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100 Main Street, New Deal, TX

Sale Price:See Map
Tract Size:.....130 - 479.87 Acres
Dimensions:.....4,645.87' frontage on I-27

Utilities:No utilities
Zoning:.....Commercial
School District:New Deal ISD

Development Land

FM 1729 runs along the South portion of the Subject Property. FM 1729 begins in Idalou, to the East and runs to Shallowater, to the West and basically connects US 84 to US 82. Property is located inside the City Limits of New Deal, TX

Property is located 1.5 miles from the new Monsanto/Bayer Science plant, 4 miles from the Lubbock Business Park (Budweiser, O'Reilly's Distribution Center, FED EX), 3 miles to the Lubbock Preston International Airport and approx 9 miles to downtown Lubbock. Great location for 1 to 5 acre housing lots and good visibility/access for commercial usage.

Attached is a break-down of I-27 West Corridor as put out by Lubbock Economic Development Board showing the business between Abernathy and the Lubbock Business Park.

806.797.3231

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I-27 West Texas Corridor

<u>Area</u>	<u>Company</u>	<u>Description</u>	<u>Sq. Ft.</u>	<u>Capital</u>	<u>Jobs</u>	<u>Source</u>
Abernathy	Golden Spread Electric Coop	New Plant		\$200M	30	City Abernathy
Abernathy	Excel/Lubbock Power Electric	New Windfarm	Joint Ven	\$1.5B	25	City Abernathy
Abernathy	Abernathy Indep. Schools	Expansion		\$16M	10	City Abernathy
New Deal	New Metal Mfg plant	New Plant	200 ac	\$10M	45	Remax
Lubbock Airport	Federal/State/City/Private Co	Airport		n/a	500	City Lubbock
Business Park	Lubbock County Jail	New Jail	n/a	n/a	300	City Lubbock
Business Park	Verizon	Technology	30,000	\$30M	3	LEDA
Business Park	Standard Sales (Budwiser)	Dist Centr	112,000	\$10M	22	LEDA
Business Park	TX Depart Public Safety	State of Texas	66,000	\$37M	50	LEDA
Business Park	TYCO Manufacturing	Dist Centr	300,000		250	LEDA
Business Park	Oreilly Auto Parts Dist Ctr	Dist Centr	225,000	\$20M	395	LEDA
Business Park	Wes Tex Packaging Dist Ctr	Dist Centr	61,000	\$7M	100	LEDA
Business Park	Republic Nat'l Dist Ctr	Dist Centr	n/a	n/a	51	LEDA
Business Park	Lummas Corp	Security	n/a	n/a	20	LEDA
Business Park	Monsanta Research Lab (old)	Research lab	n/a	\$15M	20	LEDA
Business Park	Monsanta Research Lab (new)	Research lab	n/a	\$136M	50	LEDA
Lubbock Rail Port	Macsa Corp	New	n/a	n/a	58	LEDA
Lubbock Rail Port	Sezern Peanut	New	n/a	n/a	80	LEDA
Business Park	Federal Express	Shipping	n/a	\$25M	50	LEDA

Total high profile company Jobs within 7 mile radius of Tract B 2059

Tract B is 1.6 miles to airport/Monsanta and 6 miles to Abernathy



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.

11-2-2015



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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date