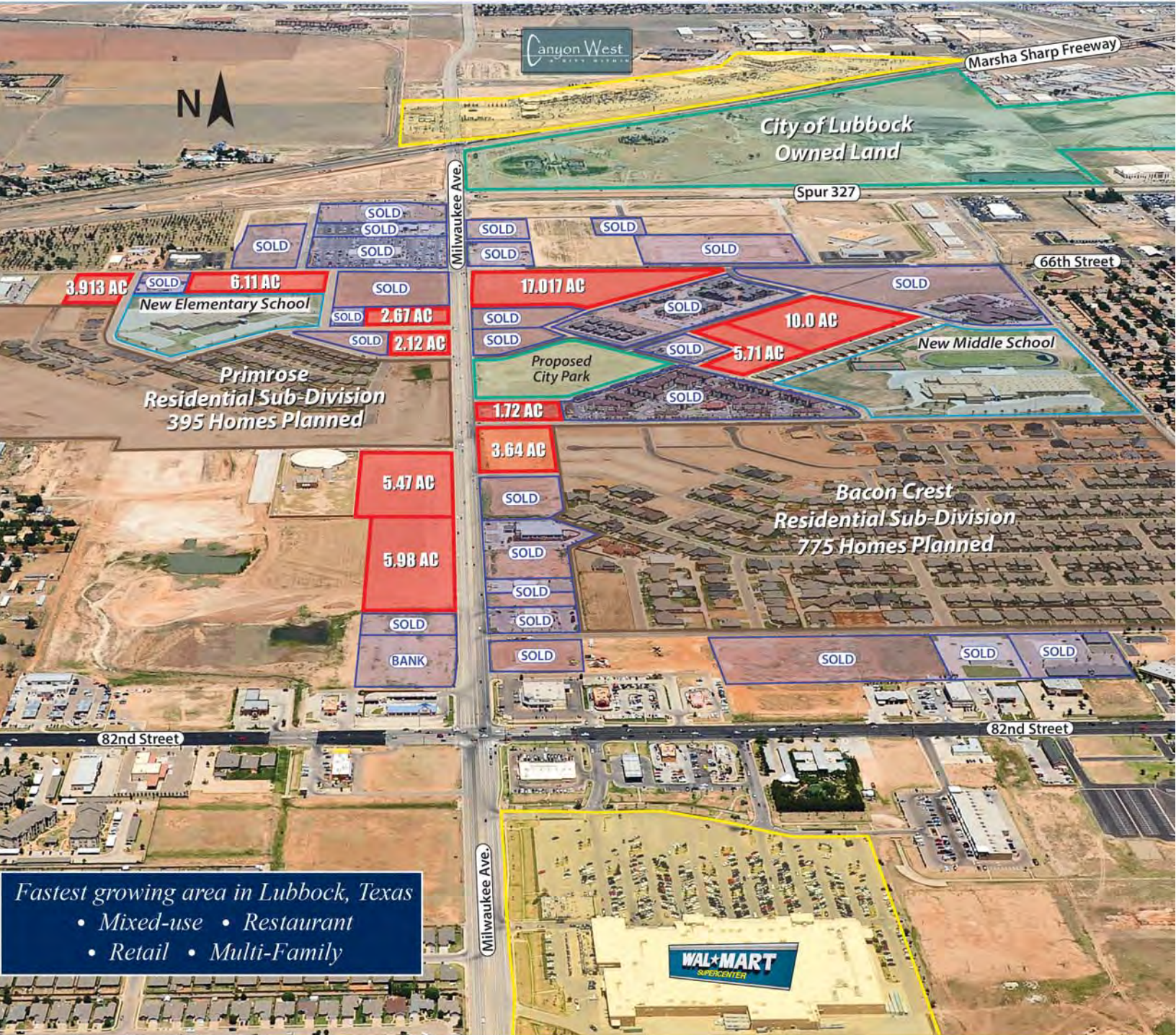


DEVELOPMENT LAND



Fastest growing area in Lubbock, Texas

- Mixed-use • Restaurant
- Retail • Multi-Family



RICK CANUP, REALTORS

Mixed-Use Development – Over 64 Acres Milwaukee Ave. Corridor & 82nd Street

Coldwell Banker Commercial is pleased to offer

64+ acres of PRIME Development Land in the heart of the growth area of Southwest Lubbock along the newly created Milwaukee corridor. This development land is less than one mile from a Super Wal-Mart. It is also less than one mile from Canyon West, the 800,000+ square foot mixed use development with a Super Target and Burlington Coat Factory as anchors. The Milwaukee corridor is the primary avenue of transportation between these two high traffic retail centers and is becoming the next major corridor in Lubbock. In addition to the retail development in the area, there are now 1,170 new homes planned to surround the commercial tracts in addition to the 7,000+ existing houses within a 2-mile radius and a new Middle School and a new Elementary School have recently been completed. Tracts included in this offering are suitable for retail, office, and multi-family development. Take advantage of this window of opportunity to purchase the best development land in Southwest Lubbock. Contact: Beau Tucker, "The Land Man."

AERIAL LOOKING EAST



For more information, contact: Beau Tucker "The Land Man"
 BTucker@CBCWorldwide.com • 806.784.3298

SITE PLAN



Demographic Detail Comparison Report

Data Obtained 5/30/2013	1 Mile	3 Miles	5 Miles
Total 2012 Population	6,143	55,505	138,256
Average Household Income	\$77,582	\$69,938	\$65,764
Median Household Income	\$65,320	\$54,190	\$50,344
Households	2,493	23,453	56,923
Population Trend ~ 2017	6,759	60,285	149,164
Household Trend ~ 2017	2,717	25,544	61,422
Household Income ~ 2017	\$84,752	\$77,382	\$73,325

PRICE DETAILS

LAND TRACT	TOTAL ACREAGE	TOTAL SQ. FT.	PRICE per SQ. FT.
A	17.017	741,261	\$7.50
B	6.114	266,326	\$6.00
C	3.913	170,450	\$6.00
D	2.67	116,305	\$12.50
E	2.12	92,347	\$15.00
F	10.0	435,600	\$3.00
G	5.71	248,727	\$3.00
H	1.72	74,923	\$15.00
I	3.64	158,558	\$15.00
J	5.47	238,273	\$15.00
K	5.98	260,439	\$15.00

For more information contact

Lubbock's Land Marketing Specialist
Beau Tucker "The Land Man" at 806.784.3298

Your Source for West Texas Land Marketing Expertise!

www.CBCLubbock.com



RICK CANUP, REALTORS



Beau Tucker
 "The Land Man"
 806.784.3298 direct
 806.470.3944 cell
BTucker@CBCWorldwide.com
www.CBCLubbock.com



Rick Canup, CCIM
 Owner / Broker
 806.784.3204 direct
 806.438.8188 cell
RCanup@CBCWorldwide.com
www.CBCLubbock.com

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

