



510 Valencia

Office & Warehouse for Sale on 4.6 Acres

Cameron Seale
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806.773.0821

WILLIAMS & CO Real Estate
918 Ave J Lubbock, TX 79401

Industrial Property For Sale

510 VALENCIA AVE



WILLIAMS & CO

COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

Excellent investment opportunity for your business or redevelopment. This 4.625 acre lot features multiple buildings including a 2,000 sq ft metal office building with multiple offices - an open work space & kitchenette in addition to an 8,525 sq ft warehouse with 3 - 14 ft overhead doors. The property also offers an ag barn with overhead door and animal pens. So much potential to add value to this property. This property is zoned R-1 -- future uses beyond residential development may require a zoning change.

OFFERING SUMMARY

Sale Price:	\$575,000
Lot Size:	4.625 Acres
Large Warehouse:	8,525 sq/ft
Office/Warehouse:	2,000 sq/ft
Building Size:	11,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	40	163	733
Total Population	100	420	1,893

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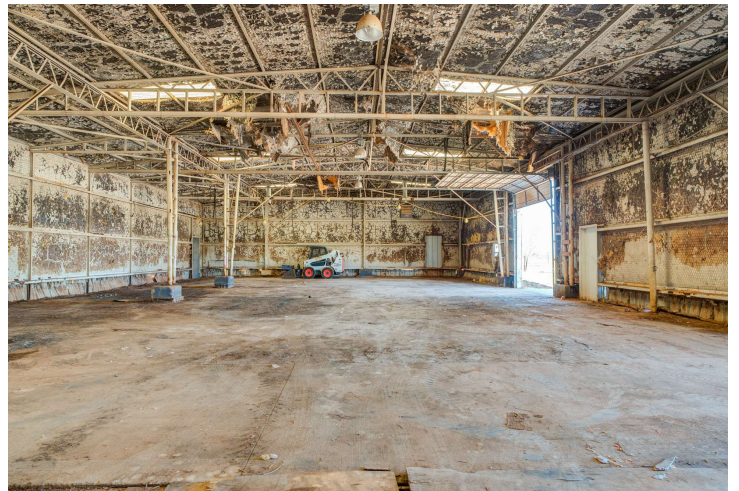
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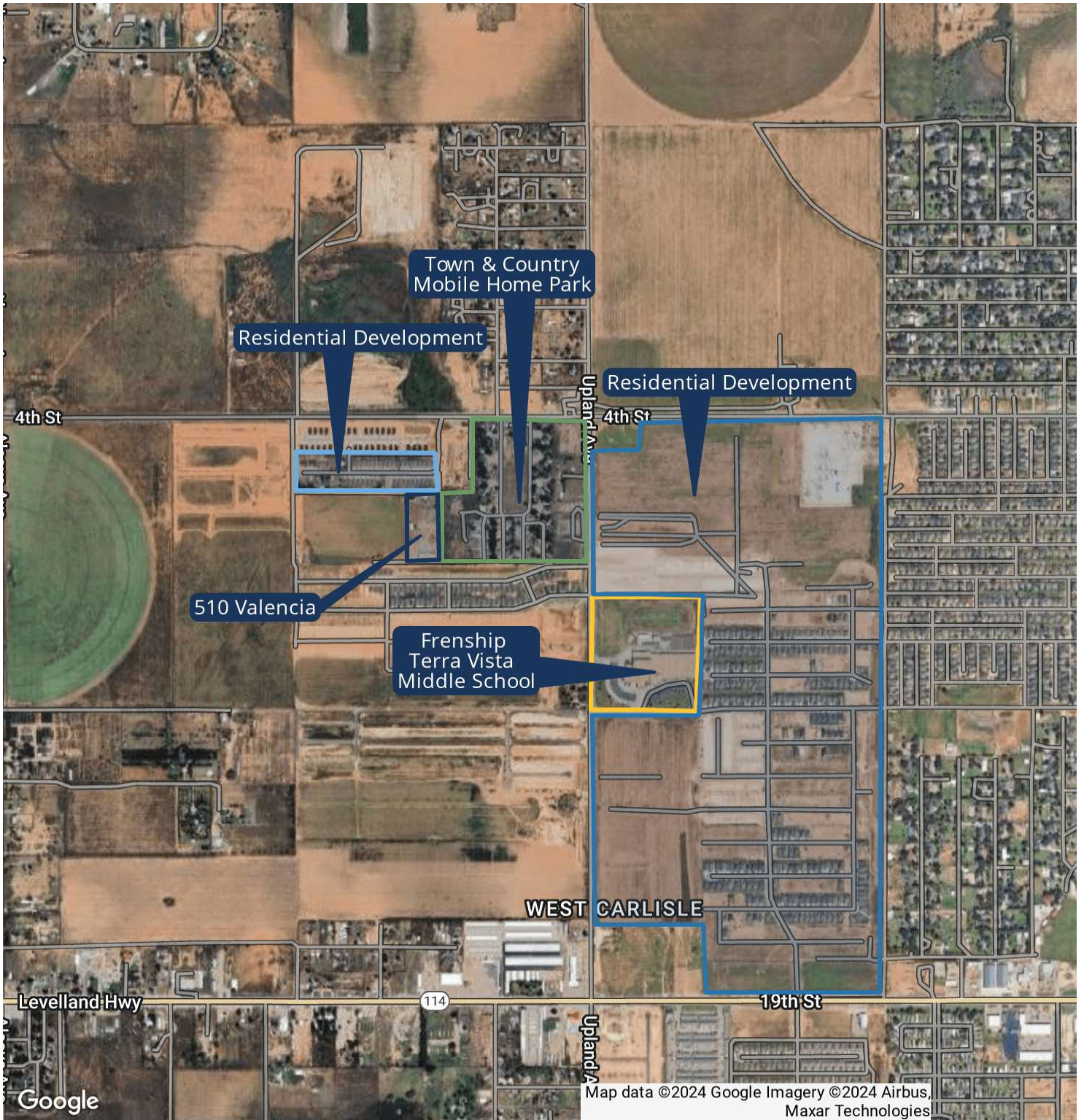
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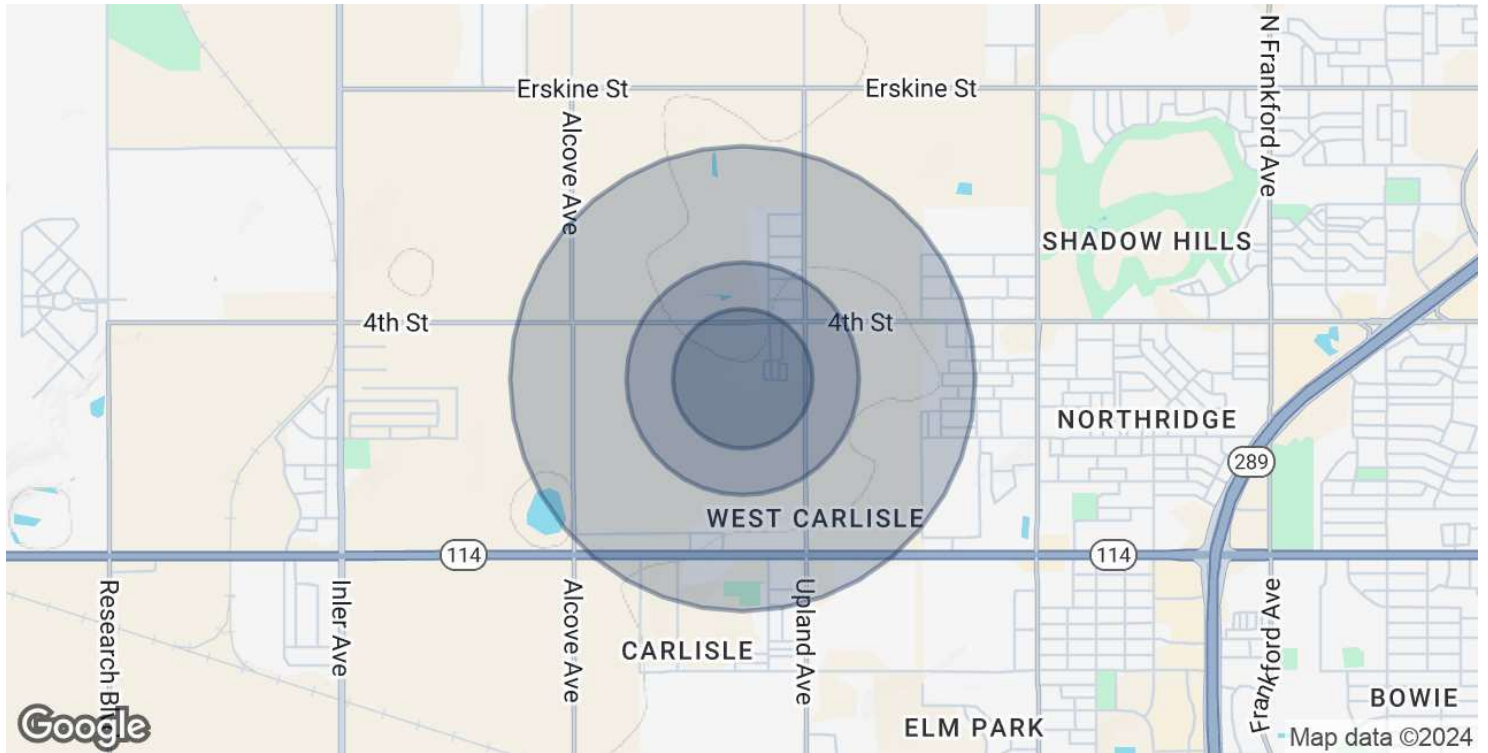
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510 VALENCIA AVE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	100	420	1,893
Average Age	36	37	37
Average Age (Male)	36	37	37
Average Age (Female)	36	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	40	163	733
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$85,697	\$96,778	\$100,665
Average House Value	\$229,199	\$261,194	\$255,659

Demographics data derived from AlphaMap

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PERIMETER SURVEY OF A
4.625 ACRE TRACT LOCATED IN
SECTION 1, BLOCK D-6

NORTH HALF OF SECTION 1, BLOCK D-6, H. E. & W. T. RAILROAD
COMPANY SURVEY, ABSTRACT 253, PATENT NO. 549, VOLUME 47
LUBBOCK COUNTY, TEXAS



952
3403289 L
LLH

METES AND BOUNDS DESCRIPTION of a 4.625 acre tract, being that same tract described in Volume 7022, Page 71 of the Real Property Records of Lubbock County, Texas, located in the North Half of Section 1, Block D-6, H. E. & W. T. Railroad Company Survey, Abstract 253, Patent No. 549, Volume 47, Lubbock County, Texas, being further described as follows:

BEGINNING at a 1/2" iron rod with cap marked RPLS 3906 found in the Southern boundary of an 11.9 acre tract described in Volume 1463, Page 418 of the Deed Records of Lubbock County, Texas, at the Northeast corner of a 4.6 acre tract described in Volume 3494, Page 319 of the Real Property Records of Lubbock County, Texas and the Northeast corner of this tract;

THENCE East, along the Southern boundary of said 11.9 acre tract, a distance of 317.70 (deed calls: 317.01 feet) to a 1/2" iron pipe found at the most Westerly Northwest corner of Lot 1, Town & Country Mobile Estates, an Addition to the City of Lubbock, out of Section 1, Block D-6, H. E. & W. T. Railroad Company Survey, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof recorded in Volume 3982, Page 330 of the Real Property Records of Lubbock County, Texas and the Northeast corner of this tract;

THENCE S. 00°09' E. (deed calls: South), along the Western boundary of said Lot 1, a distance of 635.00 feet to a 1/2" iron rod with cap marked RPLS 3906 found in the Northern boundary of a 78 acre tract described in Volume 1674, Page 937 of the Deed Records of Lubbock County, Texas, at the Southwest corner of said Lot 1 and the Southeast corner of this tract;

THENCE N. 89°58'19" W., along the Northern boundary of said 78 acre tract, a distance of 316.89 feet (deed calls: West 317.01 feet) to a 1/2" iron rod with cap marked RPLS 3906 found at the Southeast corner of said 4.6 acre tract and Southwest corner of this tract;

THENCE N. 00°13'23" W., along the Eastern boundary of said 4.6 acre tract, a distance of 634.85 feet (deed calls: North 635.00 feet) to the Point of Beginning.

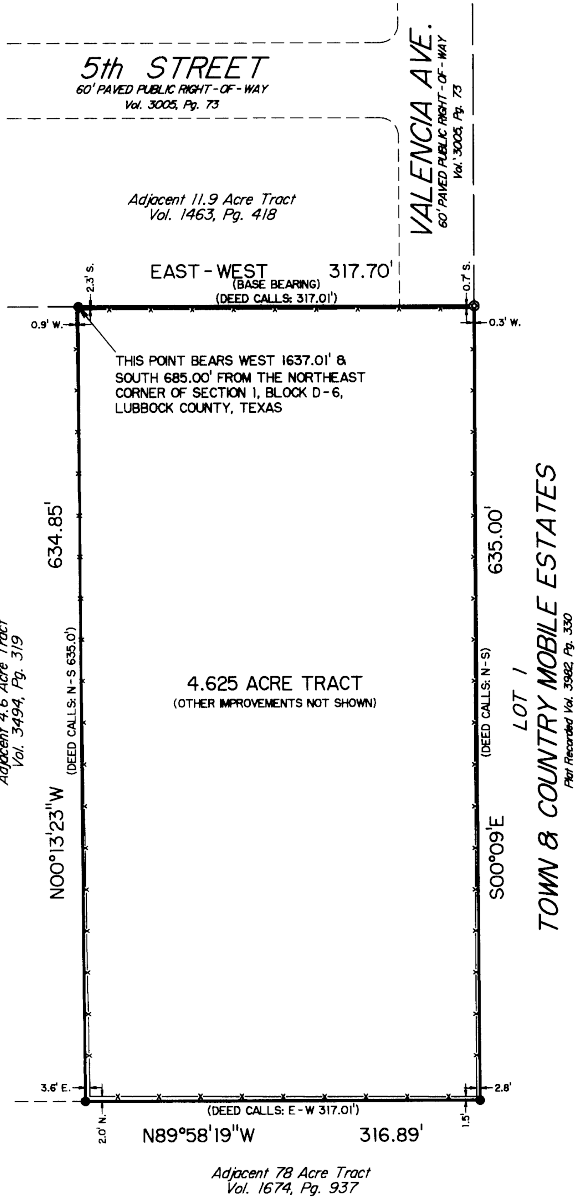
Contains: 201,457 square feet

Bearings are relative to the North line of this tract previously surveyed and recognized as being East-West.

CERTIFICATION TO: Western Title Co.
FOR: GF# 73551 ONLY

I, Brent Carroll, Texas Registered Professional Land Surveyor No. 5410, do hereby certify that this survey was made on the ground. A determination as to whether this property lies within a special flood hazard area was not made for this survey.
October 21, 2013
Revised October 28, 2013 to correct legal description.

Brent Carroll
Registered Professional Land Surveyor
No. 5410 State of Texas



SCALE : 1" = 100'
CONTROL MONUMENTS AS FOUND & SHOWN
FENCES AS SHOWN.
● - FD. 1/2" ROD w/CAP MARKED RPLS 3906
○ - FD. 1/2" IRON PIPE
131521 / SLG (GB)

No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

WARNING
This plat is invalid unless it bears an original signature across an embossed seal.

HR HUGO REED AND ASSOCIATES, INC.
LAND SURVEYORS 1801 AVENUE N
CIVIL ENGINEERS LUBBOCK, TEXAS 79401
TEXAS LICENSED SURVEYING FIRM 10079-00 PHONE: 806 / 785-6642
TEXAS REGISTERED ENGINEERING FIRM F-703 FAX: 806 / 785-3951

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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.

Williams & Company Real Estate

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date