

FOR

SALE

6905 98TH STREET
LUBBOCK, TX 79424

2.711 Acres



CONTACT

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

Development land between Quincy and Upland 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 south 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

806.797.3231

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

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PURCHASE PRICE

G.O. Tract: \$10.00 P.S.F- **\$382,585.00**

Transitional Tract: \$3.50 P.S.F- **\$240,155.00**

Garden Office Tract: 1.1362 Total Acres

0.8783 Net Acres

38,258.15 S.F.

Transitional Tract:

1.5752 Acres

68,615.712 S.F.

UTILITIES

To the site

PRO RATAS

Unpaid

This tract adjoins a 6.78 AC parcel of land on its East side and the 1.805 acre tract on the west side that is also available for sale. Ask listing agent for details.



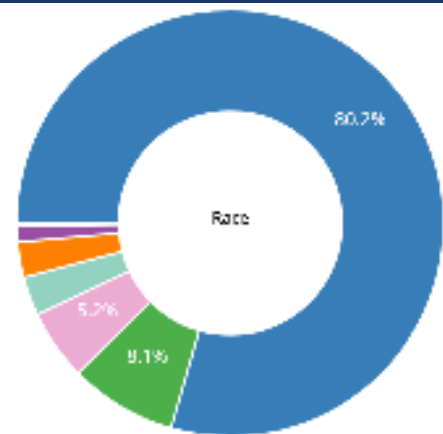
WESTAR
COMMERCIAL REALTY

DB_298

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%

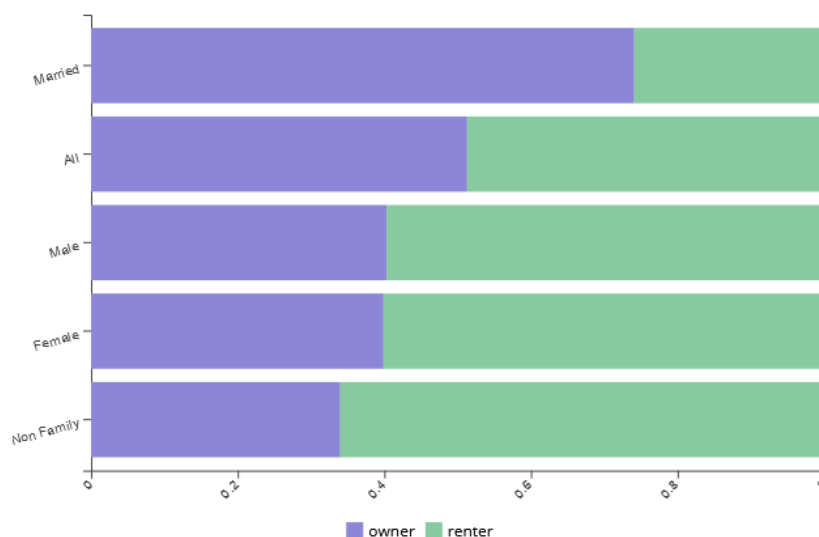


[White](#)
[Black or African American](#)
[American Indian and Alaska Native](#)
[Asian](#)
[Native Hawaiian and Other Pacific Islander](#)
[Some Other Race](#)
[Two or More Races](#)

Lubbock Households and Families

[Show Source](#)

Lubbock Renter vs Owner Occupied by Household Type



Lubbock Household Types

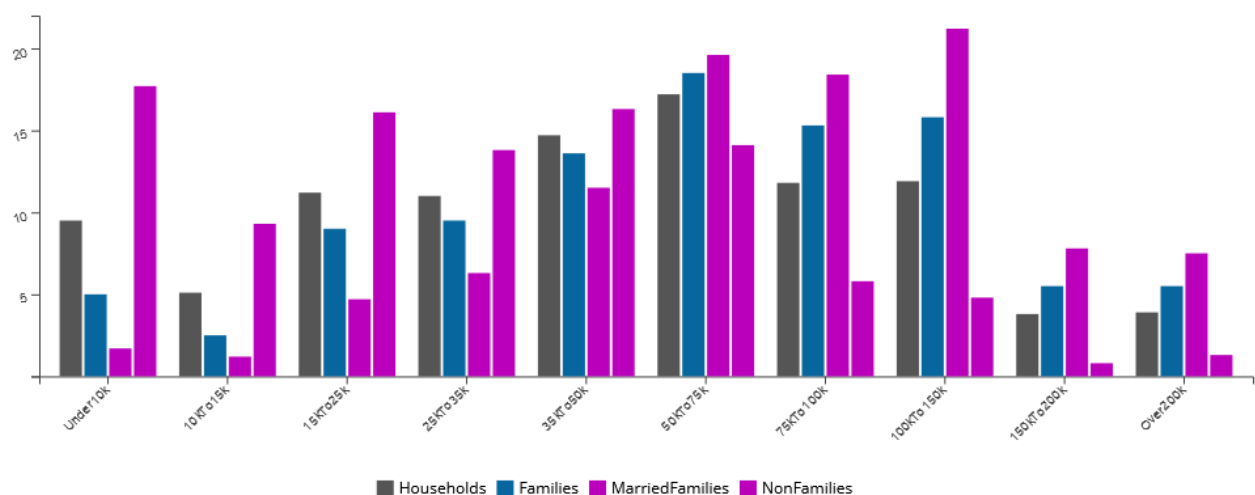
Type	Owner	Renter
Married	74.1%	25.9%
All	51.3%	48.7%
Male	40.3%	59.7%
Female	39.9%	60.1%
Non Family	34%	66%

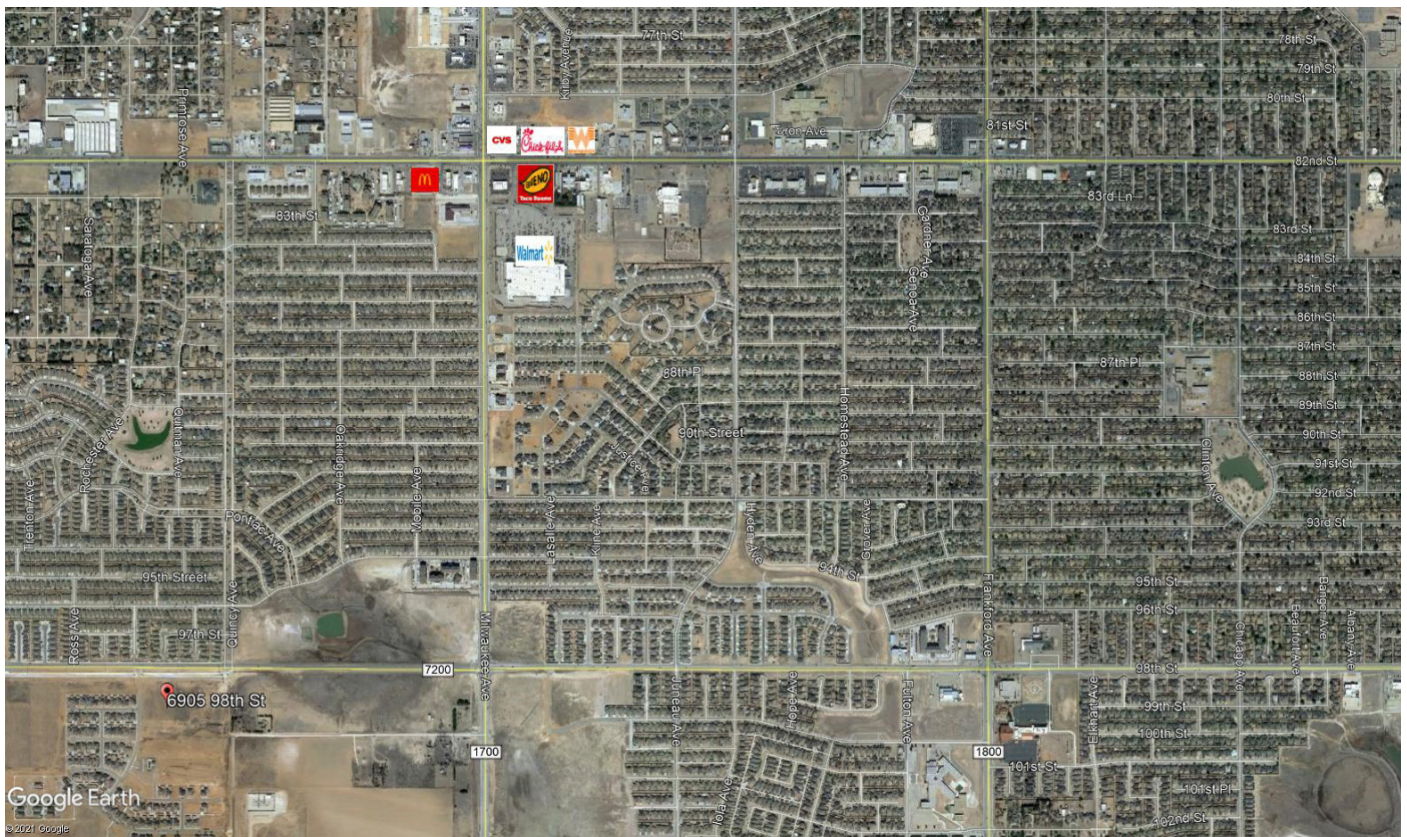
51.3% Rate of Home Ownership

Income by Household Type

[Show Source](#)

Lubbock Income by Household Type



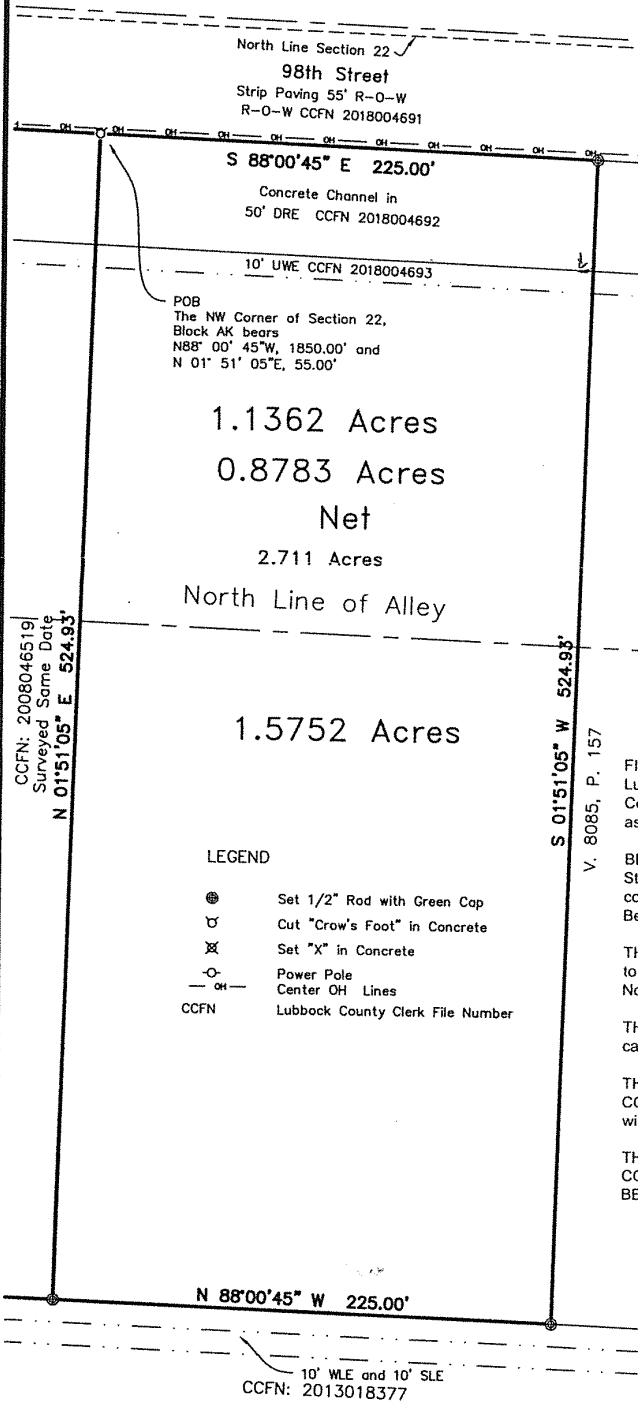
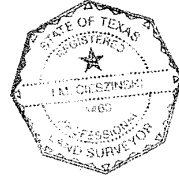


SURVEY

Plat and Field Notes on a 2.711 Acre Tract out of Section 22, Block AK, Lubbock County, Texas

Scale: 1"=50'
Surveyed
For: Donna Barnes

[Signature]
J.M. CIESZINSKI, RPLS # 4460
PLAT SHOWN AS SURVEYED ON THE
GROUND
April 26, 2021



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

- 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

FIELD NOTES on a 2.711 acre tract out of Section 22, Block AK, Lubbock County, Texas, and out of the tract described in Lubbock County Clerk File Number (CCFN) 2008041118 and further described as follows:

BEGINNING at a set "crow's foot" in concrete in the South line of 98th Street for the Northwest 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 88°00'45" E, with the South line of 98th Street, 225.00 feet to a set 1/2" iron rod with green cap marked RPLS 4460 for the Northeast corner of this tract;

THENCE S 01°51'05" W 524.93 feet to a set 1/2" iron rod with green cap 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 225.00 feet to a set 1/2" iron rod with green cap for the Southwest corner of this tract;

THENCE N 01°51'05" E, with the East line of the tract described in CCFN 2008046519, a distance of 524.93 feet to the PLACE of BEGINNING containing 2.711 acres including any Right of Way.

ABACUS ENGINEERING SURVEYING
2737 81st Street
LUBBOCK, TEXAS
806-745-7870
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 8.dwg, 6/2/2021 3:52:35 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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Donna Currey Barnes</u>	<u>2060571</u>	<u>dbarnes@lubbockwestar.com</u>	<u>(806)797-3231</u>
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

Phone: (806)797-3231

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Untitled

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