



110 ACRE - FARMING / DEVELOPMENT LAND

Lubbock, TX 79403



OFFERING SUMMARY

Sale Price: \$14,000/acre -
\$1,560,000 Total
Price

Potential Farming Income normally \$45,000-
75,000*

Potential Farming Income Landowner portion
25% of gross
income

Lot Size: 110 acres
(Additional 40 also
available)

PROPERTY OVERVIEW

Industrial Development Lots / Farming Income Producing Property Available For Sale. Property boats 150 acres with 110 Acres on the east side of CR 2900 and 40 acres on the west side of CR 2900.

Property is conveniently located just off FM 40, east of Loop 289 in Lubbock. Future owner could subdivide lots, if desired. Property is located close to the new \$860 Million Development Leprino Foods is building in Lubbock.

Minor property deed restrictions to be placed on property prior to closing. Property sits outside city limits and buyer can design their own layout and plat it as they desire to develop it.

PROPERTY HIGHLIGHTS

110 ACRES EAST SIDE - 40 ACRES WEST SIDE OF CR 2900.
CURRENT FARMING INCOME IN PLACE
LOCATED NEAR LEPRINO FOODS \$860M FACILITY

- 110 ACRES EAST SIDE - 40 ACRES AVAILABLE ON WEST SIDE OF CR 2900.
- CURRENT FARMING INCOME IN PLACE
- LOCATED NEAR LEPRINO FOODS \$860M FACILITY

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 **COLDWELL
BANKER
COMMERCIAL**
CAPITAL ADVISORS

120 N CR 2900

Lubbock, TX 79403



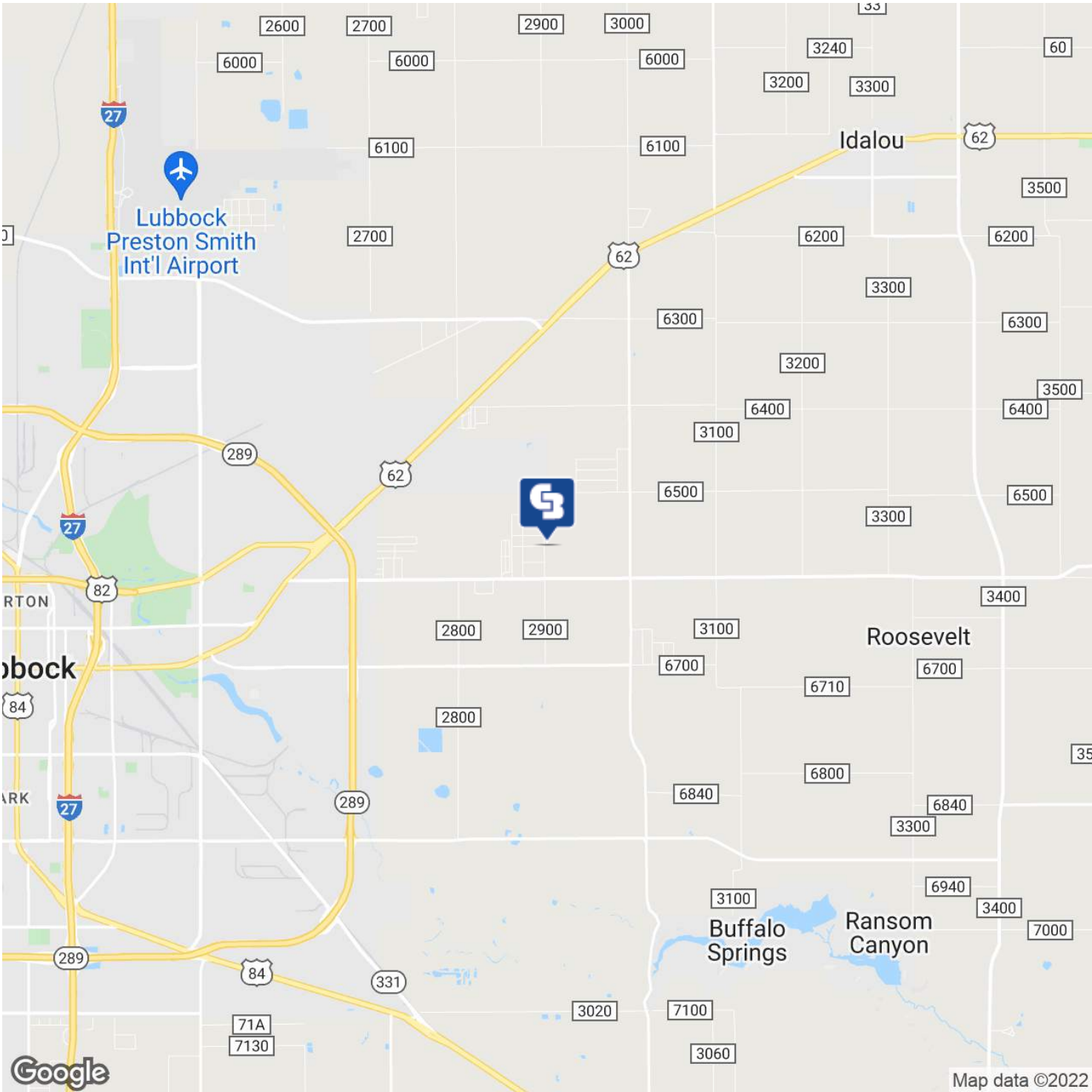
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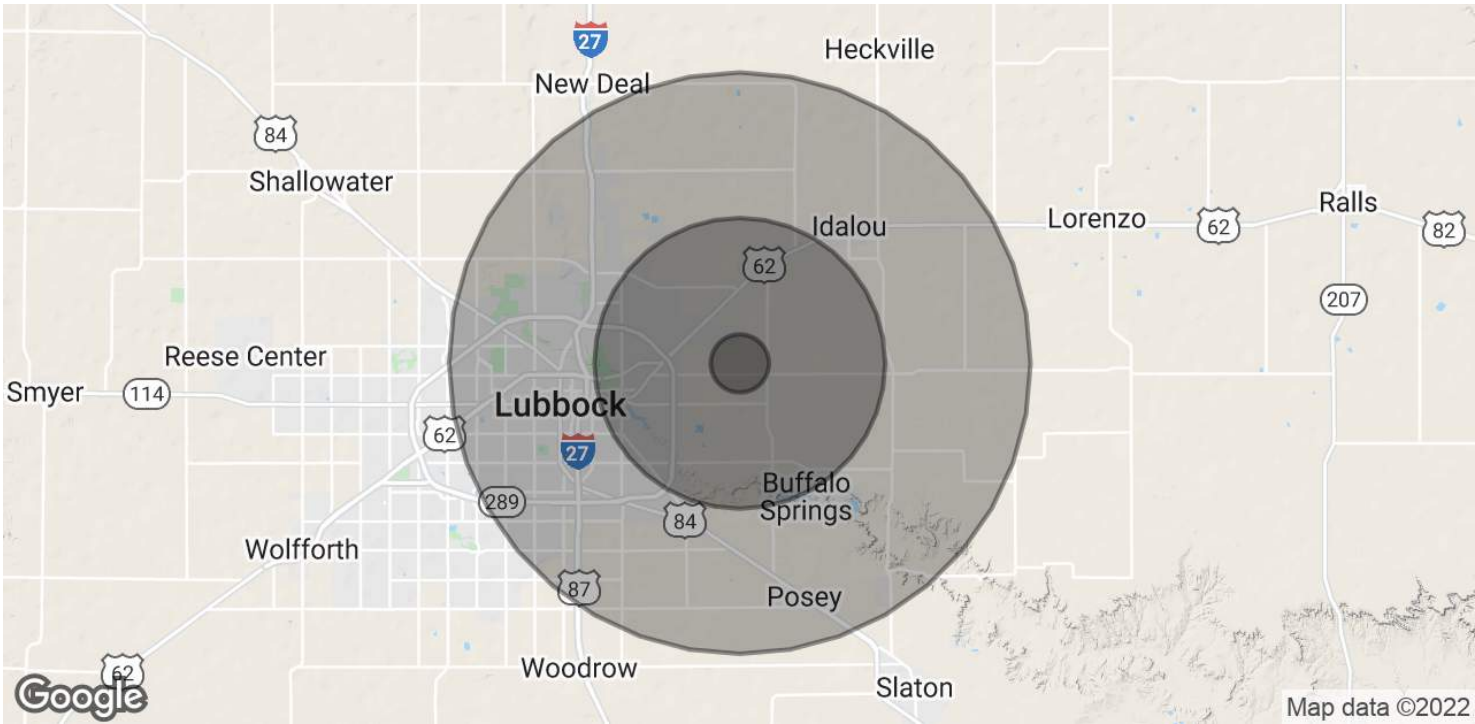
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120 N CR 2900

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	181	10,286	112,651
Average age	30.7	32.0	29.4
Average age (Male)	31.5	28.5	28.2
Average age (Female)	29.6	35.9	30.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	51	3,549	40,840
# of persons per HH	3.5	2.9	2.8
Average HH income	\$53,272	\$38,080	\$42,826
Average house value	\$78,409	\$80,799	\$112,114

* 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
<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

RECENTLY SOLD/ LEASED



409 W 3rd
5,712 sq ft
Industrial



2804 S County Rd 1242
10,500 sq ft
Industrial



221 S Main
29,250 sq ft
Industrial



8504 Hwy 87
88,074 sq ft
Industrial



603 CR 7150
9,300 sq ft
Industrial



7433 Brownfield Hwy
2,640 sq ft
Industrial



9502 US-87
17,040 sq ft
Industrial



408 CR 7200
5,000 sq ft
Industrial



1109 Kemper
15,000 sq ft
Industrial



8804 Urbana
7,700 sq ft
Industrial



4000 S CR 1293
7,500 sq ft
Industrial



8803 Valencia Ave
15,244 sq ft
Industrial