

DEVELOPMENT LAND ^{9401 & 9101 HIGHWAY 87}

Lubbock, TX 79423



PROPERTY DESCRIPTION

Two (2) - Hwy 87 Frontage Land Available for sale. Each lot is approx 4.5 acres and is located on the east side of Hwy 87 along the north frontage road. The first lot is located north of Absolute Nationwide Storage and south of Delta Signs. The second lot is north of Absolute Offices. Limited deed restrictions to be placed on properties prior to sale allow for most uses. Contact broker to discuss limitations on use. Properties sit outside the city limits and all buildings will use well and septic for water and sewer services. There is enough room for TxDot to approve entrances on the lot and if there is more than one building built, a shared entrance will most likely be needed to accommodate traffic off of the access road on Hwy 87.

South Lot has approx 629 ft of frontage
North Lot has approx 622 ft of frontage

PROPERTY HIGHLIGHTS

- Two (2) - 4.5 acre tracts
- Outside City Limits - Limited Deed Restrictions

OFFERING SUMMARY

Sale Price:	\$6.00 / SF
Total Price Per 4.5 Acre Lot	\$1,176,120
Lot Size:	4.5 Acre Tracts
Number of Lots Available For Sale	2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	198	1,790	12,553
Total Population	517	4,984	33,012
Average HH Income	\$106,996	\$129,787	\$96,646

Jef Conn, CCIM, SIOR
806 787 4779
TX #572358





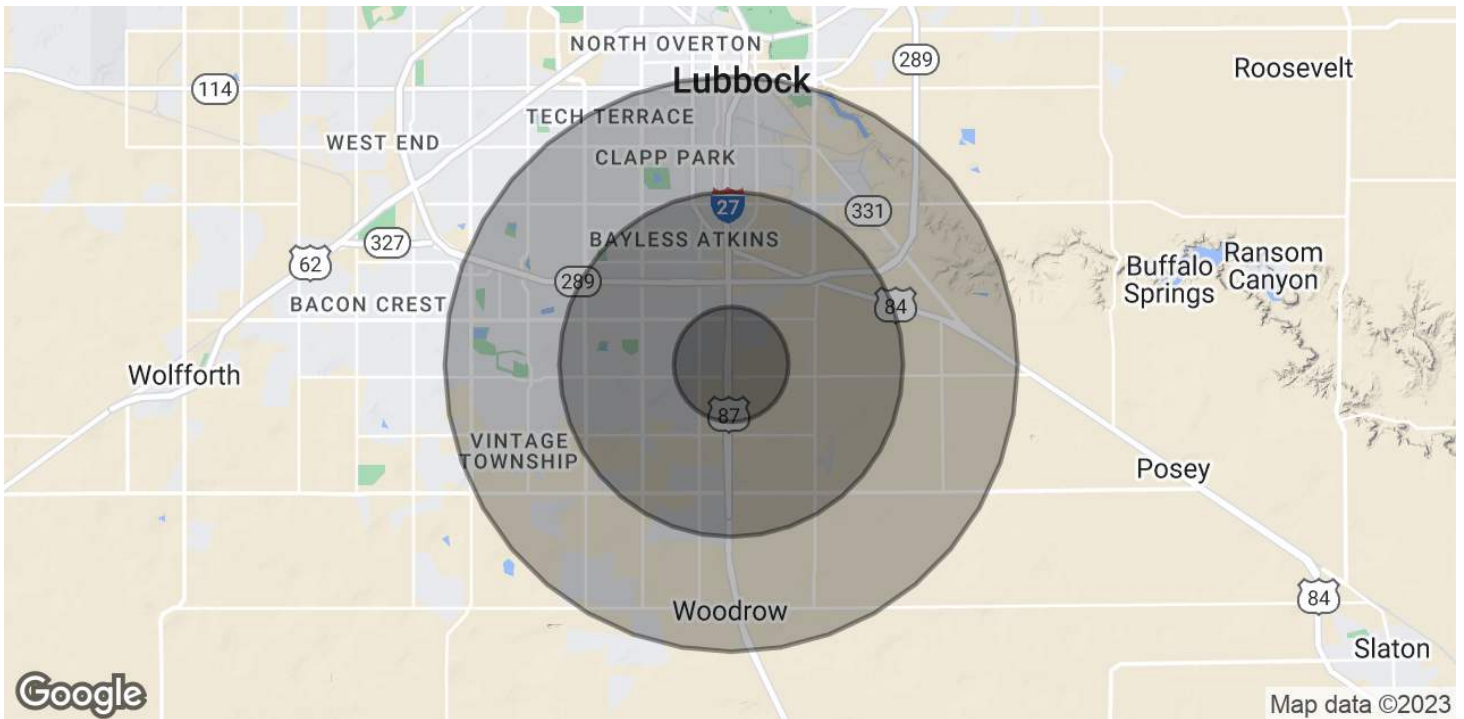
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 **COLDWELL BANKER
 COMMERCIAL
 CAPITAL ADVISORS**

SALE

9401 & 9101 HIGHWAY 87

Lubbock, TX 79423



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	517	4,984	33,012
Average Age	37.3	36.7	35.3
Average Age (Male)	36.1	35.5	33.7
Average Age (Female)	38.5	37.5	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	198	1,790	12,553
# of Persons per HH	2.6	2.8	2.6
Average HH Income	\$106,996	\$129,787	\$96,646
Average House Value	\$287,434	\$261,985	\$196,407

* Demographic data derived from 2020 ACS - US Census

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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:
 - 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.

<u>Coldwell Banker Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>431370 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Designated Broker of Firm	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Licensed Supervisor of Sales Agent/ Associate	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Jef Conn</u> Sales Agent/Associate's Name	<u>572358 TX</u> License No.	<u>JConn@CBCWorldwide.com</u> Email	<u>806-784-3216</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date