



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS

FOR SALE

202 S 1ST STREET

Brownfield, TX 79316

AVAILABLE SPACE

13,873 SF

ASKING PRICE

\$175,000

FEATURES

- Located on corner lot
- Located near one of busiest intersections - Hwy 380 and S 1st. Street
- Located in retail corridor near several national retailers

AREA

The subject property is located on S 1st street which is the main thoroughfare in Brownfield and also near Hwy 380 which goes into New Mexico. The property is located near many regional and national Tenants including Dollar General, Dairy Queen, McDonald's, Sonic, Long John Silvers, and Burger King. Brownfield, TX has a population of over 9,300 people and is located approximately 40 miles SW of Lubbock, 47 miles from the New Mexico border, and 90 miles from Midland. Brownfield is known as the "Grape Capital of Texas" and boasts over 3,000 acres of vineyards.



OFFICE

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TX #617046

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4924 S. Loop 289, Lubbock, TX 79414
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[Property Overview](#)

[Additional Photos](#)

[Additional Photos](#)

[Retailer Map](#)

[Location Maps](#)

[Location Maps](#)

[Demographics Map & Report](#)

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OFFERING SUMMARY

Sale Price:	\$175,000
Lot Size:	0.43 Acres
Year Built:	1959
Building Size:	13,873 SF
Price / SF:	\$12.61
Zoning	C-2

PROPERTY OVERVIEW

Coldwell Banker Commercial Capital Advisors is pleased to offer for sale 202 S. 1st Street in Brownfield, TX. The building is a 13,873sf freestanding property located near the highly trafficked intersection of Hwy 380 and S. 1st Street. The subject property is located on S 1st street which is the main thoroughfare in Brownfield and also near Hwy 380 which goes into New Mexico. The property is located near many regional and national Tenants including Dollar General, Dairy Queen, McDonald's, Sonic, Long John Silvers, and Burger King. Brownfield, TX has a population of over 9,300 people and is located approximately 40 miles SW of Lubbock, 47 miles from the New Mexico border, and 90 miles from Midland. Brownfield is known as the "Grape Capital of Texas" and boasts over 3,000 acres of vineyards.

PROPERTY HIGHLIGHTS

- Located on corner lot
- Located near one of busiest intersections- Hwy 380 and S 1st. Street
- Located in retail corridor near several national retailers
- Freestanding Building
- Great Visibility and access

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RE SUBJECT TO CHANGES
LOCAL CODES/ORDINANCES
S DISCRETION

S. 1ST STREET

US 82



S
SC

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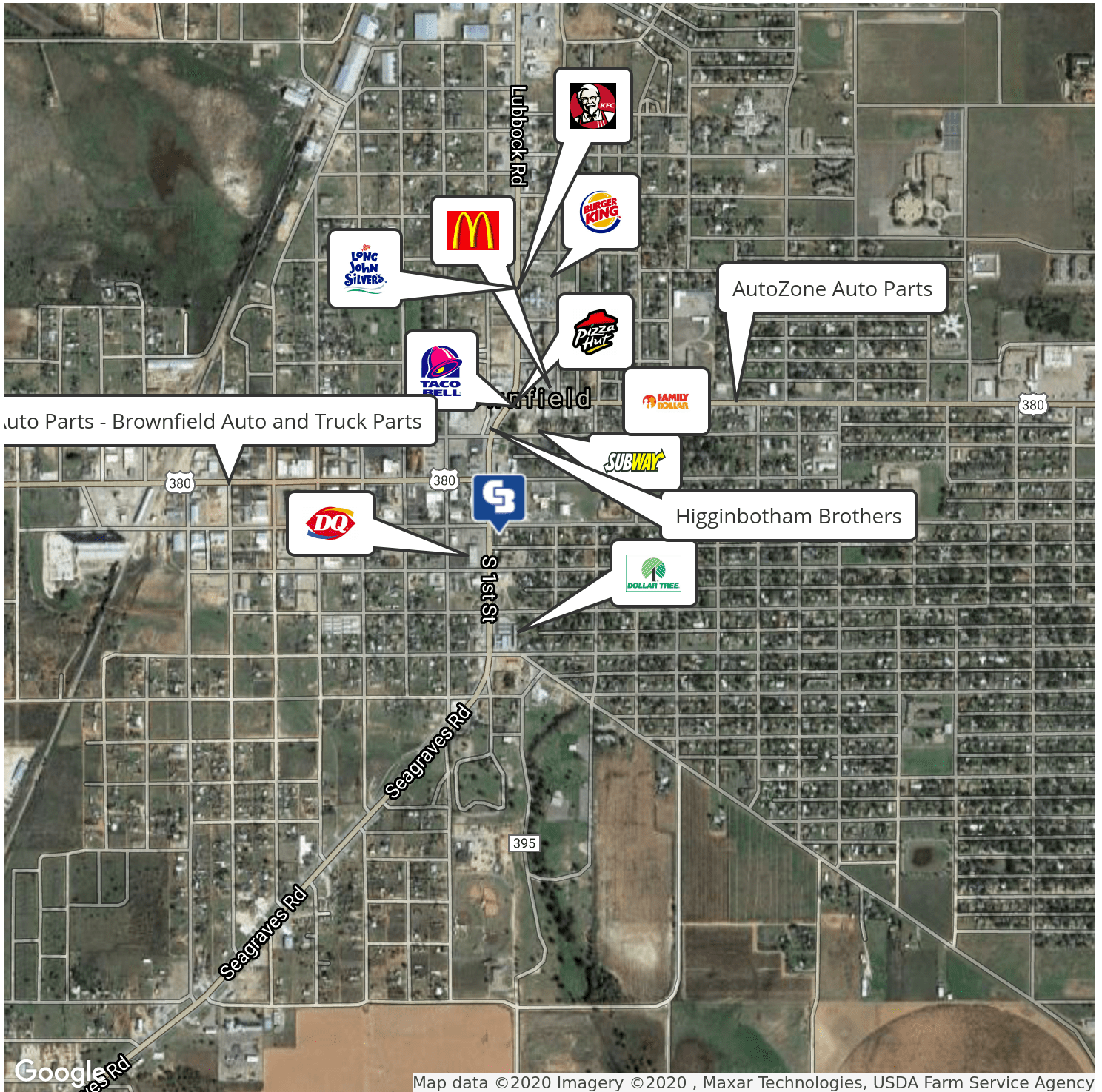
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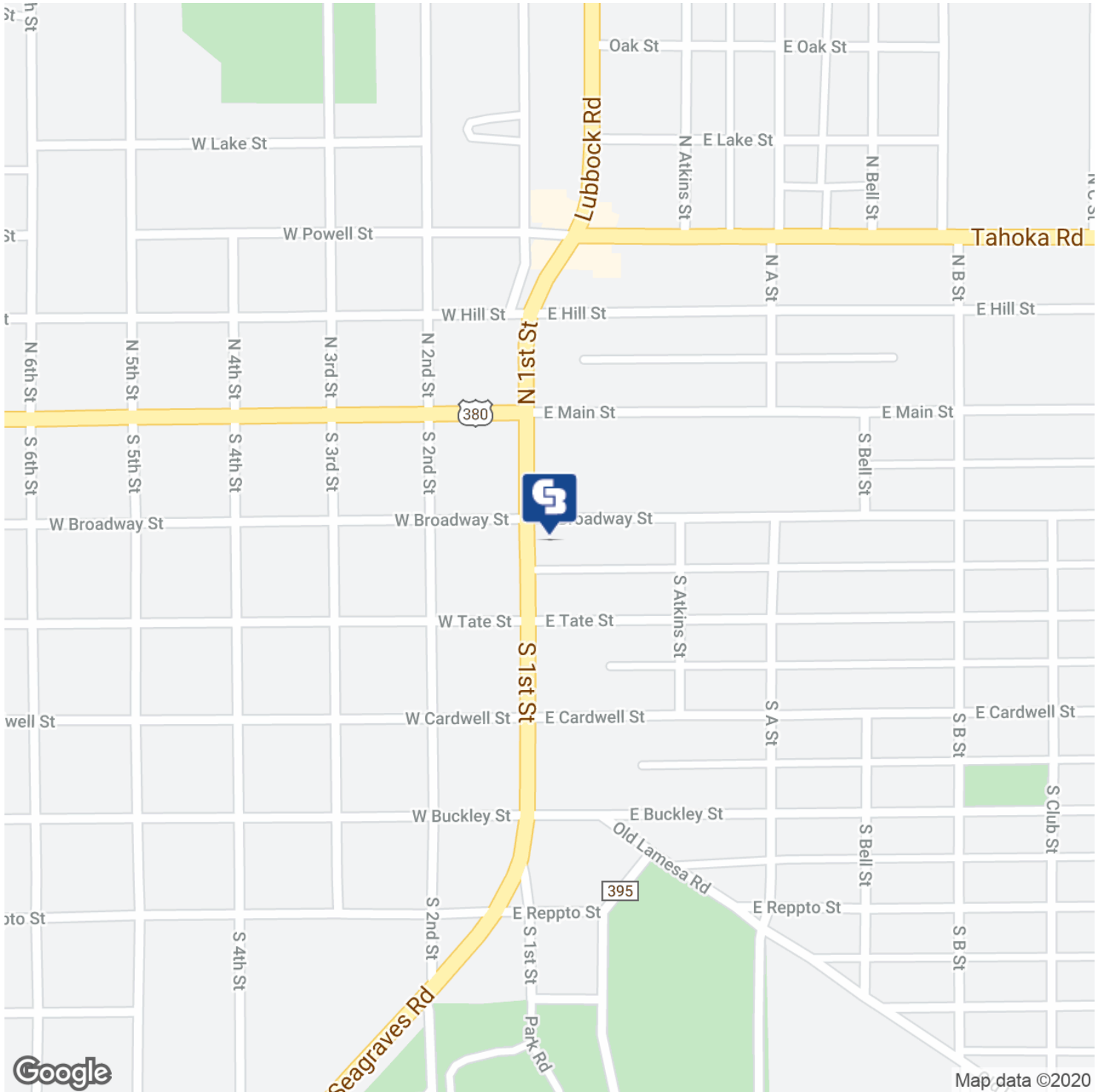
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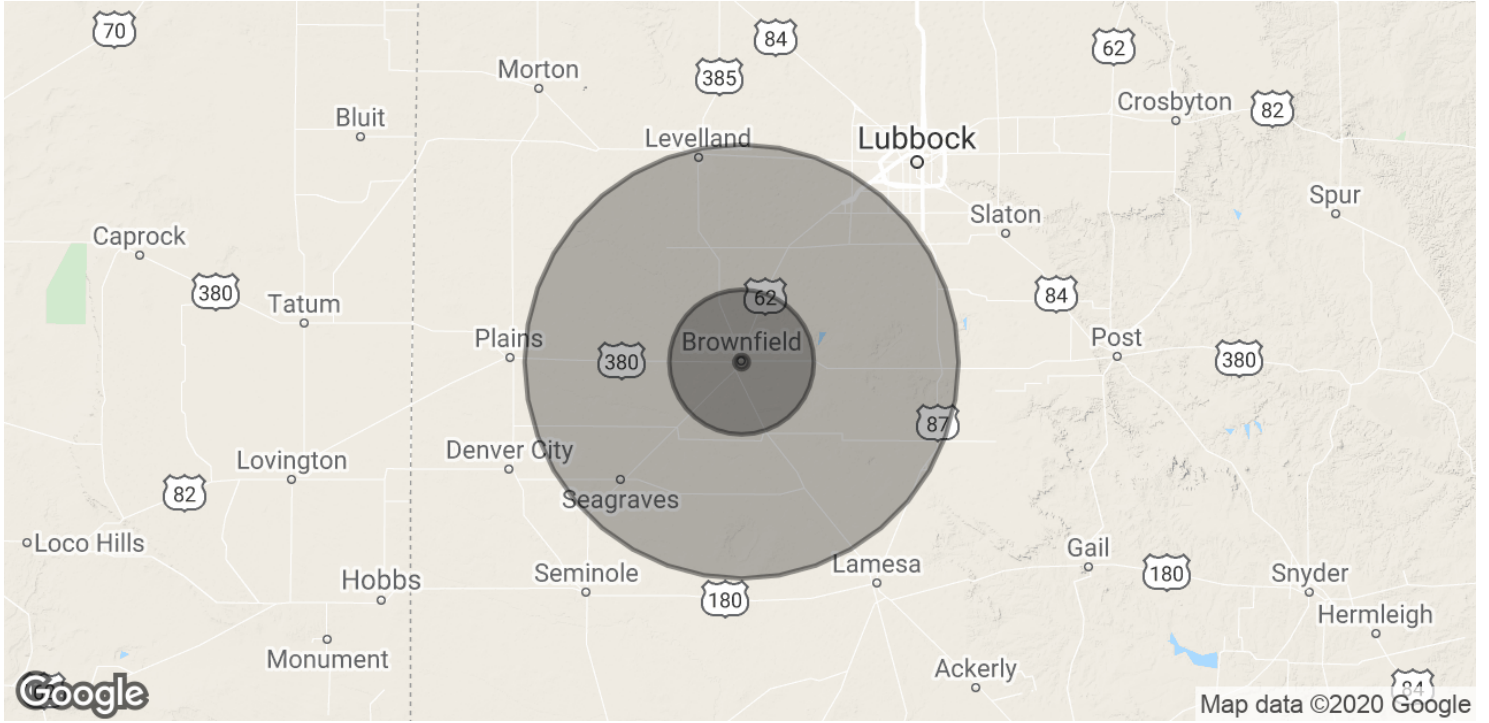
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POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	648	3,960	38,401
Average age	33.2	32.4	33.2
Average age (Male)	33.8	32.7	32.9
Average age (Female)	30.4	30.7	32.9

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	154	980	12,610
# of persons per HH	4.2	4.0	3.0
Average HH income	\$26,798	\$36,360	\$69,522
Average house value		\$119,287	\$154,704

* Demographic data derived from 2010 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
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<u>Eric Eberhardt</u> Sales Agent/Associate’s Name	<u>617046 TX</u> License No.	<u>EricE@CBCWorldwide.com</u> Email	<u>806-784-3239</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date