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**Just East of Lubbock-Cooper 5-A
 School District
 and Ports-to-Plains Highway**



NEC of CR 2500 and Woodrow Road Lubbock, TX

- * **TOTAL COMMERCIAL LAND OPPORTUNITY: 244 +/- Acres**
- * **Currently managed by tenant farmers for over fifty years (Vardemans)**
- * **.727 Acre County drainage easement**
- * **Minutes drive East of Lubbock-Cooper ISD and new Lubbock-Cooper ISD campus**
- * **One of few parcels in immediate area without a substantial playa**
- * **Far enough East of Ports-to-Plains Highway to be tranquil to accommodate a large portion of residential Higher-end Ranchettes**
- * **Zoning: Consult Lubbock County. Parameter of City Annexation to the West**

Development Land For Sale

- * **10 Acre Hard Corner: \$3.00/PSF paved on West and South**
- * **Frontage on Woodrow Rd: \$2.25/PSF Approx 31 Acres paved**
- * **Frontage on CR 2500: \$1.75/PSF Approx 23 Acres paved**
- * **Remainder: \$20,000/Acre Approx 190 Acres**

****Owner to retain mineral rights****

806.797.3231

4418 74th, Suite 65 • Lubbock, TX 79424 • 806 793-2130 (Fax)

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Aerial

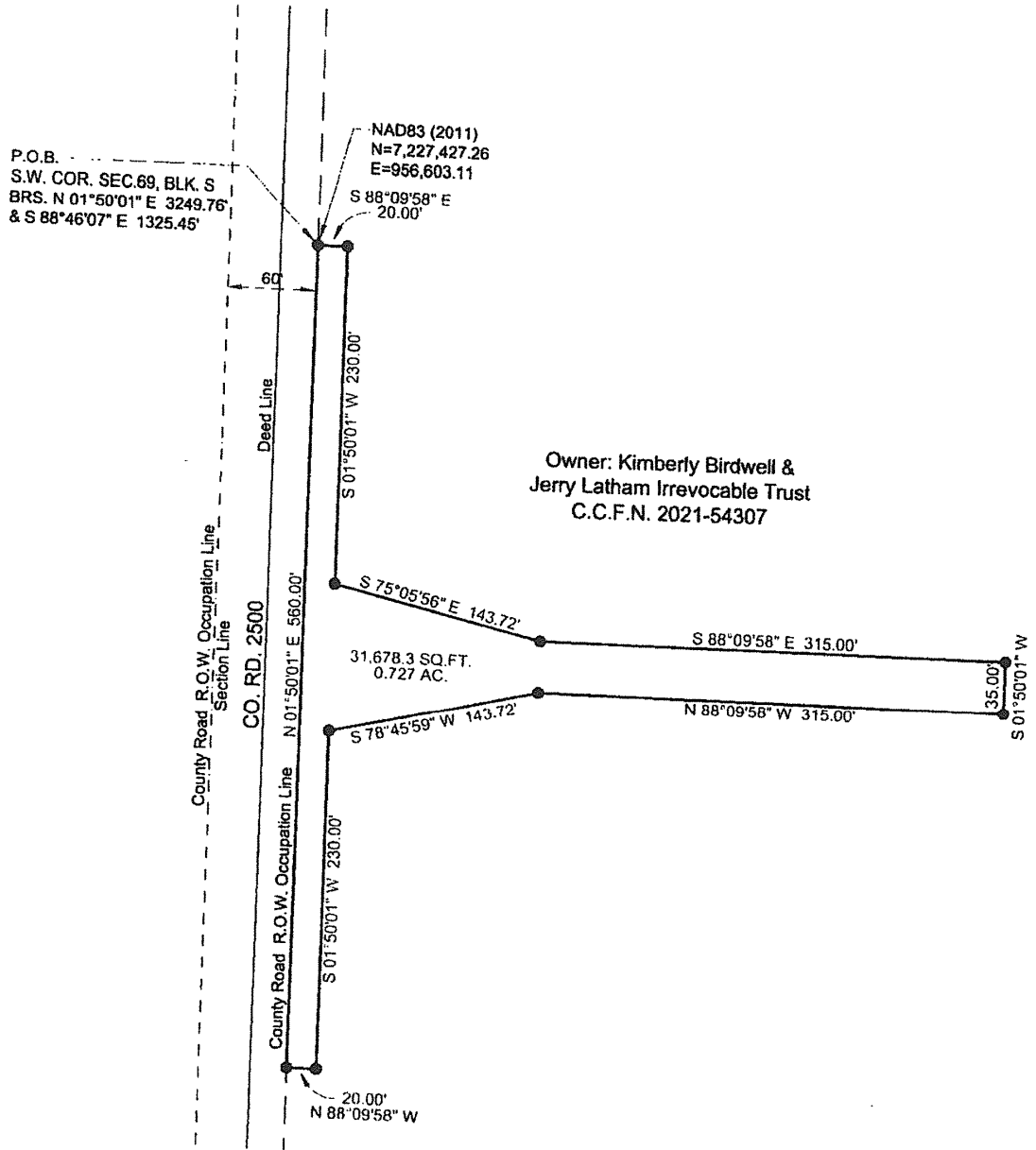


23 Frontage Acres on West County Road 2500: 2,040' Long X 500' Deep
31 Frontage Acres on Woodrow Road: 3,960' Long X 400' Deep
10 Acre hard corner-NE Corner (West CR 2500 & Woodrow Rd)
-660' Long x 660' Deep

Drainage Survey

**SURVEY OF
A 31,678.3 S.Q.F.T (0.727 ACRE) DRAINAGE EASEMENT BEING OUT OF
SECTION 24, BLOCK E, S.I. JOHNSTON SURVEY,
LUBBOCK COUNTY, TEXAS**

(PARENT TRACT: C.C.F.N. #2021-54307.
OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS)
SHEET 1 OF 2



I, STERLING B. BURROW, REGISTERED PROFESSIONAL LAND SURVEYOR,
DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN
ACTUAL SURVEY OF THE PROPERTY AND THAT THE INFORMATION
HEREON REPRESENTS THE FINDINGS OF THIS SURVEY TO THE BEST OF
MY KNOWLEDGE AND BELIEF.

SURVEYED:

STERLING B. BURROW
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4666

LEGEND:

Drainage easement



AMD Engineering and Surveying

LEGAL DESCRIPTION
County Road 2500 Drainage Easement
Sheet 2 of 2

FIELD NOTES of a 31,678.3 square foot (0.727 acre) drainage easement located in Section 24, Block E, S.I. Johnston Survey, Lubbock County, Texas, being a portion of that certain tract of land conveyed to Kimberly Birdwell and Jerry Latham Irrevocable Trust and recorded in C.C.F.N. #2021-54307 of the Official Public Records of Lubbock County, Texas, said 31,678.3 square foot (0.727 acre) drainage easement being further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap marked "AMD ENGINEERING", set on the East occupation right of way line of county road 2500 for the Northwest corner of this 31,678.3 square foot (0.727 acre) drainage easement, said corner having a NAD83 (2011) coordinate of N:7,227,427.26 E:956,603.11, whence a 1" iron pipe, found for the Southwest corner of Section 69, Block S bears North 01°50'01" East, a distance of 3249.76 feet and South 88°46'07" East, a distance of 1325.45 feet;

THENCE South 88°09'58" East, a distance of 20.00 feet to a 1/2" iron rod with cap marked "AMD ENGINEERING", set for the most Northerly Northeast corner of this 31,678.3 square foot (0.727 acre) drainage easement;

THENCE South 01°50'01" West, a distance of 230.00 feet to a 1/2" iron rod with cap marked "AMD ENGINEERING", set for a corner of this 31,678.3 square foot (0.727 acre) drainage easement;

THENCE South 75°05'56" East, a distance of 143.72 feet to a 1/2" iron rod with cap marked "AMD ENGINEERING", set for a corner of this 31,678.3 square foot (0.727 acre) drainage easement;

THENCE South 88°09'58" East, a distance of 315.00 feet to a 1/2" iron rod with cap marked "AMD ENGINEERING", set for the most Easterly Northeast corner of this 31,678.3 square foot (0.727 acre) drainage easement;

THENCE South 01°50'01" West, a distance of 35.00 feet to a 1/2" iron rod with cap marked "AMD ENGINEERING", set for the most Easterly Southeast corner of this 31,678.3 square foot (0.727 acre) drainage easement;

THENCE North 88°09'58" West, a distance of 315.00 feet to a 1/2" iron rod with cap marked "AMD ENGINEERING", set for a corner of this 31,678.3 square foot (0.727 acre) drainage easement;

THENCE South 78°45'59" West, a distance of 143.72 feet to a 1/2" iron rod with cap marked "AMD ENGINEERING", set for a corner of this 31,678.3 square foot (0.727 acre) drainage easement;

THENCE South 01°50'01" West, a distance of 230.00 feet to a 1/2" iron rod with cap marked "AMD ENGINEERING", set for the most Southerly Southeast corner of this 31,678.3 square foot (0.727 acre) drainage easement;

THENCE North 88°09'58" West, a distance of 20.00 feet to a 1/2" iron rod with cap marked "AMD ENGINEERING", set for the Southwest corner of this 31,678.3 square foot (0.727 acre) drainage easement;

THENCE North 01°50'01" West, along the East occupation right of way line of county road 2500, a distance of 560.00 feet to the point of beginning.

Bearings and coordinates are determined by GPS observations, NAD83 (2011), Texas North Central Zone. Distances are U.S. Survey Feet, surface values shown.

Surveyed on the ground , 2022

Sterling B. Burrow
Registered Professional Land Surveyor
State of Texas No. 4666

6515 68th Street, Suite 300
Lubbock, Texas 79424

TBPE Reg. # F-9197
TBPELS Reg. #101785-00

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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.

11-2-2015



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.

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Blake Truett	569964	(806) 776-1279
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Phone</small>
Cindy Snell	236218	C.snellSEC@westarrealty.com
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date