



Land For Sale



4802 Corporate Dr

Dan Williams

Broker

dan@wcorealestate.com

806.777.1310

WILLIAMS & CO Real Estate

918 Ave J Lubbock, TX 79401

Land For Sale

4802 CORPORATE DR



WILLIAMS & CO

COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

Position your business for success at 4802 Corporate Drive, located within Lubbock's Epic Business Park—a premier destination for commercial, office, medical, and light industrial development. This site offers unmatched convenience and growth potential in one of South Lubbock's most dynamic business corridors.

Epic Business Park is ideally situated near 114th Street, between Quaker Avenue and Slide Road, with quick access to Loop 289 and the upcoming Loop 88. The location ensures excellent connectivity for logistics, clients, and employees alike. Surrounded by thriving commercial centers, top-tier healthcare facilities, and major educational institutions, the park is designed to support business growth and long-term value.

Lubbock continues to experience robust economic expansion, supported by a pro-business environment and a skilled labor force. Whether you're looking to build office space, a medical facility, or retail operations, 4802 Corporate Drive offers the infrastructure and strategic location to help your vision thrive.

OFFERING SUMMARY

Sale Price:	\$699,000
Lot Size:	53,948 SF
Lot Size:	1.24 AC

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	249	1,047	2,830
Total Population	676	2,864	7,636
Average HH Income	\$143,770	\$177,138	\$185,653

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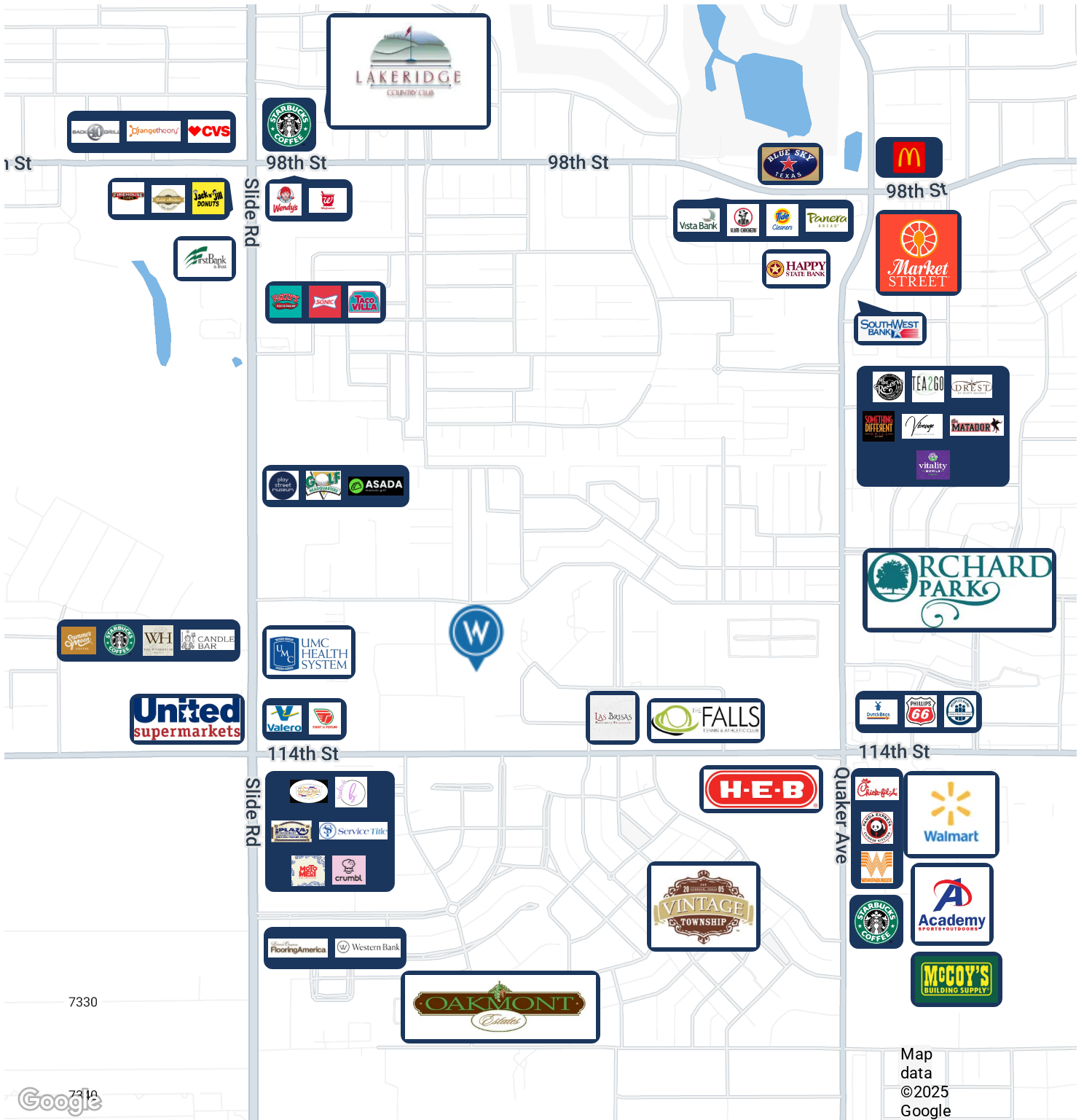
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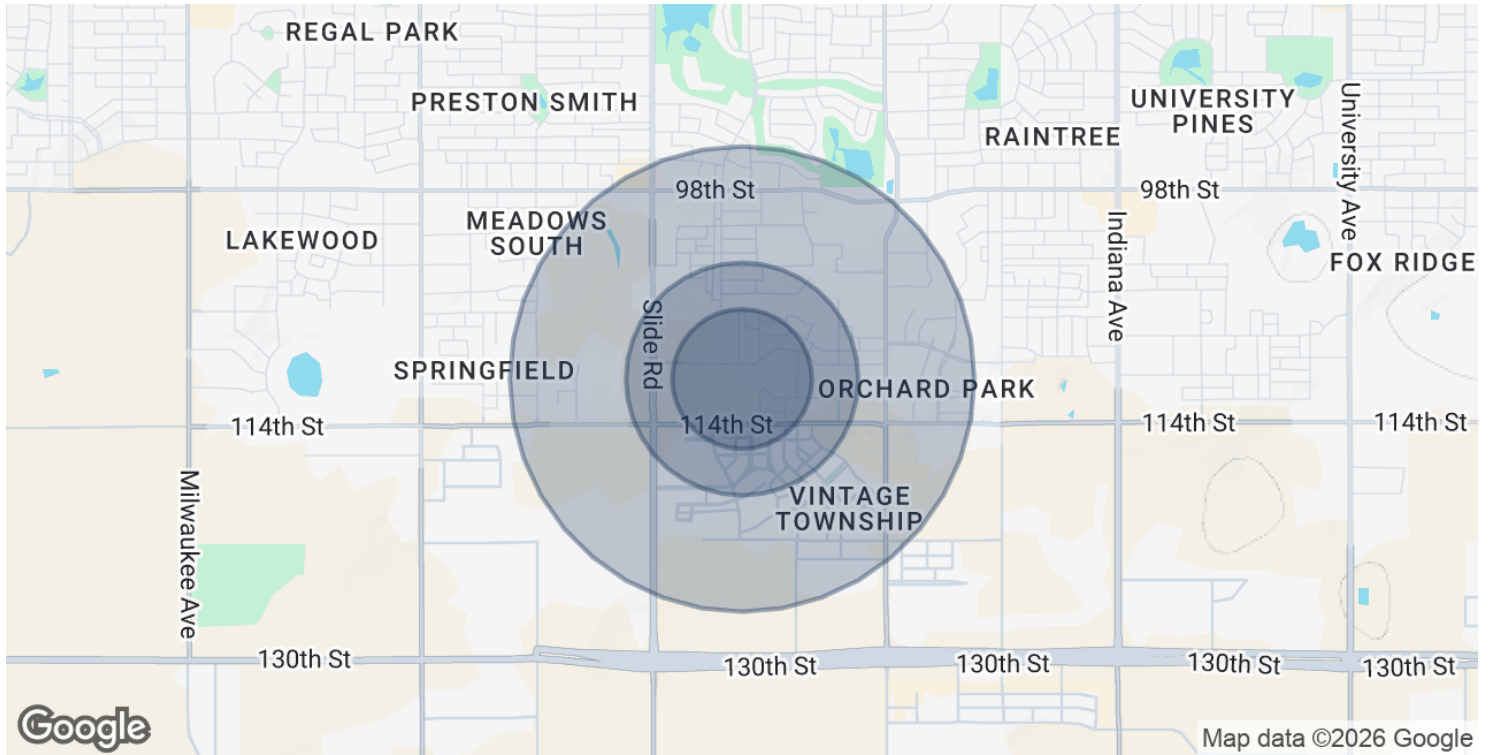
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	676	2,864	7,636
Average Age	38	39	41
Average Age (Male)	37	38	40
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	249	1,047	2,830
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$143,770	\$177,138	\$185,653
Average House Value	\$341,787	\$403,077	\$431,612

2020 American Community Survey (ACS)

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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 and Company Real Estate	9006022	dan@wcorealestate.com	(806)860-6945
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dan Williams	550528	dan@wcorealestate.com	(806)777-1310
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 Date