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The Experts in Real Estate & Business Brokerage

**Cooper South Estates II & III**

**Murphy**  
BUSINESS SALES  
Excellence in Business Transactions



# Land for Developers & Investors - Ready to Develop!



**PRESENTED BY:**

***SALES PRICE: (See below)***

**DAVID POWELL, CCIM**

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**KW Commercial | Lubbock  
The Powell Group**

10210 Quaker Avenue  
Lubbock, TX 79424

# Property Summary

## Parcel A

<b>Address:</b>	CR 2300 & CR7700 Lubbock, TX 79423
<b>Size:</b>	36 AC to 72 AC
<b>Zoning:</b>	Outside City Limits
<b>Price Total:</b>	\$540,000 to \$1,080,000
<b>Price/AC:</b>	\$15,000

## Parcel B

<b>Address:</b>	CR 2300 & CR7700 Lubbock, TX 79423
<b>Size:</b>	86+ AC
<b>Zoning:</b>	Outside City Limits
<b>Price Total:</b>	\$1,083,000
<b>Price/AC:</b>	\$12,500

## Property Overview

Developers special at Cooper South Estates! See the attached link to Cooper South Estates Phase II engineer's work which is ready for approval and submission to city (Parcel A). No water bills or HOA dues. Walking distance to Cooper High and Middle School. Building outside of city limits can keep building costs down. In the last few years, one acre plus lots and the ability to build barns or storage units have become more popular. Land to the West of Cooper South Estates could be an investment for future land use or another addition to Cooper South (see Parcel B).

## Property Highlights

- Proximity to new Loop 88
- Proximity to Red Feather Country Club
- Outside City Limits
- Cooper ISD

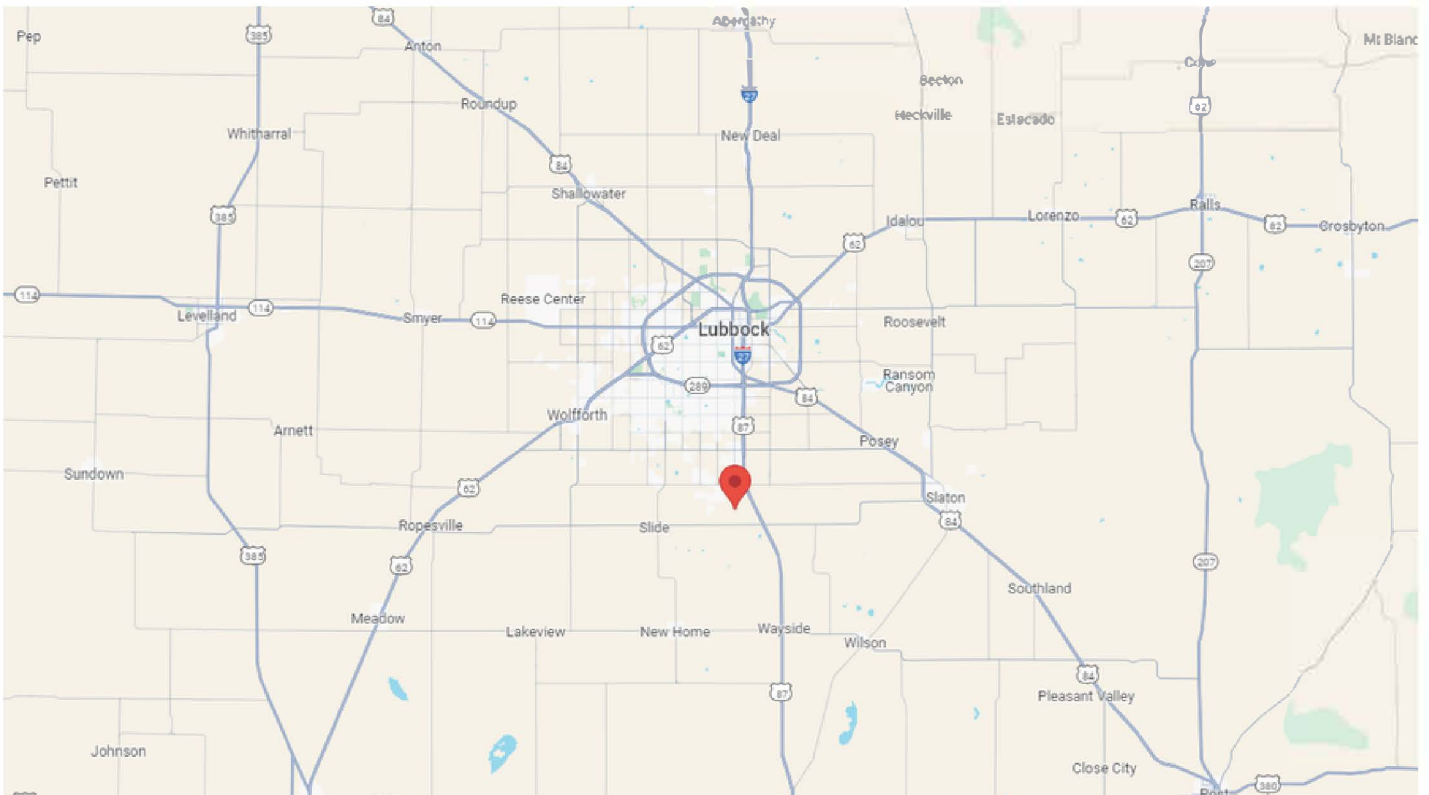


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# Maps



*We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.*

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# Demographic & Income Profile

Summary	Census 2010	Census 2020	2023	2028				
Population	609	756	900	1,050				
Households	254	306	360	423				
Families	192	231	260	305				
Average Household Size	2.40	2.47	2.50	2.48				
Owner Occupied Housing Units	204	242	285	338				
Renter Occupied Housing Units	50	64	75	85				
Median Age	37.9	38.7	40.8	42.3				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	3.13%	0.97%	0.30%					
Households	3.28%	1.15%	0.49%					
Families	3.24%	1.16%	0.44%					
Owner HHs	3.47%	1.38%	0.66%					
Median Household Income	2.13%	2.56%	2.57%					
Households by Income	2023		2028					
	Number	Percent	Number	Percent				
<\$15,000	33	9.2%	32	7.6%				
\$15,000 - \$24,999	12	3.3%	10	2.4%				
\$25,000 - \$34,999	34	9.4%	20	4.7%				
\$35,000 - \$49,999	34	9.4%	26	6.1%				
\$50,000 - \$74,999	54	15.0%	66	15.6%				
\$75,000 - \$99,999	69	19.2%	98	23.2%				
\$100,000 - \$149,999	75	20.8%	98	23.2%				
\$150,000 - \$199,999	15	4.2%	24	5.7%				
\$200,000+	35	9.7%	49	11.6%				
Median Household Income	\$78,625		\$87,374					
Average Household Income	\$103,737		\$121,874					
Per Capita Income	\$36,687		\$43,409					
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	40	6.6%	51	6.7%	52	5.8%	59	5.6%
5 - 9	45	7.4%	54	7.1%	57	6.3%	65	6.2%
10 - 14	49	8.0%	60	7.9%	59	6.6%	71	6.8%
15 - 19	53	8.7%	60	7.9%	54	6.0%	64	6.1%
20 - 24	24	3.9%	43	5.7%	49	5.5%	51	4.9%
25 - 34	72	11.8%	68	9.0%	113	12.6%	127	12.1%
35 - 44	77	12.6%	112	14.8%	118	13.1%	124	11.8%
45 - 54	99	16.3%	94	12.4%	108	12.0%	135	12.8%
55 - 64	76	12.5%	105	13.9%	132	14.7%	140	13.3%
65 - 74	50	8.2%	71	9.4%	103	11.5%	132	12.6%
75 - 84	19	3.1%	31	4.1%	46	5.1%	68	6.5%
85+	5	0.8%	6	0.8%	8	0.9%	15	1.4%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	507	83.3%	554	73.3%	644	71.6%	725	69.0%
Black Alone	5	0.8%	4	0.5%	5	0.6%	7	0.7%
American Indian Alone	5	0.8%	6	0.8%	7	0.8%	10	1.0%
Asian Alone	1	0.2%	2	0.3%	3	0.3%	5	0.5%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	75	12.3%	85	11.2%	108	12.0%	139	13.2%
Two or More Races	16	2.6%	105	13.9%	132	14.7%	165	15.7%
Hispanic Origin (Any Race)	216	35.5%	290	38.4%	364	40.4%	448	42.7%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 21, 2024

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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:
  - 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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<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Pamela Titzell</b>	<b>0465722</b>	<b>pamtitzell@kw.com</b>	<b>806-771-7710</b>
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Pamela Titzell</b>	<b>0465722</b>	<b>pamelatitzell@kw.com</b>	<b>806-771-7710</b>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>David Powell</b>	<b>0257988</b>	<b>lubbockcommercial@gmail.com</b>	<b>806-239-0804</b>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date