

SURPLUS RETAIL PARCEL OWNED BY AT HOME

WELL LOCATED IN HIGH-TRAFFIC AT HOME-ANCHORED SHOPPING CENTER

4304 W TX 289 LOOP, LUBBOCK, TX

CALL FOR PRICING



PROPERTY HIGHLIGHTS

- Shopping center anchored by 140,000 SF At Home store
- Located off busy W Loop Road
- Platted & subdivided outparcel ready for development
- Prime location for retail or restaurant development
- Nearby businesses include: At Home, Burlington, Five Guys, Lowe's Home Improvement, PetSmart, Sam's Club, Starbucks, Target
- Good traffic counts (nearby corridors - 40,450+ VPD)

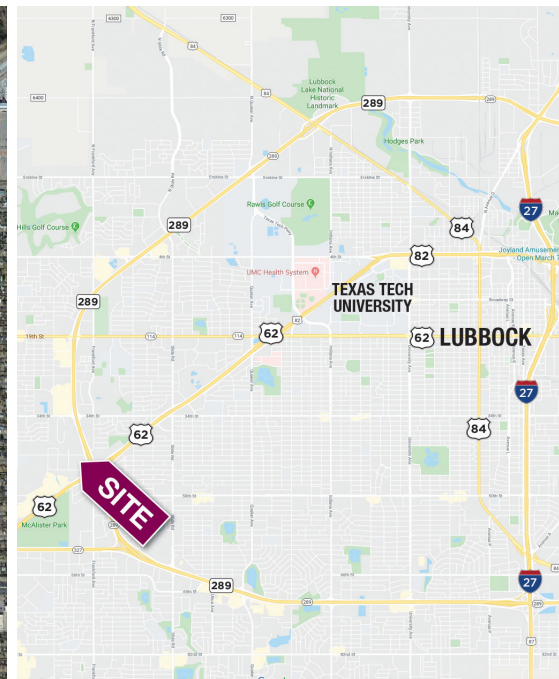
PARCEL DETAILS

SITE: 1.46± AC
TAXES (2018): \$3,254.69
ZONING: 1-Commercial

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	9,794	82,251	187,350
Population Growth	5.52%	4.68%	4.83%
Average HHI	\$37,087	\$49,752	\$52,522

LOCATION INFORMATION & TERMS OF SALE



LOCATION INFORMATION: Lubbock is located in Lubbock County and is the eleventh largest city in Texas with a population of 255,885 as of 2018. Home to Texas Tech University, the city is located in the northwestern part of the state, a region known historically and geographically as the Llano Estacado. Nicknamed "Hub City," Lubbock is known as being the economic, educational, and healthcare hub of the multi-county region, north of the Permian Basin and south of the Texas Panhandle, commonly called the South Plains.

Additional Surplus Land Parcels Available Throughout The South and East Coast

CONTACT INFORMATION:

Information Line: 877.933.7779
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On the web: HilcoRealEstate.com

BID DEADLINE: December 20 by 5:00 p.m. (CT)

Seller has asked that all offers be submitted on Hilco's Letter of Intent Form and be delivered to Hilco Real Estate on or before 5:00 p.m. Central Time on December 20, 2019. The Letter of Intent Form can be found in Hilco's Virtual Data Room within the Documents folder at www.HilcoRealEstate.com. Bids should be submitted via email to Fernando Palacios (fpalacios@HilcoGlobal.com).

DUE DILIGENCE INFORMATION: A Virtual Data Room has been assembled and contains important due diligence documents on the properties, including the Hilco Letter of Intent Form, Terms of Sale and other applicable information. To gain access to the due diligence documents, bidders will need to register at www.HilcoRealEstate.com.

TERMS OF SALE: This sale is being conducted subject to the Terms of Sale, available for download from Hilco's website, and Hilco's Letter of Intent Form. The properties are being sold **"AS-IS, WHERE-IS."**

BROKER PARTICIPATION: A cooperating broker fee of 2% will be paid to the REALTOR®/Broker whose registered buyer closes on a property within this offering. Please refer to the Buyer/Broker registration requirements in the Terms of Sale, which can be found in on Hilco's website.

The information contained herein is subject to inspection and verification by all parties relying on it. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers, their representatives or Auctioneer. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS IN THIS BROCHURE ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. Hilco Real Estate, LLC in cooperation with Paul A. Lynn & Associates, Texas License #9000489. © 2019 Hilco Global, LLC.

For more information, please visit HilcoRealEstate.com or contact:



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