Industrial Property For Sale

12110 Private Road 2400

Dan Williams

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WILLIAMS & CO Real Estate

918 Ave J Lubbock, TX 79401

Industrial Property For Sale

12110 PR 2400

PROPERTY DESCRIPTION

Prime Industrial Property Available: 4,000 sqft Warehouse on 1.014 Acres Discover the perfect industrial space for your business or recreational use located just off 114th Street and IH-27. This property is ideal for a small business, distribution, storage, or a variety of industrial uses and is extremely functional. Don't miss out on this exceptional opportunity to expand or establish your business in a thriving industrial area. Warehouse: 4,000 square feet of spacious warehouse area. Location: Strategically positioned just off 114th Street and IH-27 for easy access. Features: Metal fencing surrounds the entire 1.014-acre property, ensuring security and privacy. Multiple storage structures provide ample room for equipment and inventory. Building Details: Includes three 14 ft overhead doors for convenient loading and unloading.

OFFERING SUMMARY

Sale Price:	$375,000
Number of Units:	1
Lot Size:	1.014 Acres
Building Size:	4,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	51	261
Total Population	30	125	728
Average HH Income	$163,211	$163,656	$182,953

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WILLIAMS & CO
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Map labels:
- Cooks Garage
- Blazing Bouncers
- Almost There RV Park
- R+C Stables
- Hightower Equipment Co.
- Lubbock Hybrid Automotive
- Outlaw Performance
- Tri-Point Substation Services
- Discount Warehouses
- Claydust Powersports
- Caprock Tire Inc.
- KZ Equine LLC
- Affordable Storage RV and Boat Storage
- Matthews Backhoe
- RV Pro Parts and Service
- Blackwell Chemical Company
- Private Rd 7315
- C R 2360
- C R 7340
- Private Rd 7350
- Private Rd 7355
- Private Rd 2400
- 114th St
- E 114th St
- 127th St
- 130th St
- E 130th St
- U.S. 87 Frontage Rd
- 87

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

Google

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COMMERCIAL REAL ESTATE
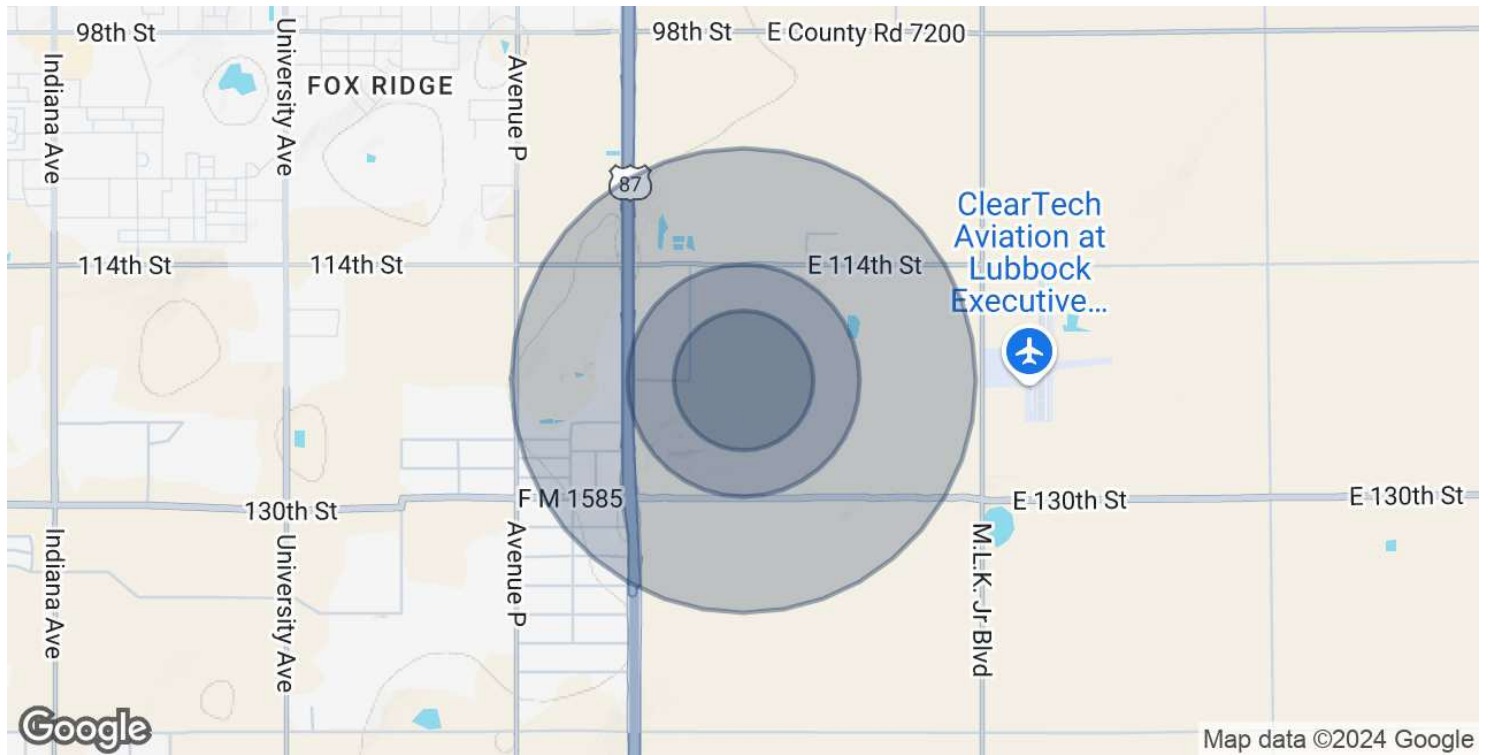
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	30	125	728
Average Age	42	42	37
Average Age (Male)	42	42	37
Average Age (Female)	41	41	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	51	261
# of Persons per HH	2.5	2.5	2.8
Average HH Income	$163,211	$163,656	$182,953
Average House Value	$446,753	$446,981	$449,768

Demographics data derived from AlphaMap

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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:
    o that the owner will accept a price less than the written asking price;
    o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    o 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Dan Williams	550528	dan@wcorealestate.com	806-777-1310
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dan Williams	550528	dan@wcorealestate.com	806-777-1310
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date

Regulated by the Texas Real Estate Commission   **Information available at www.trec.texas.gov**

IABS 1-0