

Listing Agent: **Bill Young**
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2550 US Hwy 385, Littlefield, TX

Sale Price:\$4/SF for Total Tract
 \$6/SF Pad Sites/Hotel - Hwy 84
 \$4/SF Pad Sites/Hotel - Hwy 385

Total Tract Size:5.905 Acres

Frontage:297.5' on US 84 Access Rd
 274.8' on Hwy 385

Utilities:To Site

Zoning:C-1, Commercial

* Entire Tract is Platted

Commercial Tract

The Subject Property is a total of 5.905 acres ready for commercial development. The property wraps around a Stripes Truck Stop Terminal and Convenience Store on the SEC of US Hwy 84 (Lubbock Hwy) and US Hwy 385 (Levelland to Hereford). On the south property line a 42 unit Best Western Inn & Suites abuts the property along US Hwy 385. Pad sites are available along the frontage of US Hwy 84 and Hwy 385. The property would be a great location for QSR's, retail, office or a flagged hotel.

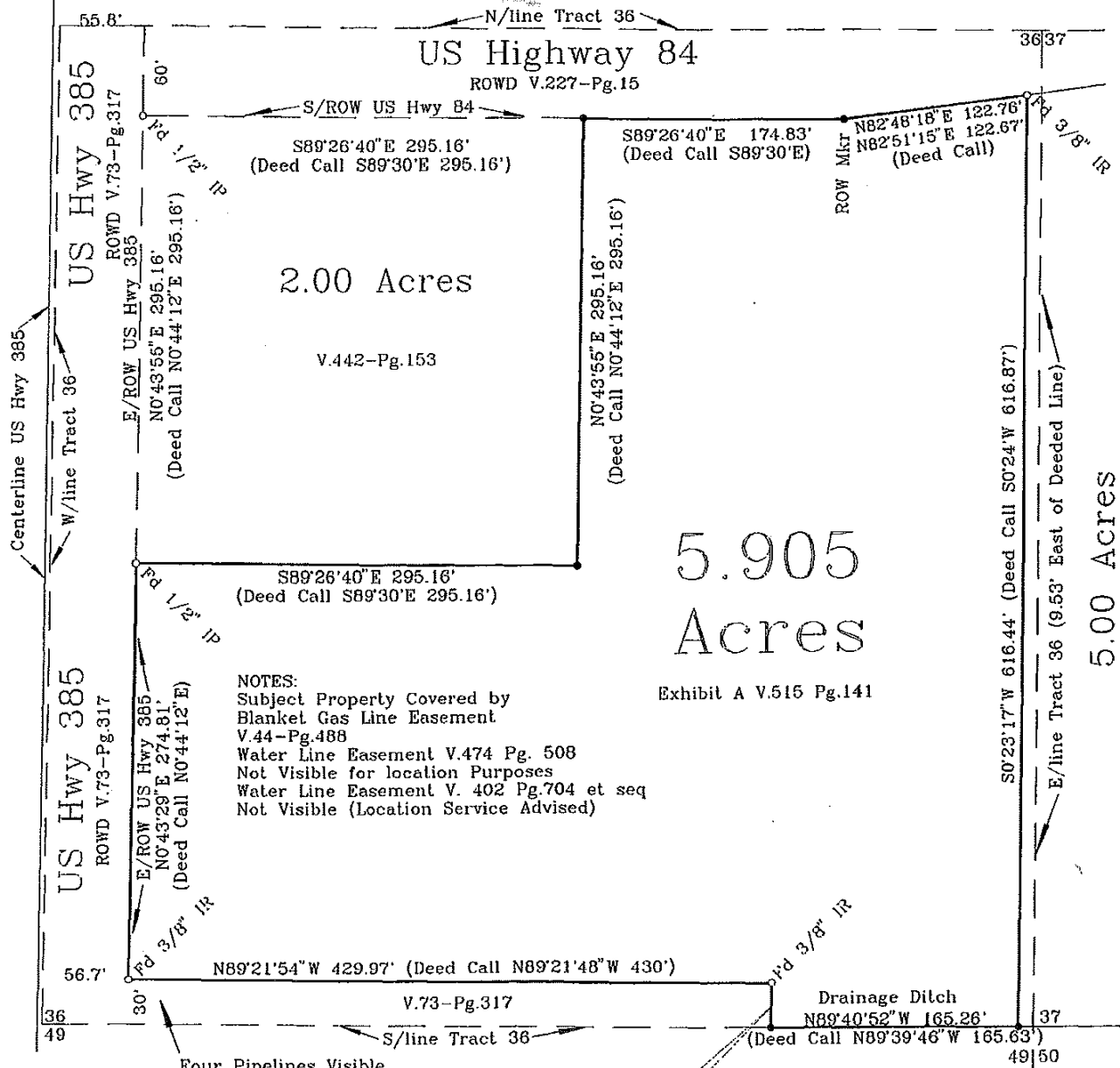
806.797.3231

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Plat of Survey

5.905 Acres out of Tract 36, College Heights Addition to City of Littlefield, Lamb County, Texas



NOTES:
 Subject Property Covered by
 Blanket Gas Line Easement
 V.44-Pg.488
 Water Line Easement V.474 Pg. 508
 Not Visible for location Purposes
 Water Line Easement V. 402 Pg.704 et seq
 Not Visible (Location Service Advised)

Plat Scale 1"=100' Surveyed April 19, 2017
 Bearings are Geodetic (TX NC Zone by GPS)
 Original Plats Bear Red Ink Signature & Impression Seal
MONUMENTS PLACED AS SHOWN BY PLAT
PLAT SHOWN AS SURVEYED ON THE GROUND

[Handwritten Signature]
DON H. DOUGLAS
 REGISTERED PROFESSIONAL LAND SURVEYOR #4579

Don H. Douglas RPLS#4579
 dba DOUGLAS SURVEYING CO.
 P.O. Box 6430
 LUBBOCK, TEXAS 79493-6430
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 FAX (806) 765-8849
 041917A

• = Set 1/2" Iron Rod
 ○ = Found Controlling Monument
 1/2" IR or as noted on plat