

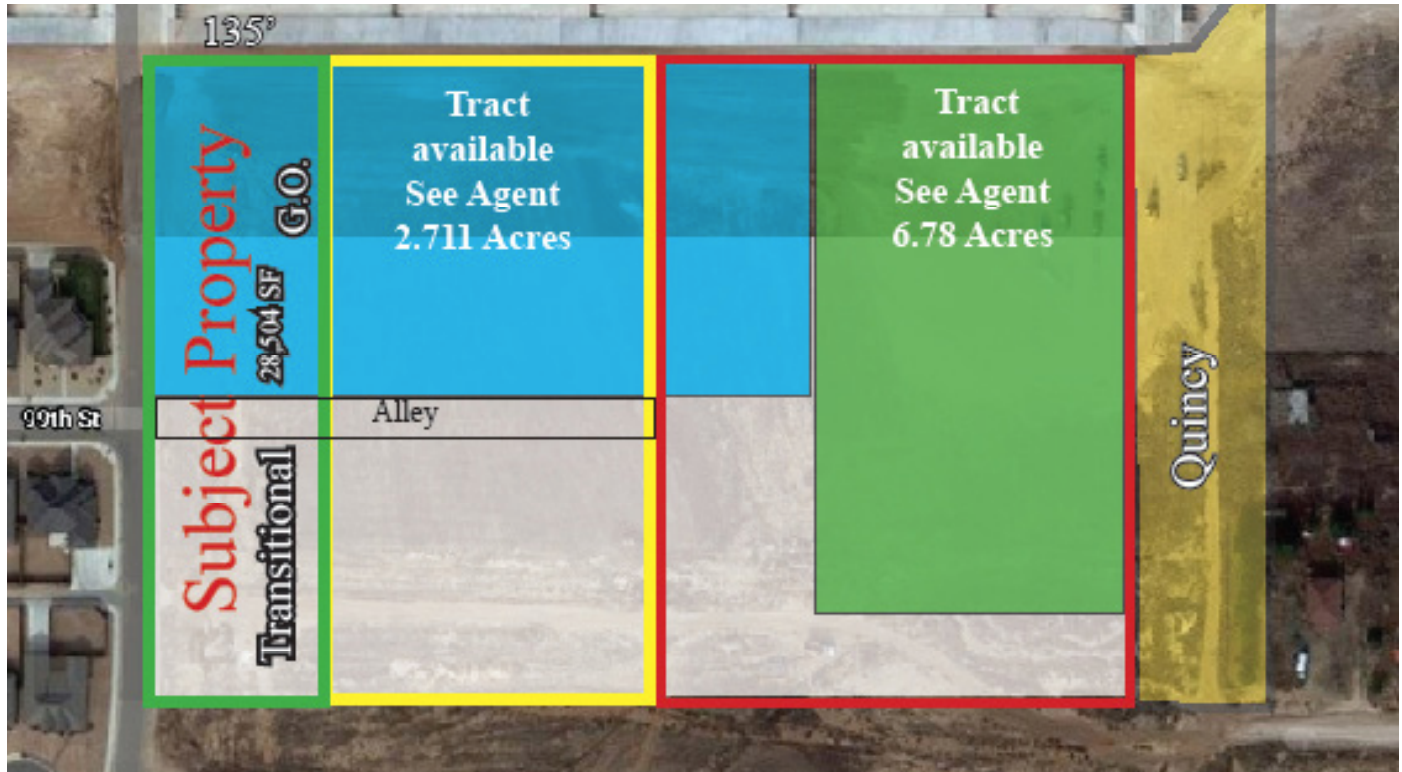
FOR

SALE

6917 98TH STREET

LUBBOCK, TX 79424

1.805 Acres



CONTACT

DONNA CURREY BARNES,
Advanced Certified Paralegal, GRI
806.548.0023
dbarnes@lubbockwestar.com

Development land between Quincy and Rochester located on the fast growing 98th street area in Southwest Lubbock. It is located in the city limits. The property is not located in the flood plain. The property is amidst dense new and existing residential rooftops. There are 12-inch water lines running E/W along 98th street side of the property. The 8-inch water & sewer lines run E/W on the outh end. Extensions of said lines will need to be extended in the platting phase. Drainage has been completed on site front of 98th.

Frenship school district

Adjoins 2.711 acre development tract, which contiguously adjoins a 6.78 acre tract on its East side that is also available for sale.

806.797.3231

4415 71st, Suite 12 • Lubbock, TX 79424 • 806 793-2130 (Fax)

EVEN though the material in this sales package was gathered from resources deemed reliable, WESTAR COMMERCIAL REALTY, INC. and/or its sales agents, do not take responsibility for any errors or omissions. This sales package is subject to withdrawal or price change without notice.

PURCHASE PRICE

G.O. Tract: \$10.00 P.S.F-**\$285,045.00**

Transitional Tract: \$3.50 P.S.F-**\$160,114.00**

Garden Office Tract: 0.7549 Total Acres
0.5855 Net Acres
28,504.38 S.F.

Transitional Tract: 1.0502 Acres
45,746.712 S.F.

UTILITIES

To the site

PRO RATAS

Unpaid

LAND DIMENSIONS

135' of frontage-see survey

ZONING

Frontage is zoned GO.
The remaining portion is zoned Transitional.



WESTAR
COMMERCIAL REALTY

DB 299

DEMOGRAPHICS

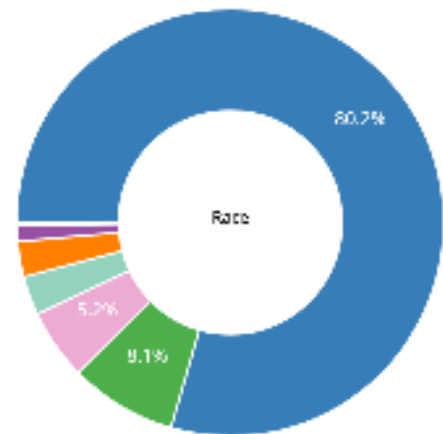
Population by Race

Total

Hispanic

Non Hispanic

Race	Population	Percentage
White	200,957	80.21%
Black or African American	20,204	8.07%
Some Other Race	13,099	5.23%
Two or More Races	7,099	2.83%
Asian	6,374	2.55%
American Indian and Alaska Native	2,607	1.04%
Native Hawaiian and Other Pacific Islander	186	0.07%

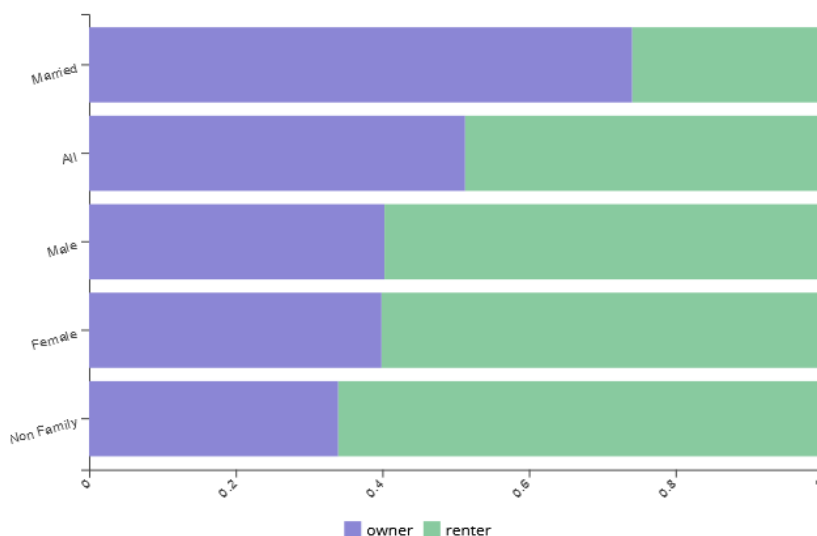


White Black or African American
American Indian and Alaska Native Asian
Native Hawaiian and Other Pacific Islander

Lubbock Households and Families

Show Source

Lubbock Renter vs Owner Occupied by Household Type



Lubbock Household Types

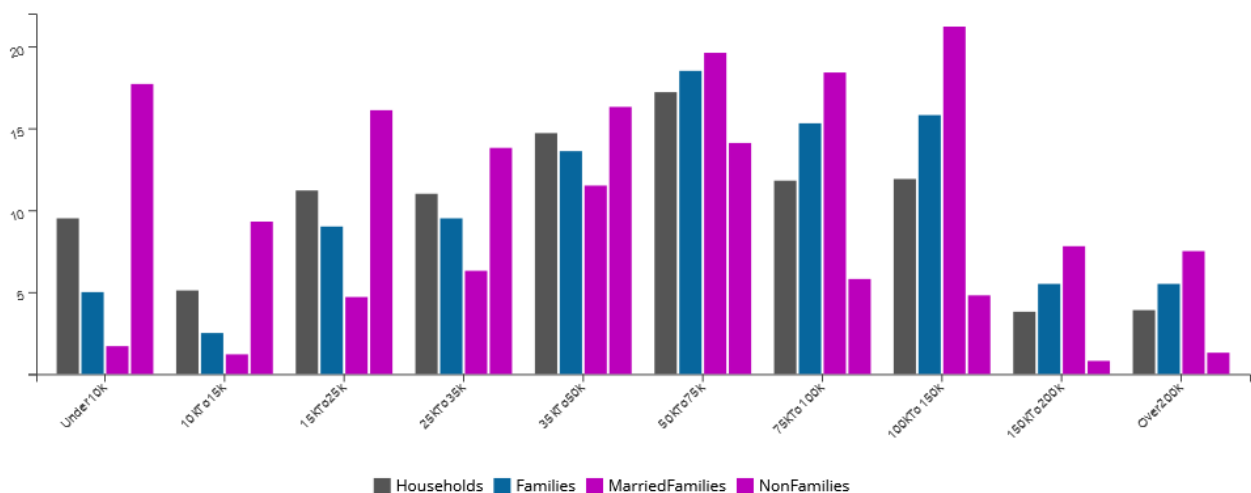
Type	Owner	Renter
Married	74.1%	25.9%
All	51.3%	48.7%
Male	40.3%	59.7%
Female	39.9%	60.1%
Non Family	34%	66%

51.3% Rate of Home Ownership

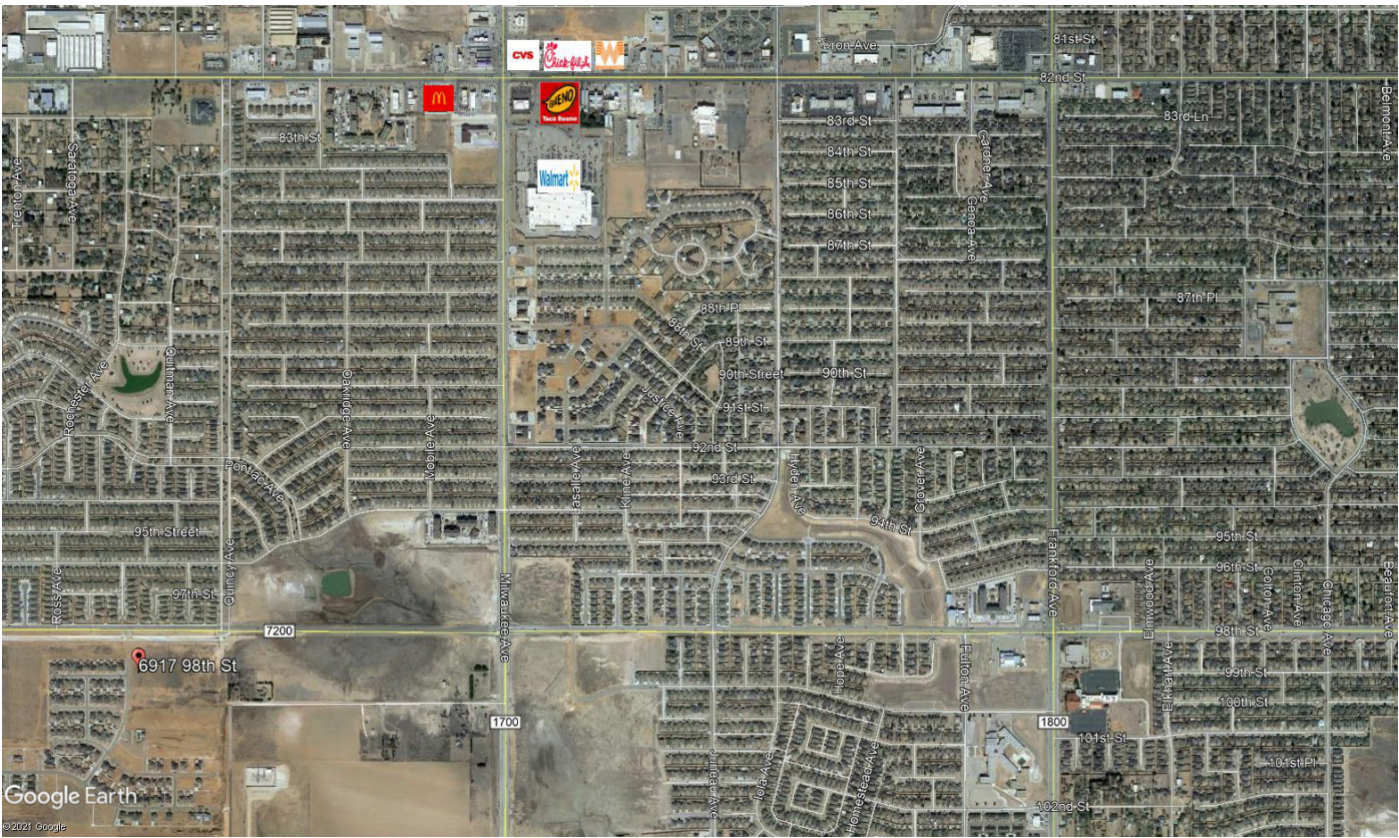
Income by Household Type

Show Source

Lubbock Income by Household Type



AERIAL



SURVEY

Plat and Field Notes on a 1.805 Acre Tract out of Section 22, Block AK, Lubbock County, Texas

Scale: 1"=50'

Surveyed
For: Donna Barnes

J.M. CIESZINSKI, RPLS # 4460

PLAT SHOWN AS SURVEYED ON THE
GROUND

April 26, 2021



FIELD NOTES on a 1.805 acre tract out of Section 22, Block AK, Lubbock County, Texas, and out of the tract described in Lubbock County Clerk File Number (CCFN) 2008046519 and further described as follows:

BEGINNING at a set "crow's foot" in concrete in the South line of 98th Street for the Northeast corner of this tract from which the Northwest corner of Section 22 bears N 01° 51' 05" E (Texas North Central Zone Bearing Basis), 55.00 feet and N 88° 00' 45" W, 1850.00 feet;

THENCE S 01° 51' 05" W, with the West line of the tract described in CCFN 2008041118, a distance of 524.93 feet to a set 1/2" iron rod with green cap marked RPLS 4460 for the Southeast corner of this tract;

THENCE N 88° 00' 45" W, with a Northerly line of the tract described in CCFN 2013018377, a distance of 150.00 feet to a found 1/2" iron rod with yellow cap for the Southwest corner of this tract;

THENCE N 01° 51' 05" E, with the East line of Rochester Avenue, 509.93 feet to a set "X" in concrete for the most Westerly Northwest corner of this tract;

THENCE N 46° 55' 10" E, 21.19 feet to a cut "crow's foot" in concrete for the most Northerly Northwest corner of this tract;

THENCE S 88° 00' 45" E, with the South line of 98th Street, 135.00 feet to the PLACE of BEGINNING containing 1.805 acres including any Right of Way.

Surveyor's Report

This Plat is based on a survey made on the ground April 13, 2021.

Monuments shown as found on this survey were accepted by this surveyor as controlling evidence due to substantial agreement with Record Documents. Monuments are not considered Monuments of Record Dignity unless noted.

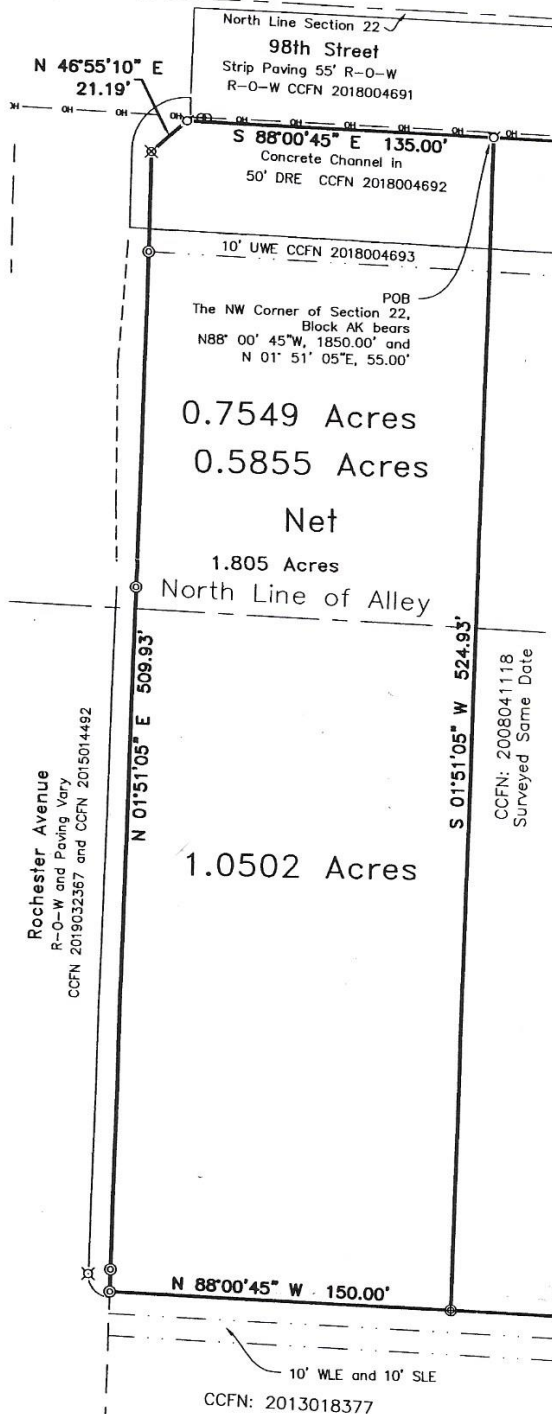
No Substantial Discrepancies between Record Documents and conditions as found on the ground were uncovered on this survey unless noted.

This plat was prepared without the benefit of a Title Commitment. Easements and/or Restrictions other than those shown may apply.

Bearings are based on the Texas North Central Zone Coordinate System, NAD 83, 2011, Epoch 2010.0000.

LEGEND

- ⊠ Fd. "X" in Concrete
- ⊙ Fd. 1/2" Rod with Yellow Cap
- ⊕ Record Dignity
- ⊗ Set 1/2" Rod with Green Cap
- ⊘ Cut "Crow's Foot" in Concrete
- ⊠ Set "X" in Concrete
- ⊙ Power Pole
- OH — Center OH Lines
- CCFN Lubbock County Clerk File Number



ABACUS ENGINEERING SURVEYING
2737 81st Street
LUBBOCK, TEXAS
806-745-7670

Count on It

TEXAS SURVEYING FIRM NO. 101153-00
TEXAS ENGINEERING FIRM NO. 4368

S:\COORDINATES\SECTION\BLOCK\Block AK\Section 22\Sec 22 Block AK Tax Tract 7 and 8.dwg, 6/2/2021 3:27:40 PM, SHARP MX-2300N PCL611x17.pc3



Information About Brokerage Services

Texas law requires all real estate licensees 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>Westar Commercial Realty</u>	<u>9008174</u>	<u>svnwestar.com</u>	<u>(806)797-3231</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Bill Young</u>	<u>364208</u>	<u>byoung9478@lubbockwestar.com</u>	<u>(806)797-3231</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Donna Currey Barnes</u>	<u>2060571</u>	<u>dbarnes@lubbockwestar.com</u>	<u>(806)797-3231</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

TXR-2501

Westar Commercial Realty, 4415 71st Street #12 Lubbock, TX 79424
William Young

Information available at www.trec.texas.gov

IABS 1-0 Date

Untitled

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