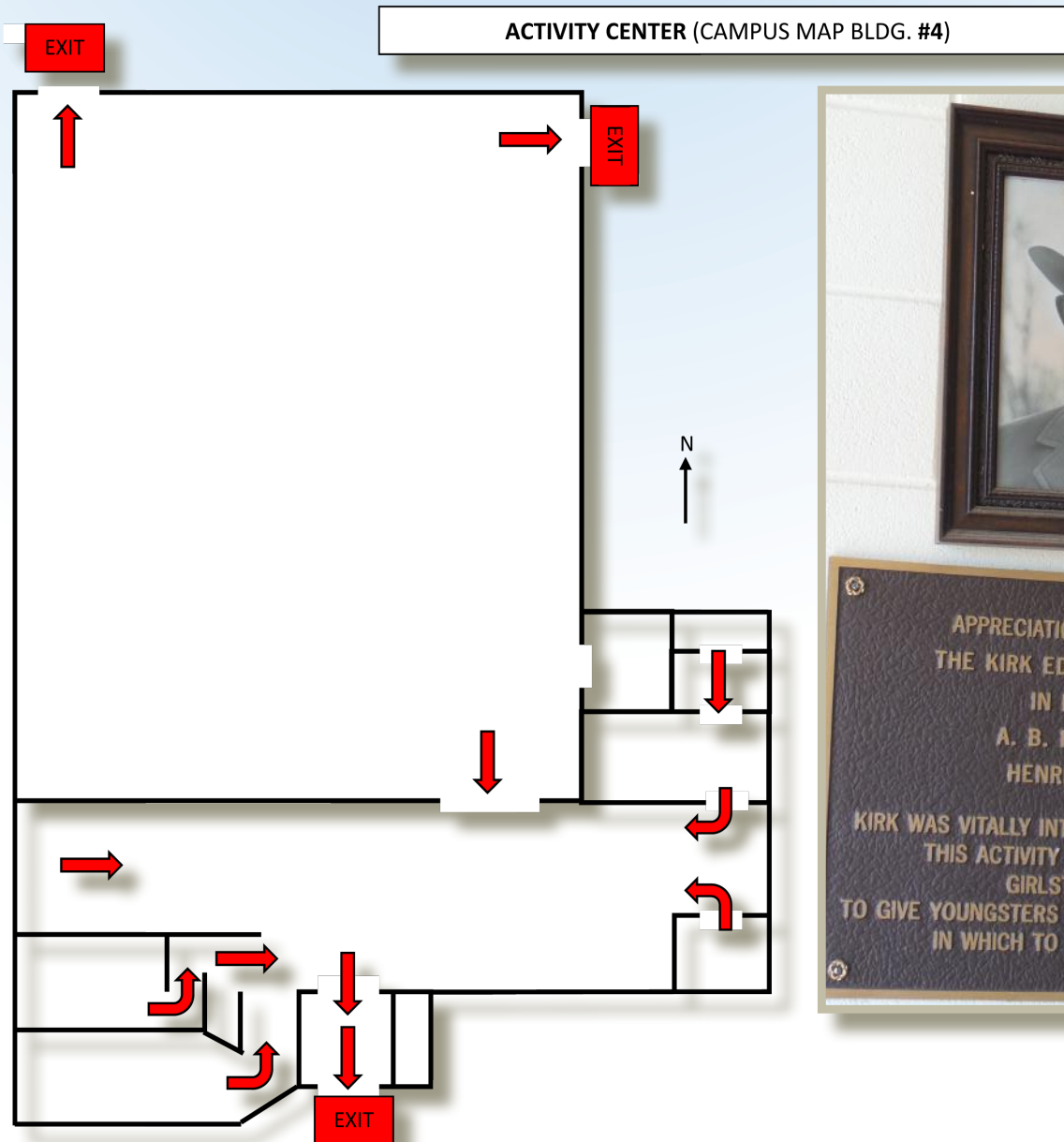
Building 3 – Dining Hall



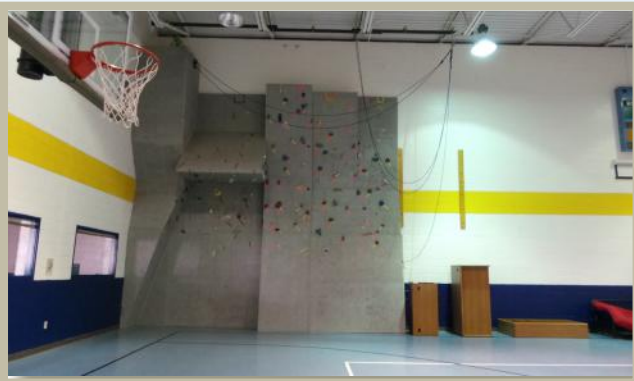
## Building 4 – Activity Center

Approximately 8,184 sq ft

The building was built using cinder blocks and has a large reception area with men's and women's restrooms with lockers, 1 office and a snack bar with a storage room. There is a full size basketball court with five goals hung and a rock climbing wall.



Building 4 – Activity Center

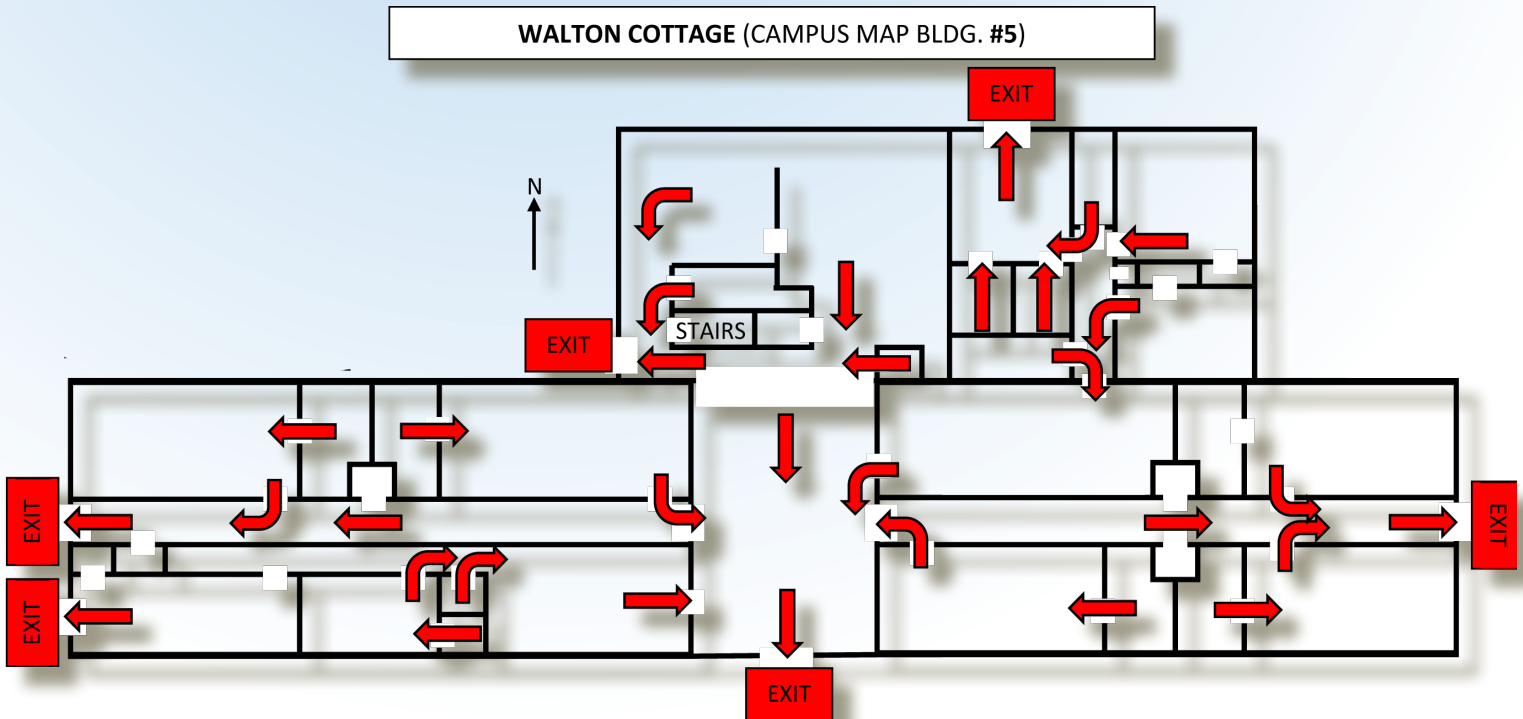


## Building 5 – Walton Cottage

Approximately 8,000 sq ft

This building contains 1 – 3 bedroom/2 bathroom apartment, 1 – 2 bedroom/1 bathroom apartment, 5 single bedrooms (3 – 1 bedroom, bathroom, living room & 2 – 2 bedroom, closet and bathroom) There is a basement large kitchen, large living room, large dining room and a utility room with washer/dryer hook ups.

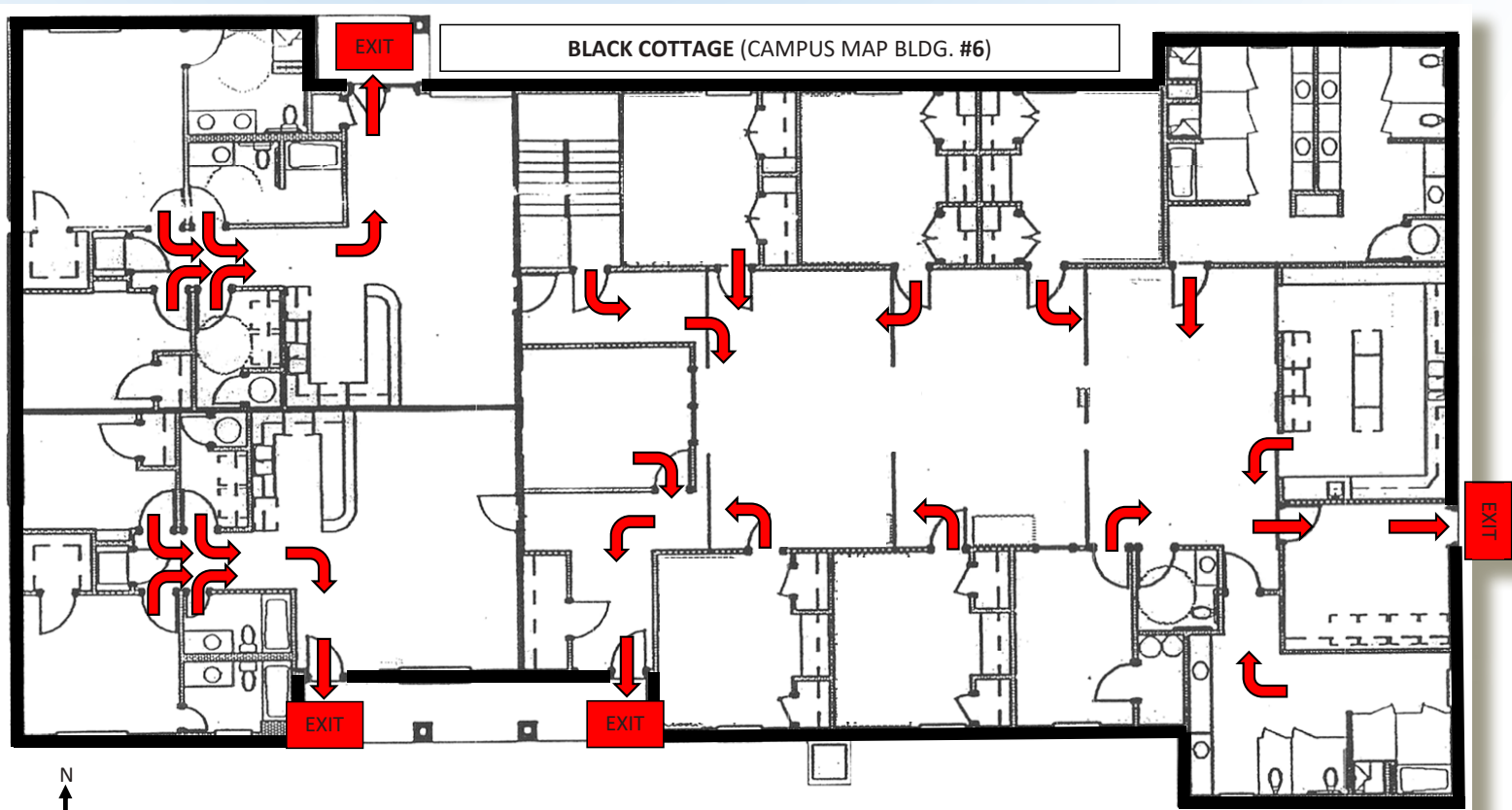
Maintenance Needed: New fire alarm system



## Building 6 – Black Cottage

Approximately 7,800 sq ft

This building contains 2 – 2 bedroom, 2 bathroom apartments, 5 resident rooms with 2 closets each, 2 large community restrooms, large living room, kitchen and dining room, 1 office and one safe room. There is a fire suppression system and the building is in good condition.



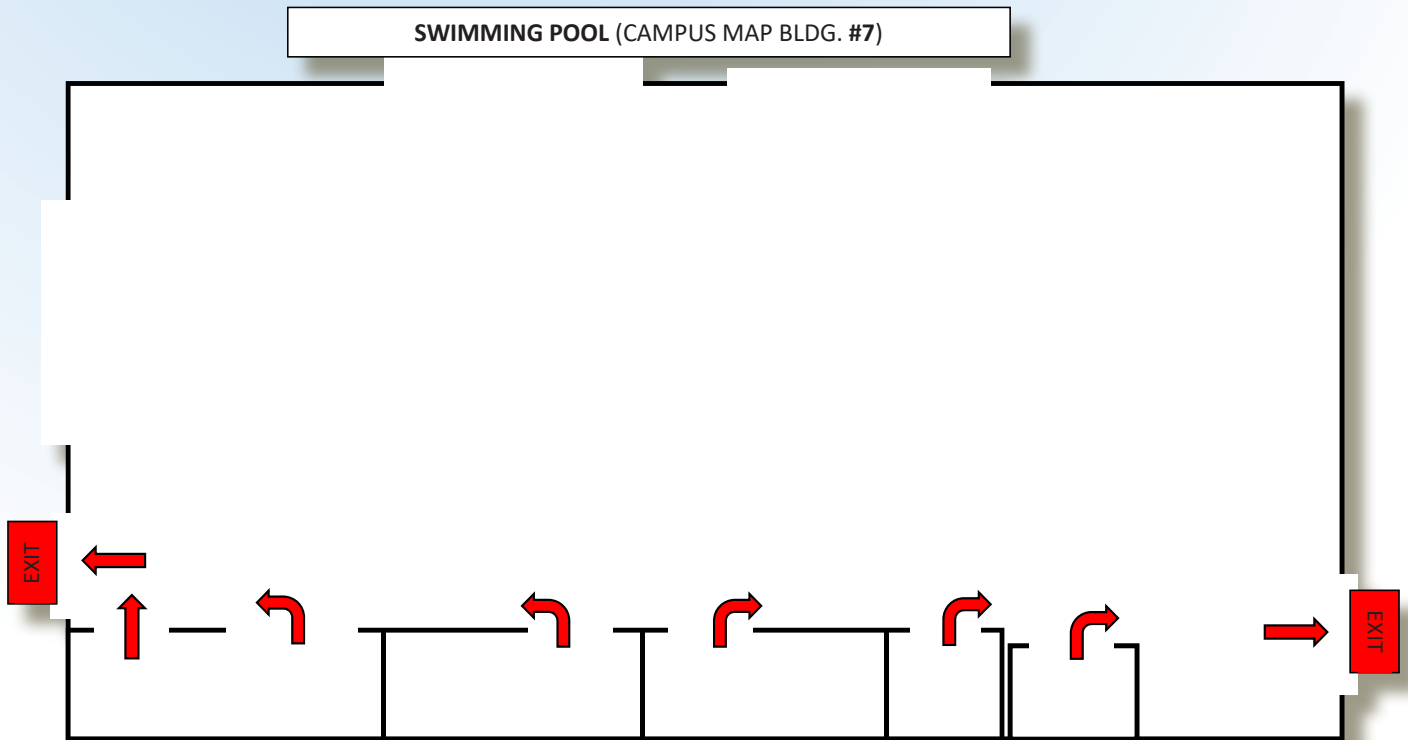
Building 6 – Black Cottage



## Building 7 – Swimming Pool

Approximately 7,150 sq ft

Indoor, underground swimming pool in a cinderblock construction building with men's and women's dressing rooms with showers and restrooms. The pool is 3' deep in the shallow end and 10' deep at the deepest point with a diving board. The pool is heated year round with an electric cover, and life guard stand.



8 – Gazebo

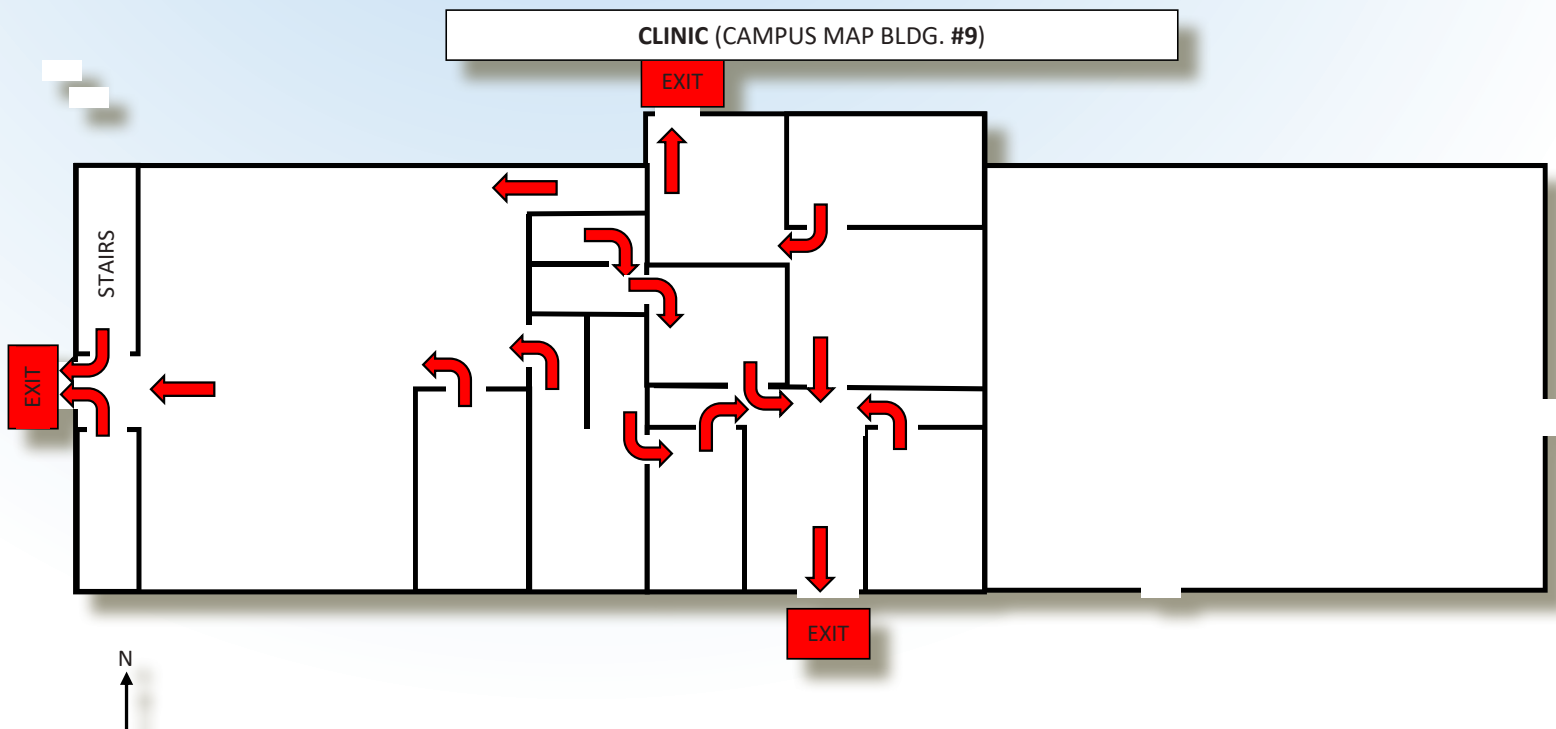




## Building 9 – Clinic

Approximately 6,600 sq ft

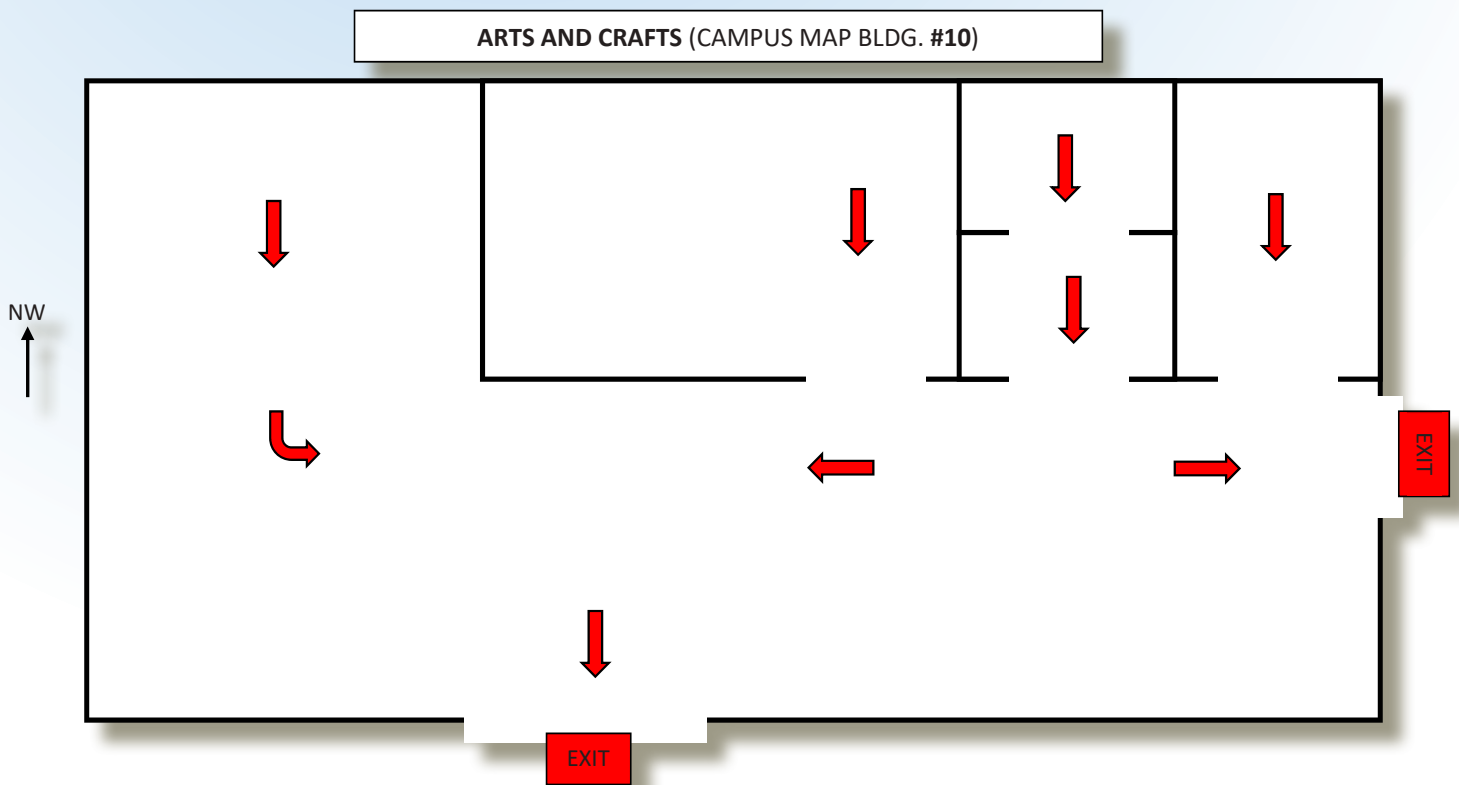
This building has a 4 bedroom, 2 bathroom apartment on one side of the building and a clinic with one exam room, waiting room, 2 restrooms and 2 rooms for sick patience.



## Building 10 – Arts and Crafts Building

Approximately 2,100 sq ft

This building has been used for arts and crafts, school, clothing room etc. There is one private office, restroom and storage room with the rest of the building being open space.

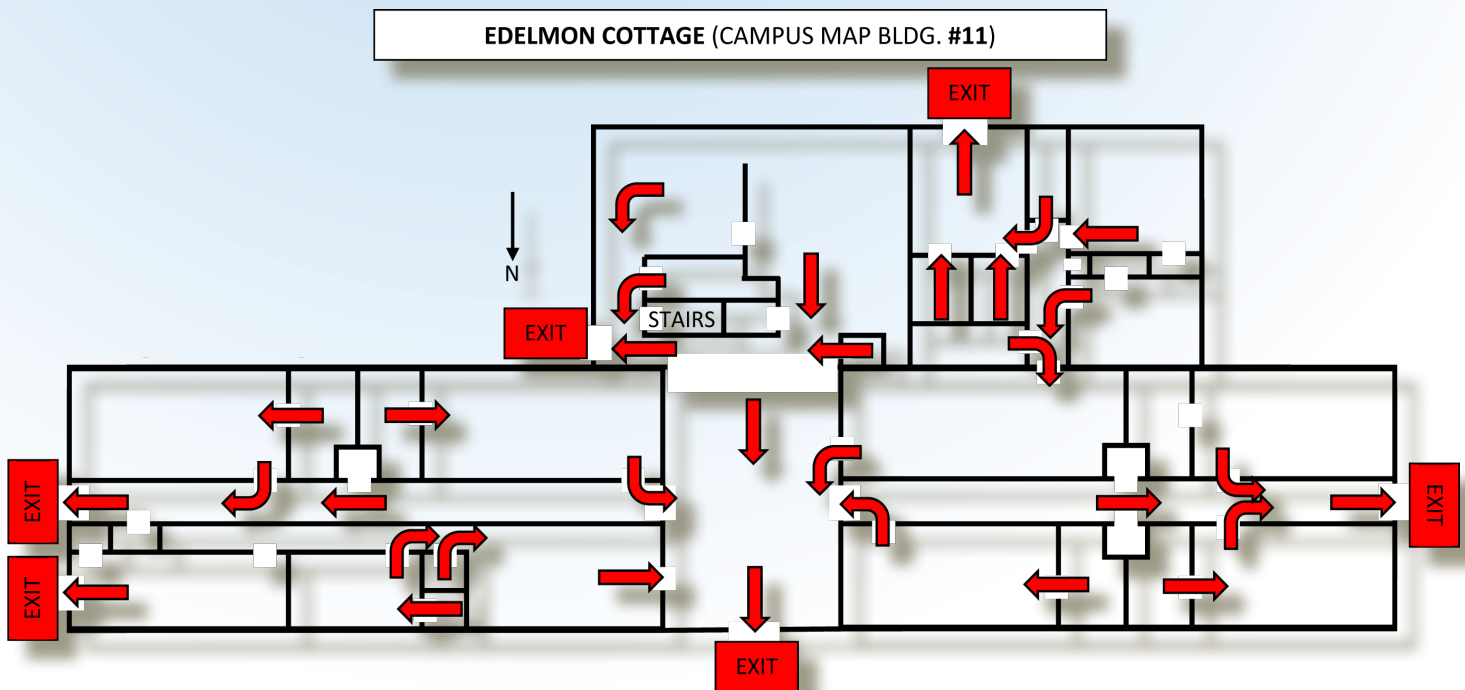


## Building 11 – Edelman Cottage

Approximately 8,000 sq ft

This building contains 1 – 3 bedroom/2 bathroom apartment, 1 – 2 bedroom/1 bathroom apartment, 5 single bedrooms (3 – 1 bedroom, bathroom, living room & 2 – 2 bedroom, closet and bathroom) There is a basement large kitchen, large living room, large dining room and a utility room with washer/dryer hook ups.

Maintenance Needed: Building needs a new roof and fire alarm system.



Additional Photos

**WestMark**  
COMMERCIAL

2490 State HWY 1780, Whiteface, TX , TX 79379

AUCTION - [www.WMCbid.com/249](http://www.WMCbid.com/249)

FOR SALE

Building 11 – Edelmon Cottage



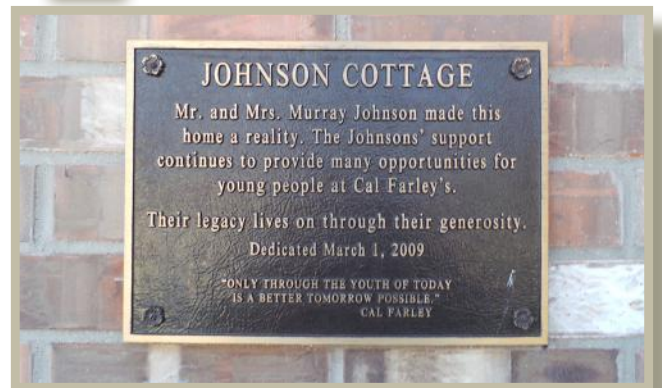
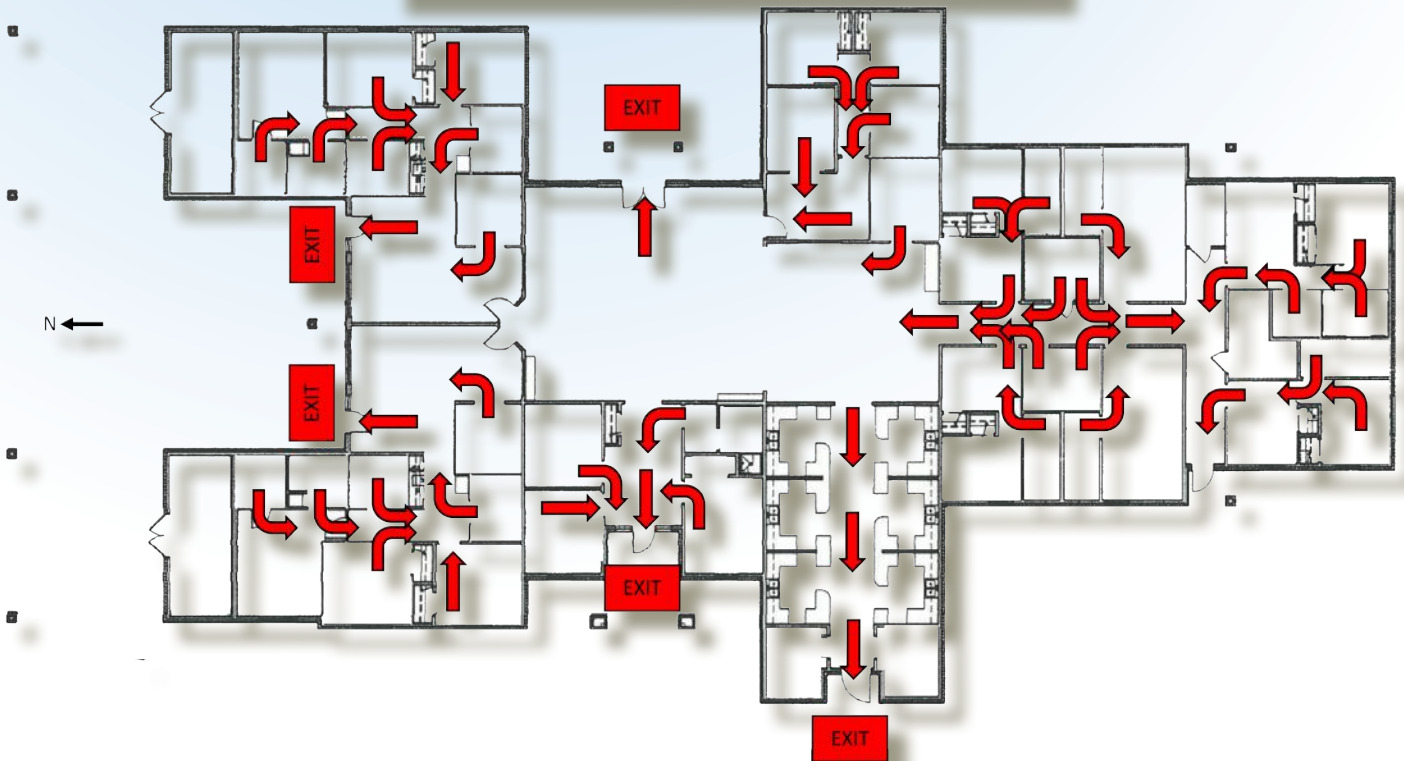
## Building 12 – Johnson Cottage

Approximately 10,065 sq ft

This is the most updated and newest building on the property. It has 2 - 3 bedrooms, 2 bathrooms, kitchen and living room apartment, 1 - 2 bedroom, 1 bathroom, kitchen and living room apartment. There are 6 single residents' rooms with a bedroom, living room and bathroom, 6 separate kitchens with their own fridge, stove and microwave, large dining room and living room and a utility room with 2 washer and dryer hook ups. There is a tornado safe room and the building has a fire sprinkler system.

Maintenance Needed: Fire panel needs to be replaced and 2 water heaters need to be replaced.

JOHNSON COTTAGE (CAMPUS MAP BLDG. #12)



Building 12 – Johnson Cottage



## Building 13 & 14 – Duplexes

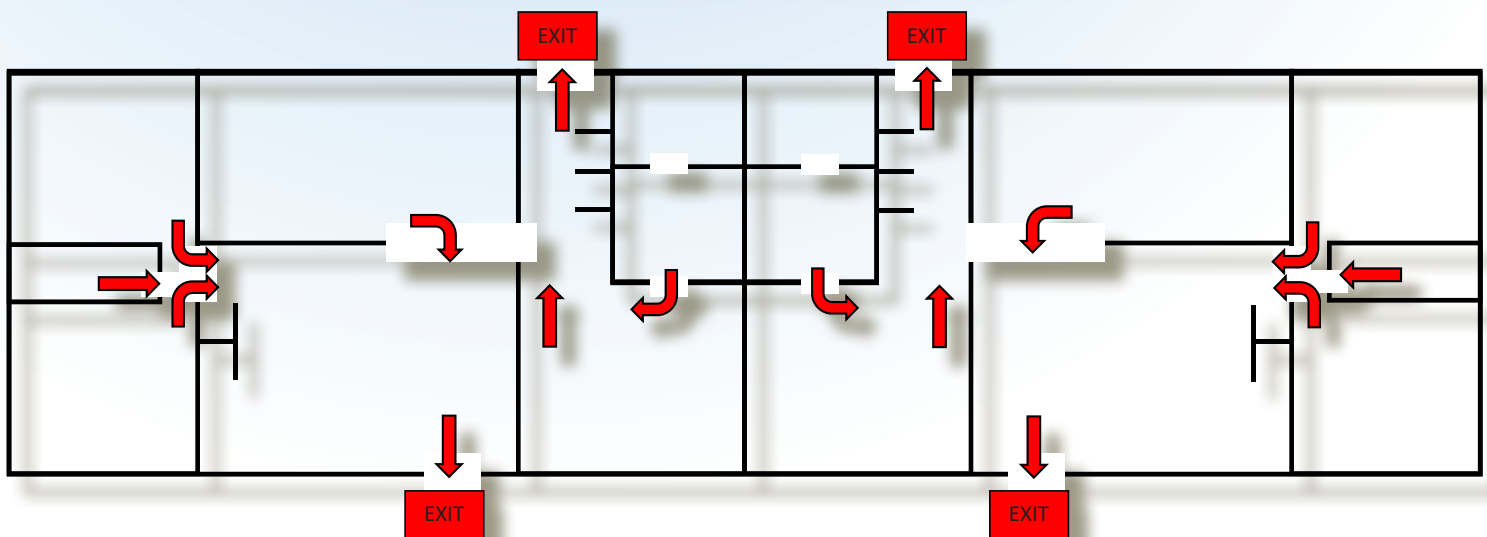
Approximately 3,700 sq ft each

Four Duplex Buildings (8 housing units) with 3 bedrooms and 2 bathrooms, kitchen, living room, utility room and wash/dryer hookups.

Maintenance Needed: Duplex 1: A & B is in Good condition with no repairs needed.

Duplex 2: A & B was closed last year and needs some repairs.

Duplexes (CAMPUS MAP BLDG. #13 &14)



Building 13 & 14 – Duplexes





**Building 15 – Admin House**

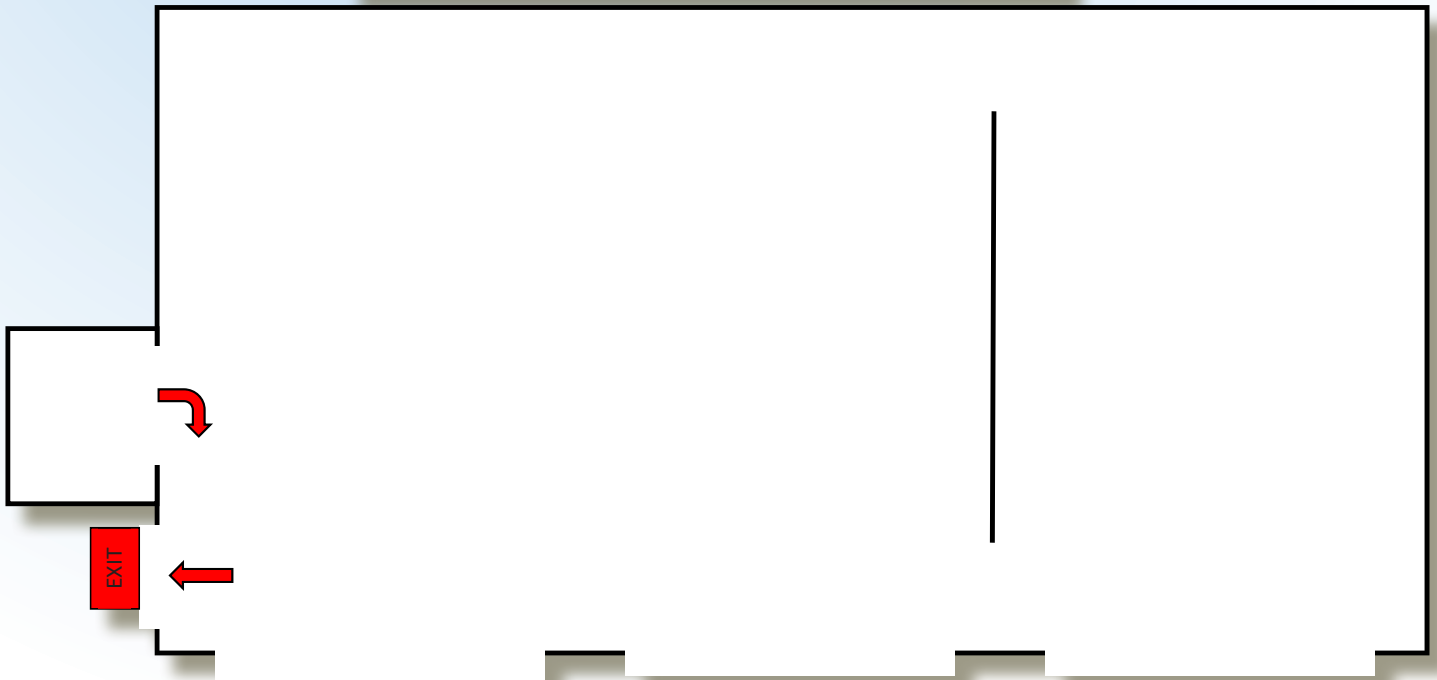
**Approximately 3,740 sq ft**  
**Private 4 bedroom, 3 bathroom house**



**Building 16 – 3 Bay Garage**

Approximately 4,150 sq ft

3 BAY GARAGE (CAMPUS MAP BLDG. #16)



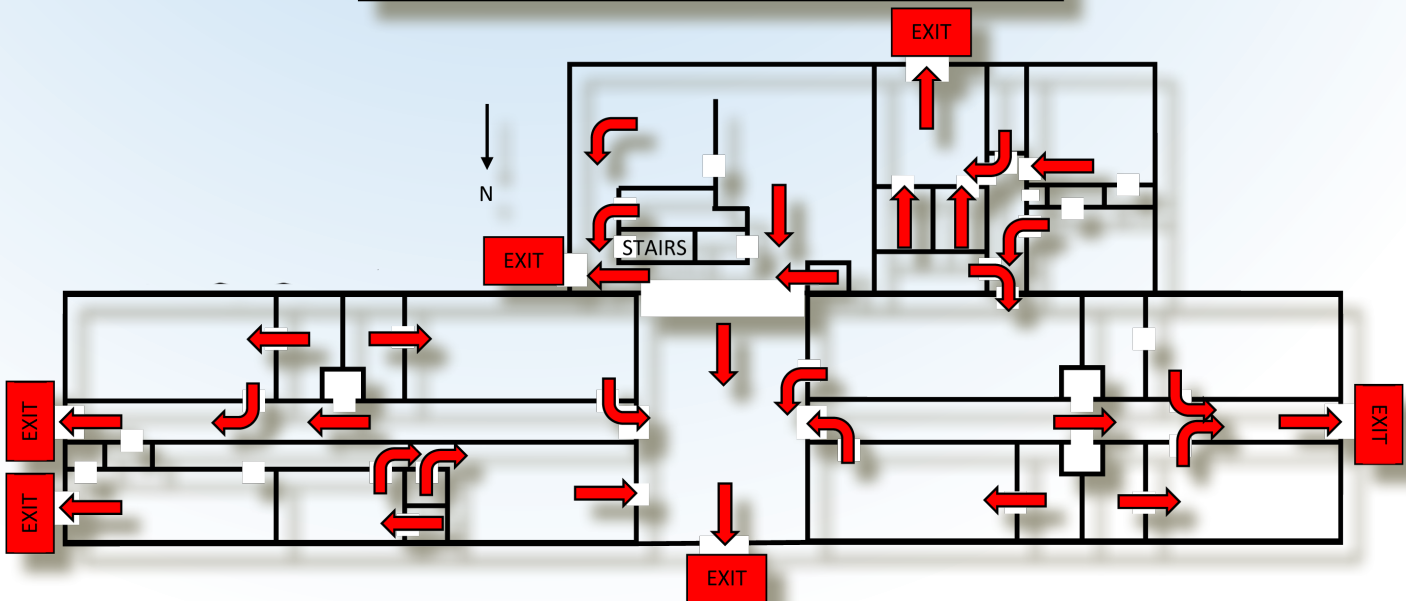
## Building 17 – Beta Cottage

Approximately 8,000 sq ft

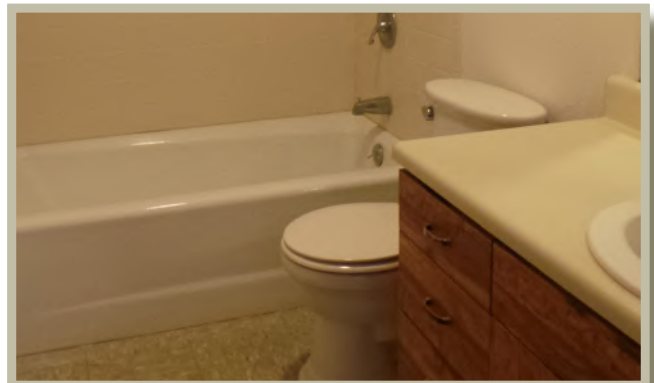
This building contains 1 – 3 bedroom/2 bathroom apartment, 1 – 2 bedroom/1 bathroom apartment, 5 single bedrooms (3 – 1 bedroom, bathroom, living room & 2 – 2 bedroom, closet and bathroom) There is a basement large kitchen, large living room, large dining room and a utility room with washer/dryer hook ups.

Maintenance Needed: Building is in fair condition and in need of a new roof and fire alarm system.

BETA COTTAGE (CAMPUS MAP BLDG. #17)



Building 17 – Beta Cottage

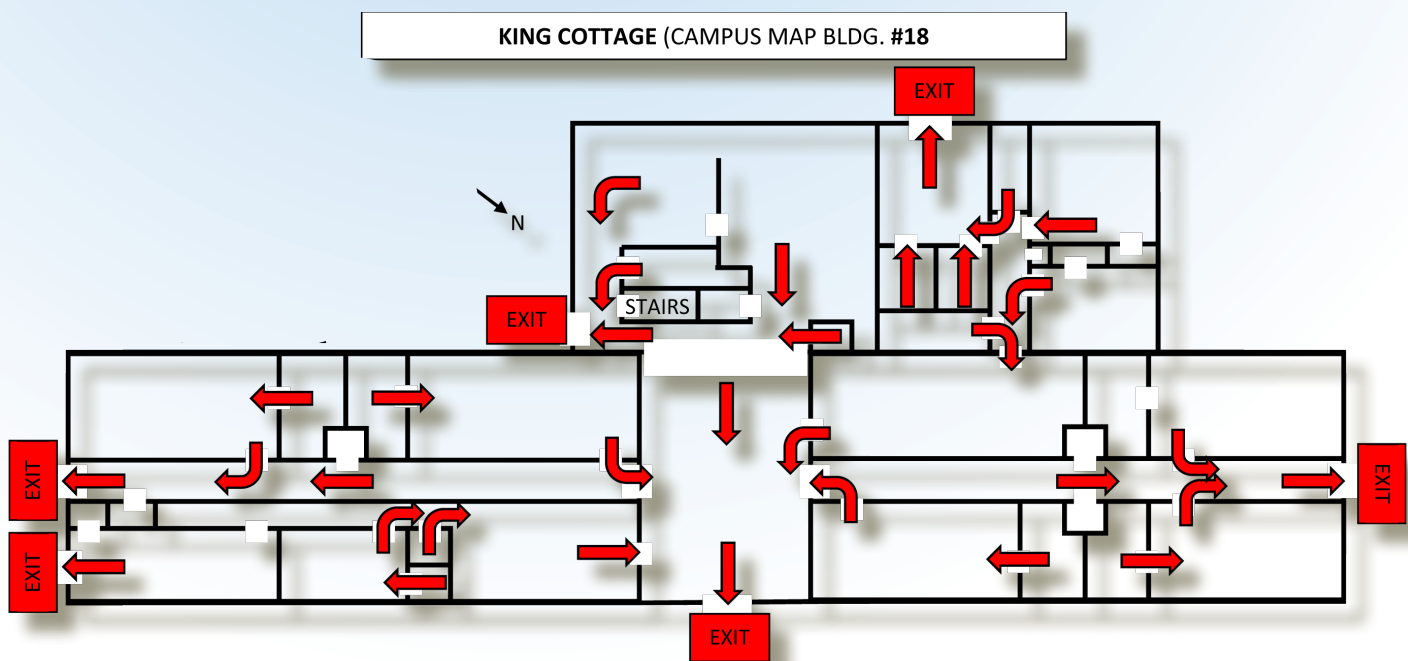


## Building 18 – King Cottage

Approximately 8,000 sq ft

This building contains 1 – 3 bedroom/2 bathroom apartment, 1 – 2 bedroom/1 bathroom apartment, 5 single bedrooms (3 – 1 bedroom, bathroom, living room & 2 – 2 bedroom, closet and bathroom) There is a basement large kitchen, large living room, large dining room and a utility room with washer/dryer hook ups.

**Maintenance Needed:** Building is in severe despair and was closed in January of 2010.

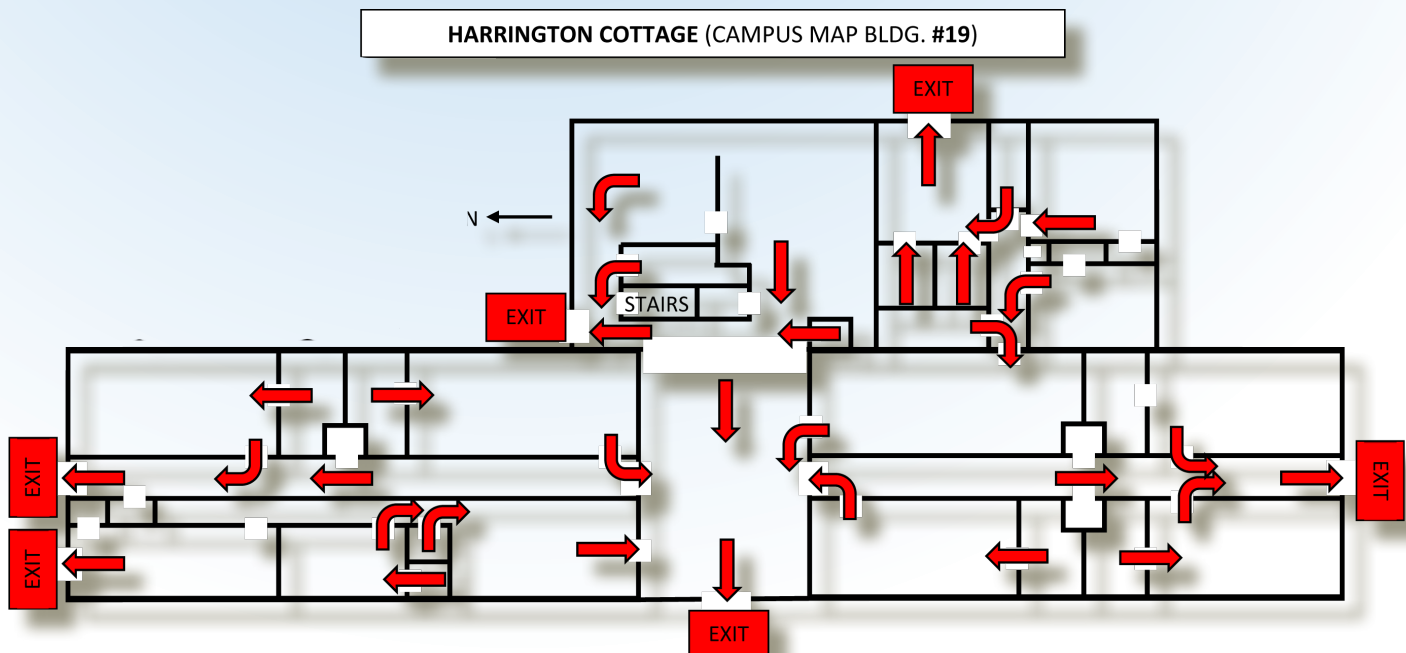


## Building 19 – Harrington Cottage

Approximately 8,000 sq ft

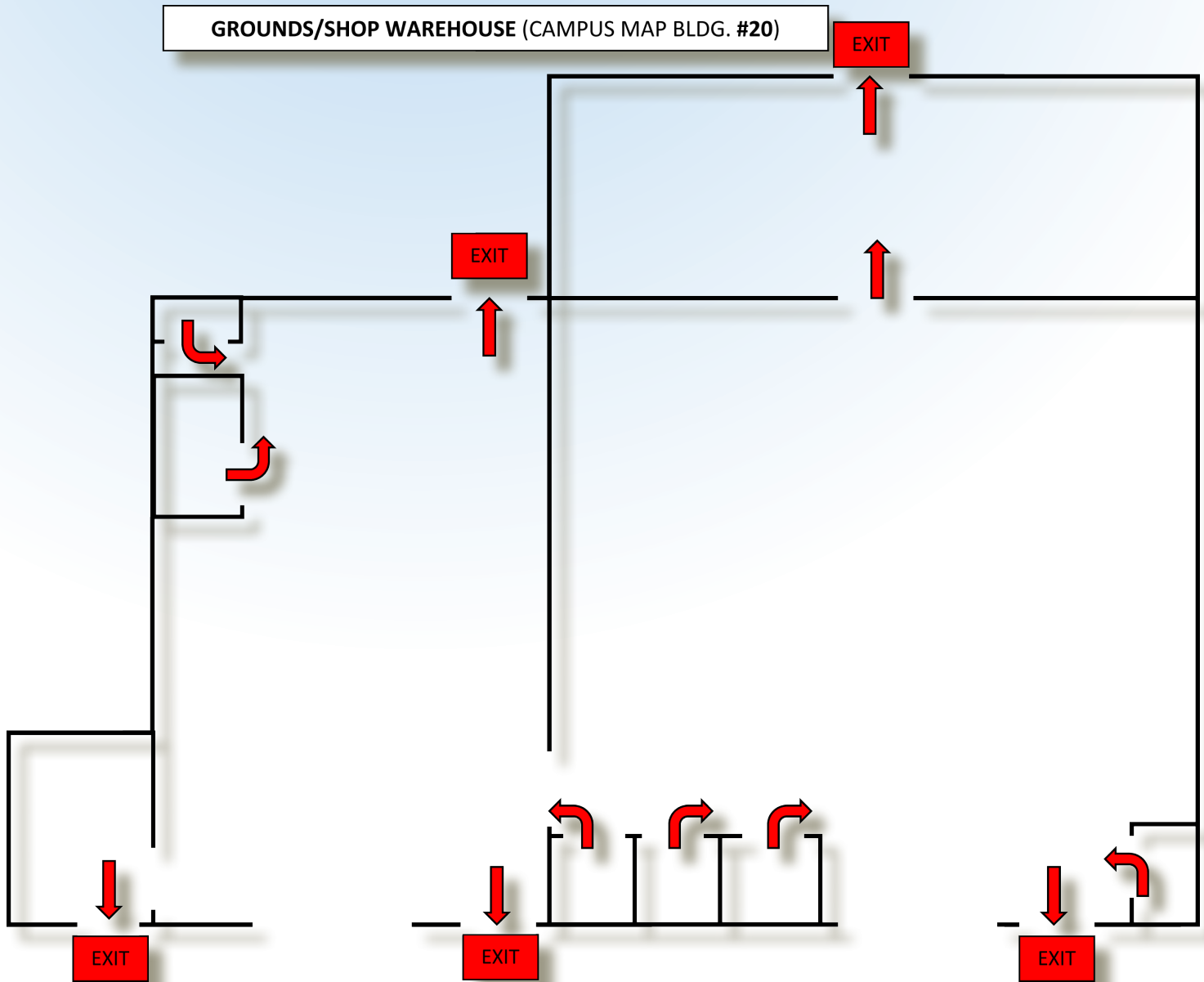
This building contains 1 – 3 bedroom/2 bathroom apartment, 1 – 2 bedroom/1 bathroom apartment, 5 single bedrooms (3 – 1 bedroom, bathroom, living room & 2 – 2 bedroom, closet and bathroom) There is a basement large kitchen, large living room, large dining room and a utility room with washer/dryer hook ups.

**Maintenance Needed:** Building is in severe despair and was closed in January of 2010.

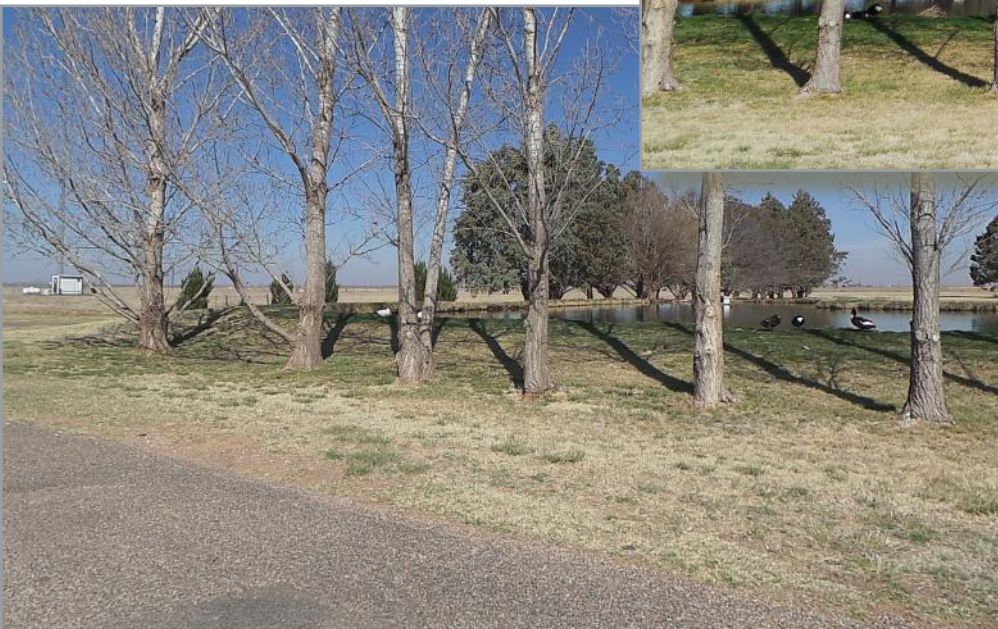


**Building 20 – Ground Shop/Warehouse**

Approximately 6,710 sq ft



21 – Pond stocked with fish and ducks





**Building 22 – Shop Warehouse**

**Approximately 2,000 sq ft**



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing.

A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BUYER ACTS AS AN INTERMEDIARY

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- shall treat all parties honestly;
- may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

WestMark Commercial	9000344	info@westmarkcommercial.com	806-794-3300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	Licence No.	Email	Phone
Linda Ferguson	200808	lferguson@westmarkrealtors.com	806-794-6000
Designated Broker of Firm	Licence No.	Email	Phone
Marty Cleckler	0421600	mcleckler@westmarkcommercial.com	806-794-3300
Licensed Supervisor of Sales Agent/Associate	Licence No.	Email	Phone
Karen Higgins / Alison Blalock	0331521 / 0612008	khiggins@ccim.net	806-776-2833
Sales Agent/Associate's Name	Licence No.	Email	Phone

Buyer, Seller, Landlord or Tenant Initials

Date