

Land For Sale



6000 4th Street



Dan Williams

Broker

dan@wcorealestate.com

806.777.1310

WILLIAMS & CO Real Estate

918 Ave J Lubbock, TX 79401

Land For Sale

6000 4TH ST



PROPERTY DESCRIPTION

Incredible opportunity to invest in a highly desirable 1.82-acre tract of land located on 4th Street between Frankford Avenue and the bustling Milwaukee corridor in Lubbock, TX. Positioned in one of the city's fastest-growing areas, this well-priced property offers endless potential for commercial development.

PROPERTY HIGHLIGHTS

- **Strategic Location:** Easy access and visibility on 4th Street, nestled between Frankford Avenue and the rapidly developing Milwaukee corridor.
- **Surrounded by Top Retailers:** Nearby businesses include Walmart, United Supermarkets, Subway, Bahama Buck's, Tea2Go, O'Reilly Auto Parts, Sherwin-Williams, and more.
- **Thriving Market:** High traffic volume and growing residential developments make this area a hub for commerce and community.
- **Development Flexibility:** Ample space to design and build retail, dining, office, or mixed-use projects tailored to this dynamic market.
- **Strong Investment Upside:** Competitive pricing for a prime location in a high-demand area.

Dan Williams
Broker
dan@wcorealestate.com
806.777.1310

OFFERING SUMMARY

Sale Price:	\$8.50 / SF
Lot Size:	1.82 AC
	78,279 SF

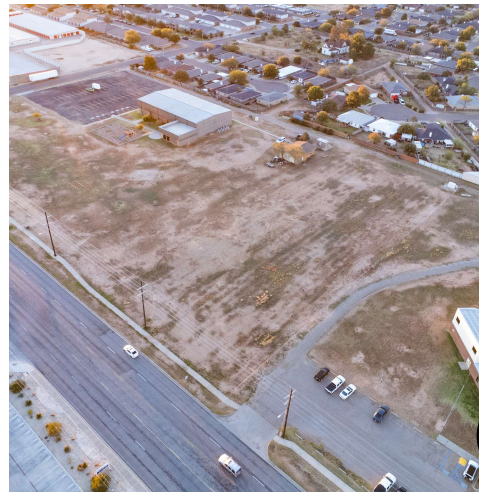
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	763	1,791	5,034
Total Population	1,752	4,296	12,510
Average HH Income	\$70,415	\$77,174	\$77,604

Land For Sale

6000 4TH ST



WILLIAMS & CO
COMMERCIAL REAL ESTATE



Dan Williams

Broker

dan@wcorealestate.com

806.777.1310

WILLIAMS & CO Real Estate

918 Ave J Lubbock, TX 79401

Land For Sale

6000 4TH ST



WILLIAMS & CO

COMMERCIAL REAL ESTATE



Dan Williams

Broker

dan@wcorealestate.com

806.777.1310

WILLIAMS & CO Real Estate

918 Ave J Lubbock, TX 79401

LUBBOCK COUNTY, TEXAS

BEING a 1.82-acre tract of land out of the North part of Tract four (4) Isham Tubbs Estate Lands, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof, recorded in Volume 351, page 227, Deed Records, Lubbock County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron Rod found in the South right-of-way line 4th Street, for the Northwest corner;

THENCE East 182.31 feet along said right-of-way line to a 1/2 Inch Iron Rod found for the Northeast corner;

THENCE S.0°02'16"W. 434.89 feet along the West line of Tract A, recorded in Instrument No. 2014-7815, Lubbock County Deed Records, to a 1/2 Inch Iron Rod found for the Southeast corner;

THENCE N.89°57'51"W. 182.47 feet to a 1/2 Inch Iron Rod found for the Southwest corner;

THENCE N.0°03'31"E. 434.78 feet along the East line of Tract A, recorded in Instrument No. 2015-39248, Lubbock County Deed Records, to the POINT OF BEGINNING and containing 1.82 acres of land more or less.

Certificate

I do hereby certify to **Tyson Cliff Rowin and Derek Cooper, Western Title Co** that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; that it was prepared from a survey made on the ground under my supervision on this the **18th day of May, 2021**; that no visible above ground encroachments exist other than shown. Property is located in Zone X as according to the Flood Insurance Rate Map Panel 48303C0280E with an effective date 09/28/2007


Justin W. Cantwell, RPLS 6331



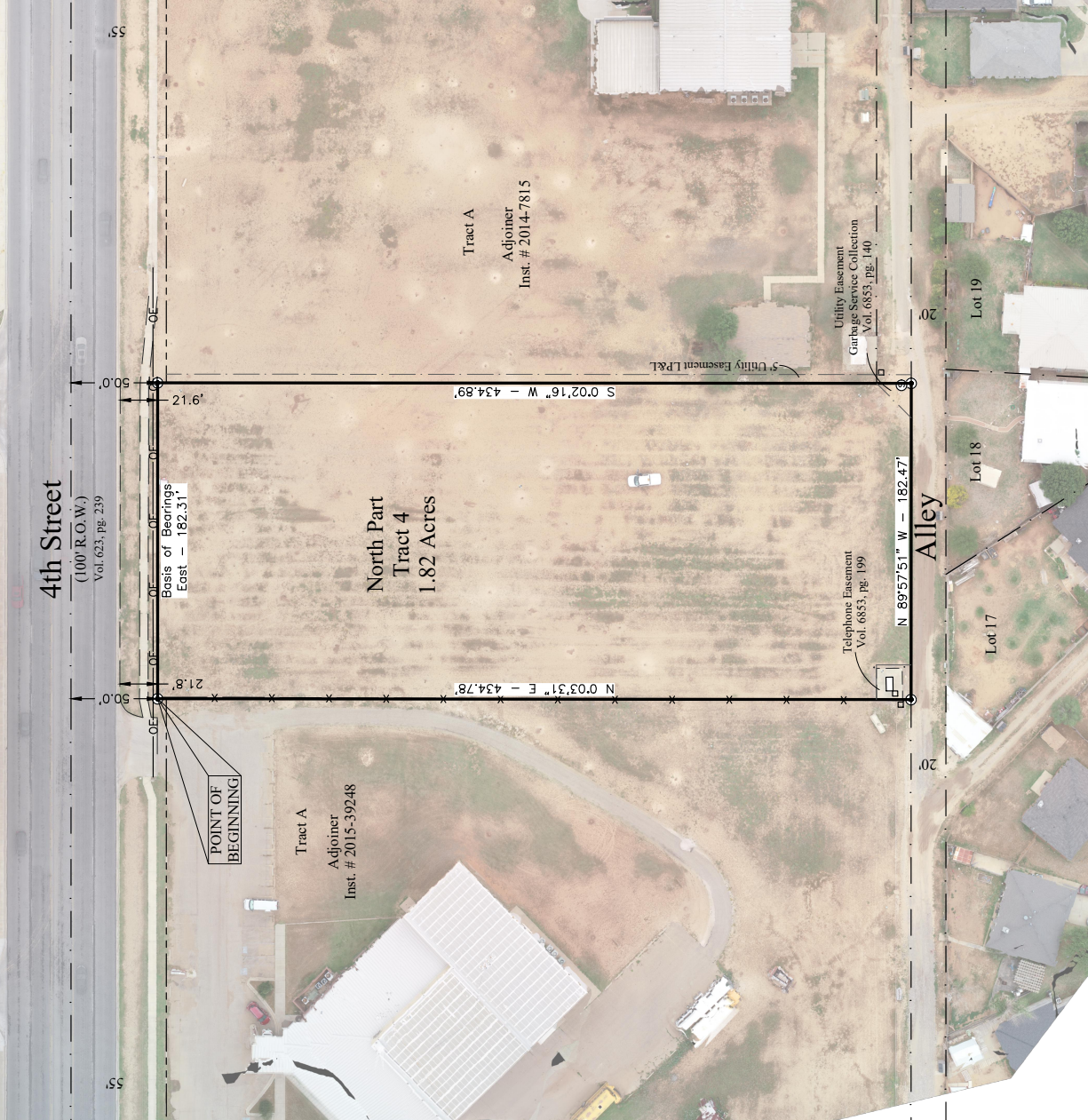
LEGEND

- Found 1/2" Iron Rod
- Utility Pedestal
- Property Line
- Lot Line
- X — Fence Line
- OE — Overhead Electrical/Utility
- Right-of-way
- Easement Line

PLAT OF SURVEY

Western Title
GF: 85569
6000 4th Street
Lubbock, Lubbock County, Texas

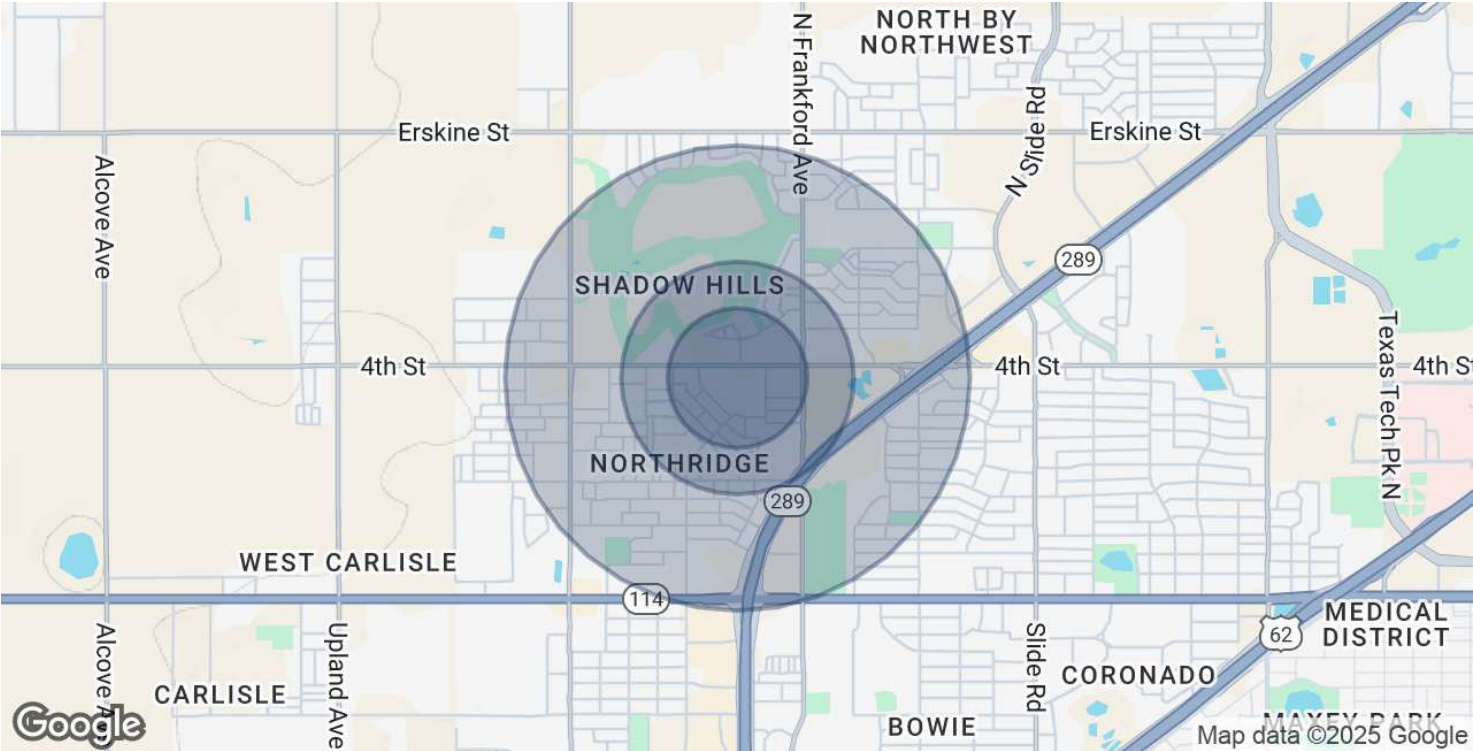

CENTERLINE
ENGINEERING & CONSULTING, LLC
1000 West 10th Street, Suite 100
Lubbock, Texas 79404
(806) 470-8888
TYPE Reg. No. F-16713
TAPES Reg. No. 10194278



SCALE: 1" = 60'

Land For Sale

6000 4TH ST



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,752	4,296	12,510
Average Age	35	35	35
Average Age (Male)	33	33	34
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	763	1,791	5,034
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$70,415	\$77,174	\$77,604
Average House Value	\$209,441	\$201,272	\$203,253

Demographics data derived from AlphaMap

Dan Williams
Broker
dan@wcorealestate.com
806.777.1310



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