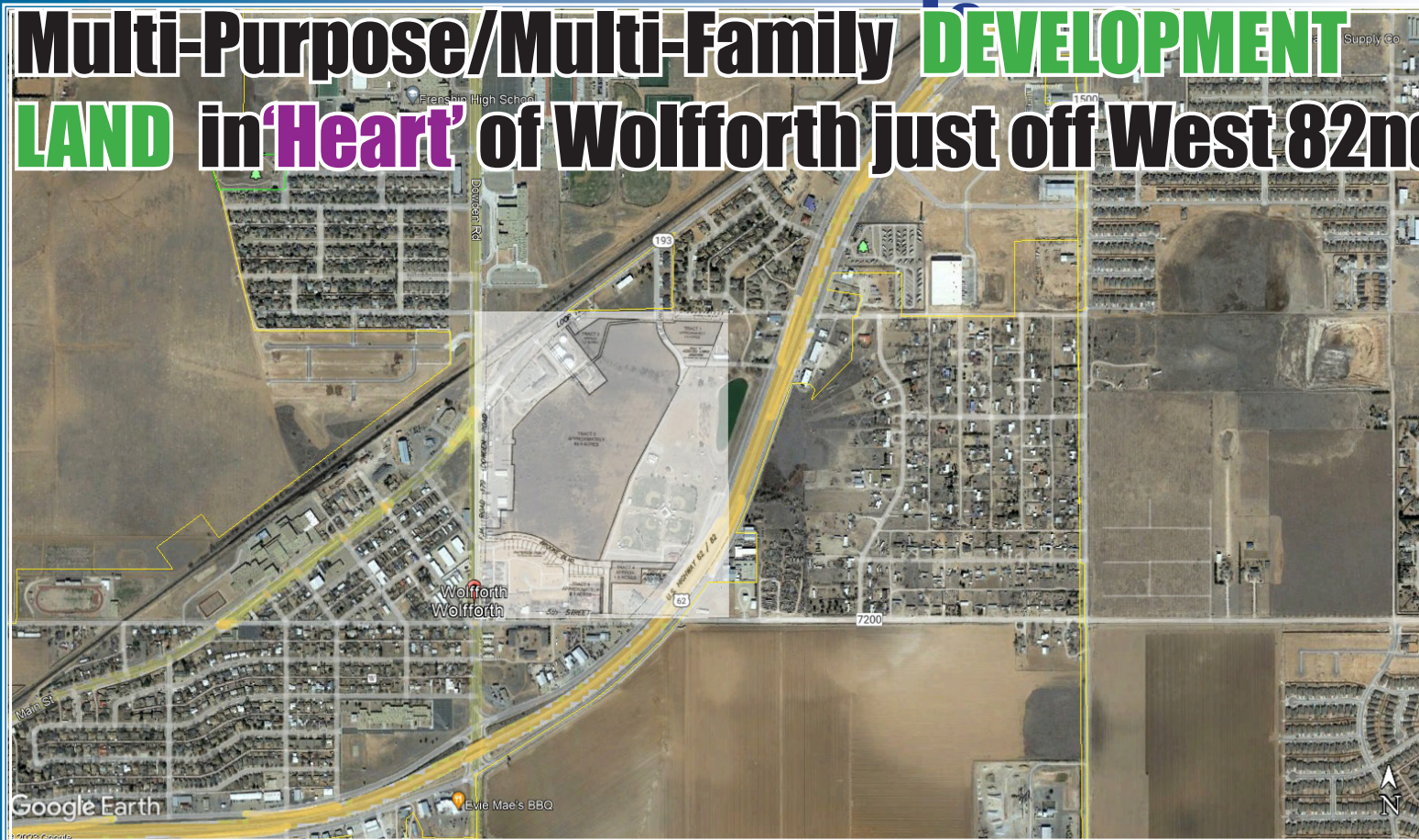


Listed By: **Cindy Snell, SEC**
C.SnellSEC@westarrealty.com
(806) 777-4355

***Frenship ISD**
Land Dev. Opportunity



Multi-Purpose/Multi-Family **DEVELOPMENT** **LAND** in 'Heart' of Wolfforth just off West 82nd

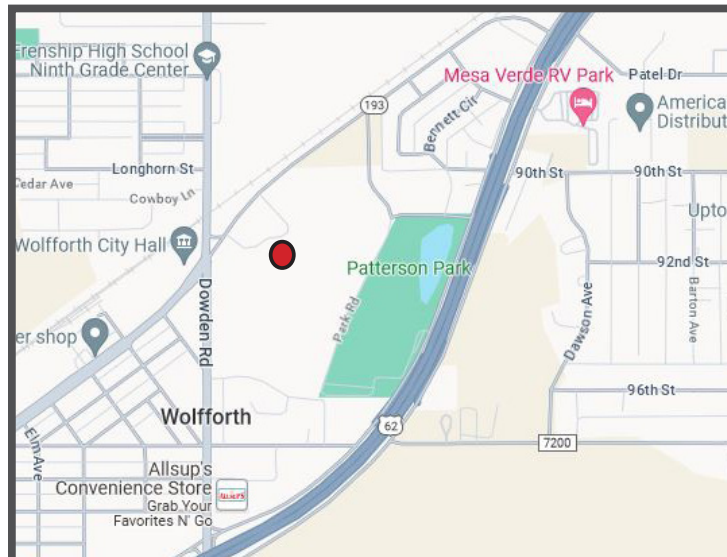


'Features' Potential Apartment Tracts

Sales Price: \$2.95/PSF
Tract Size: 50 +/- Acres
Dimensions: Irregular (Fronting 62/82)

- * Property includes excellent multi-family development tract in Wolfforth, TX (See Zoning Preview)
- * Availability of city water and sewer, reference city of Wolfforth for details
- * Drainage to playa lake
- * Access to State Rd 193 and FM 179 (Dowden Rd)
- * Property is near Frenship High School and overlooks Patterson Park and lake on access road
- * Reference Wolfforth zoning for apartment tracts

106 Park Road Wolfforth, TX

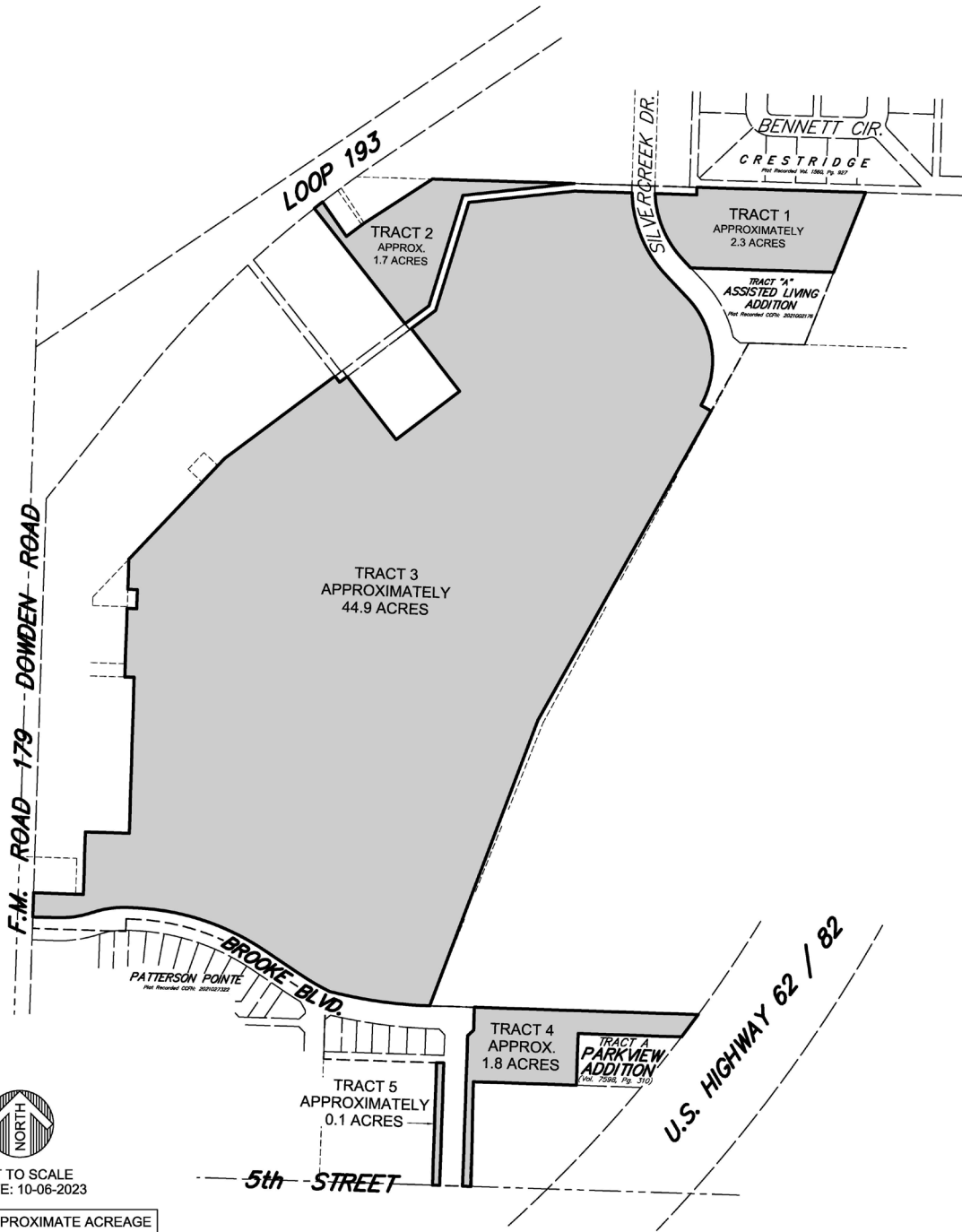


806.797.3231

4418 74th, Suite 65 • Lubbock, TX 79424 • 806 793-2130 (Fax)
EVEN though the material in this sales package was gathered from resources deemed reliable, WESTAR COMMERCIAL REALTY, INC. and/or its sales agents, do not take responsibility for any errors or omissions. This sales package is subject to withdrawal or price change without notice.

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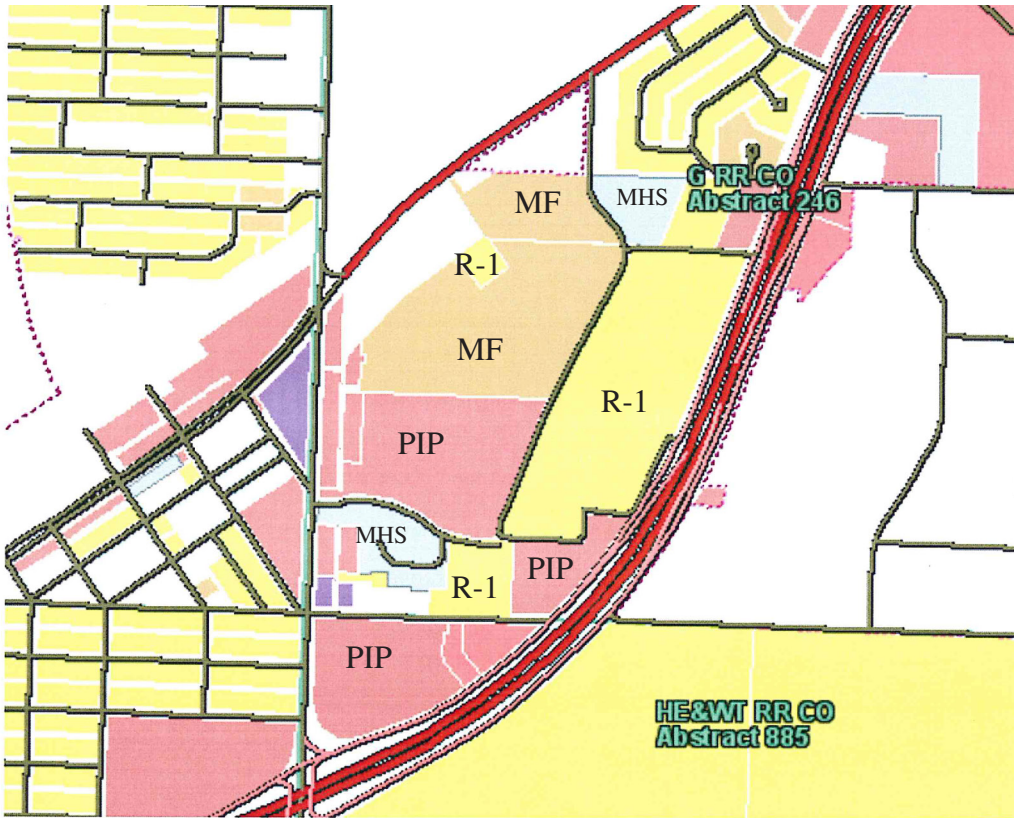
NOT TO SCALE
DATE: 10-06-2023

| APPROXIMATE ACREAGE | |
|---------------------|------------|
| TRACT 1 | 2.3 ACRES |
| TRACT 2 | 1.7 ACRES |
| TRACT 3 | 44.9 ACRES |
| TRACT 4 | 1.8 ACRES |
| TRACT 5 | 0.1 ACRES |
| TOTAL: | 50.8 ACRES |

HR HUGO REED AND ASSOCIATES, INC.
 LAND SURVEYORS • CIVIL ENGINEERS • LAND PLANNERS
TEXAS LICENSED SURVEYING FIRM 100676-00 | PHONE: 806 / 763-5642 | 1601 AVENUE N
 TEXAS REGISTERED ENGINEERING FIRM F-760 | FAX: 806 / 763-3891 | LUBBOCK, TEXAS 79401

REMAINING ACREAGE

HGRW 32, LLC PROPERTY



Any proposed revisions to be taken or verified by governing board.

- AO Agricultural
- R1 Single Family Dwelling
- RH Row House
- MF Multi Family Dwelling
- RG Gardenhome Residence
- C-1 Local Retail
- C-2 General Commercial
- C-3 Commercial
- MHP Manufactured Housing Park
- MHS Manufactured Housing Subdivision
- M-1 Light Industrial
- M-2 Heavy Industrial
- PD Planned Development
- PIP Planned Industrial Park
- Original Texas Land Surveys
- Extra-territorial Jurisdiction



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.

11-2-2015



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.

| | | | |
|---|----------------|------------------------------------|-----------------------|
| Westar Commercial Realty | 9008174 | | (806) 797-3231 |
| Licensed Broker / Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Blake Truett | 569964 | blake@lubbockwestar.com | (806)-776-1279 |
| Designated Broker of Firm | License No. | Email | Phone |
| Blake Truett | 569964 | blake@lubbockwestar.com | (806)-776-1279 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Cindy Snell | 236218 | C.snellSEC@westarrealty.com | (806) 797-3231 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date