

FOR SALE

PRIME CORNER IN GROWING SOUTHWEST LUBBOCK

6415 114th Street, Lubbock, TX 79424



OFFERING SUMMARY

SALE PRICE:	\$1,174,107
LOT SIZE:	Net: 2.86
ZONING:	In City Limits
PRICE / SF:	\$9.63

PROPERTY OVERVIEW

Prime corner of Milwaukee and 114th Street. This location is one of Lubbock's most rapidly growing areas with substantial Commercial and Residential development. Property is one mile from the future Loop 88 construction. This site offers 330' of frontage on 114th Street and is priced for the land value. The sale includes a 2,626 SF home and a 40x60 steel building with 16' walls, both front doors 14' tall, rear door 9' wide and 10' tall, with 3 overhead doors. The 2 front overhead doors are 14' high. Adjacent land available ask agent for more details.

Listing being sold for land value. City water, sewer, and gas available.

PROPERTY HIGHLIGHTS

- Corner Lot
- Cooper School District
- Above Flood Plain
- Growth Area

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

DAVID POWELL, CCIM | CBT
Commercial Broker/ Murphy Business Broker
O: 806.239.0804
lubbockcommercial@gmail.com

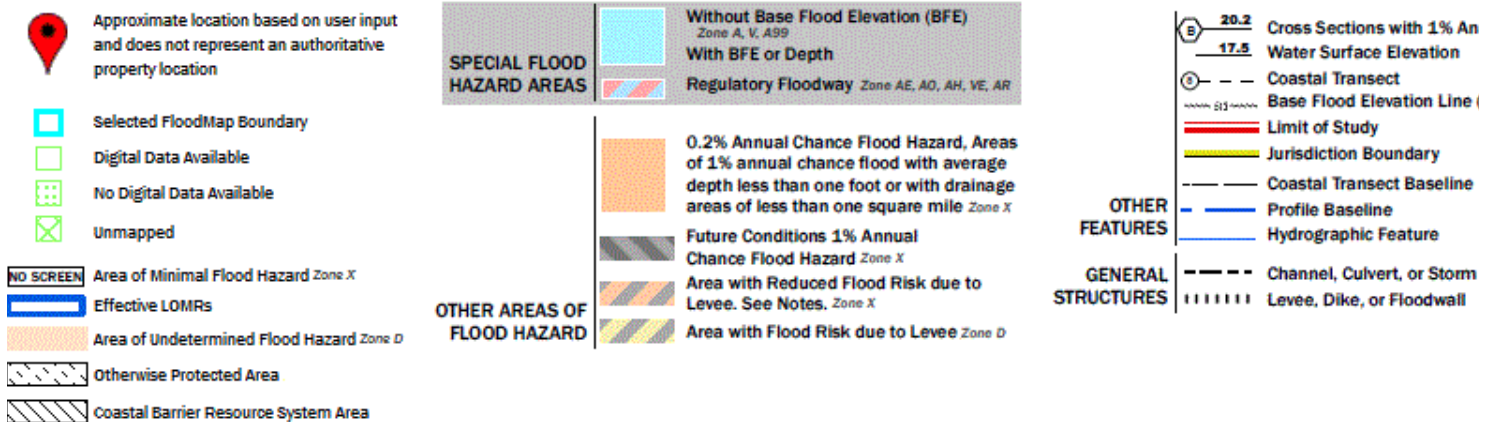
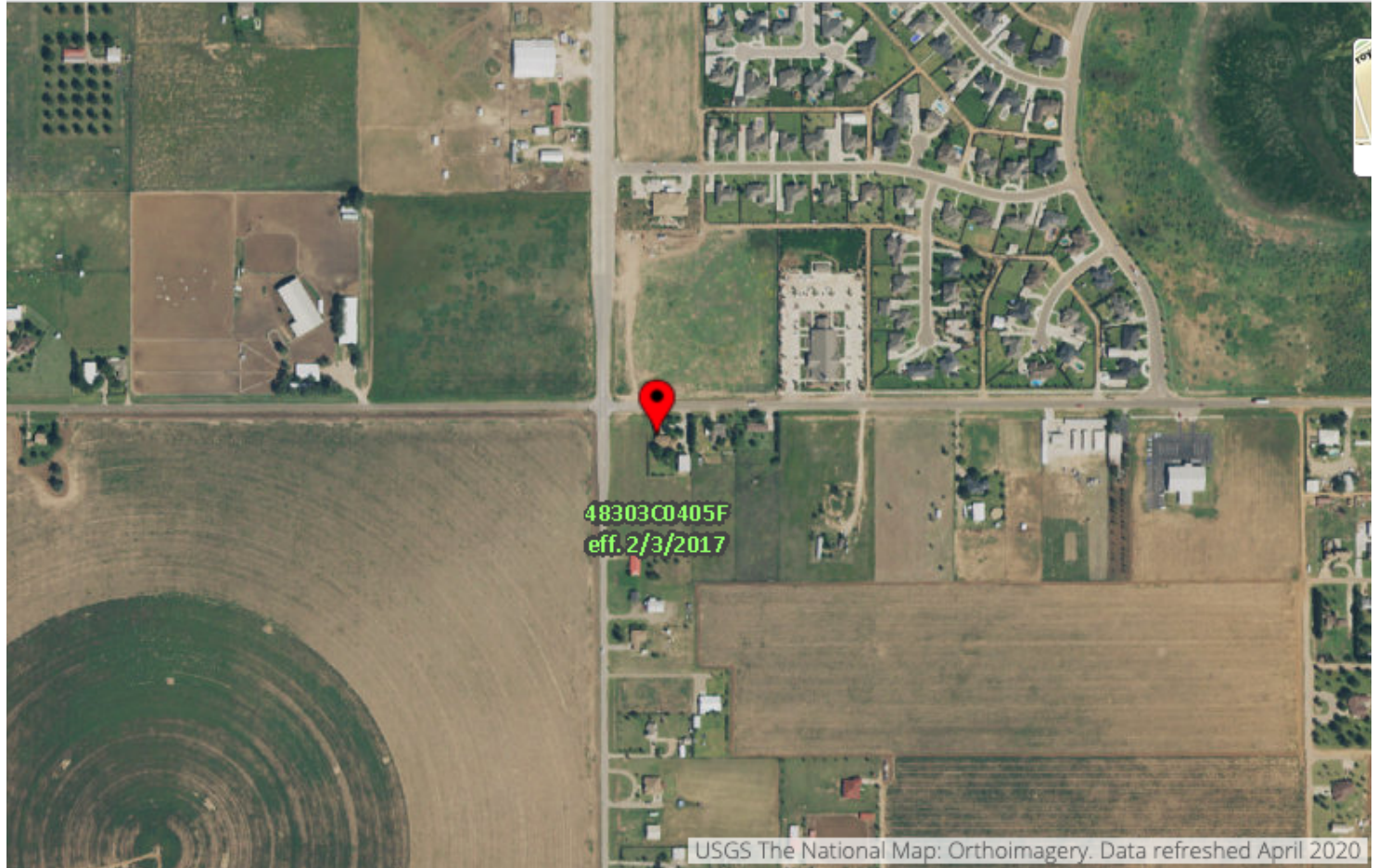
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FEMA FLOOD MAP

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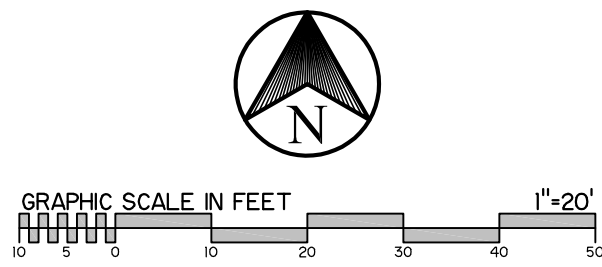
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PERIMETER AND IMPROVEMENT SURVEY OF A 3.750 ACRE TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, BLOCK AK

H. E. & W. T. RAILROAD CO. SURVEY LUBBOCK COUNTY, TEXAS

Street Address: 6415 114th Street



Section 22, Block AK

Section 21, Block AK

Adjacent Right-of-Way Dedication Vol. 1237, Pg. 531

Adjacent Right-of-Way Dedication CCFN 2010027687

POINT OF BEGINNING
THE POINT IS THE NORTHWEST CORNER OF SECTION 20, BLOCK AK

114th STREET EAST - WEST 330.00'

South Line of Section 21, Block AK
North Line of Section 20, Block AK

40' RIGHT-OF-WAY EASEMENT Vol. 1333, Pg. 149

40' RIGHT-OF-WAY EASEMENT Vol. 1333, Pg. 149

PROSPECTIVE RIGHT-OF-WAY

AVENUE

MILWAUKEE

Section 19, Block AK

Adjacent 160 Acre Tract (NE 1/4) Vol. 1286, Pg. 509

50' RIGHT-OF-WAY EASEMENT Vol. 1333, Pg. 191

50' RIGHT-OF-WAY EASEMENT Vol. 1333, Pg. 195

PROSPECTIVE RIGHT-OF-WAY

3.750 Acre Tract

163,350 square feet

2.690 Acres Net

117,170 square feet Net

METES AND BOUNDS DESCRIPTION of a 3.750 acre tract, being that same tract described under County Clerk File No. 2019004007 of the Official Public Records of Lubbock County, Texas, located in the Northwest Quarter of Section 20, Block AK, H. E. & W. T. Railroad Company Survey, Lubbock County, Texas, and being further described as follows:

BEGINNING at point for the Northwest corner of Section 20, Block AK, H. E. & W. T. Railroad Company Survey, Lubbock County, Texas, same being the Northwest corner of this tract;

THENCE East, along the North line of said Section 20, a distance of 330.00 feet to a point for the Northwest corner of a 2.5 acre tract described in Volume 6547, Page 241 of the Real Property Records of Lubbock County, Texas and the Northeast corner of this tract;

THENCE S. 00°01' E., along the Western boundary of said 2.5 acre tract, at 50.00 feet pass a 1/2" iron rod with cap marked "3906" found at the Southeast corner of a 50 foot right-of-way easement described in Volume 1333, Page 147 of the Deed Records of Lubbock County, Texas, continuing for a total distance of 495.00 feet to a 3/8" iron rod found at the Northeast corner of the remainder of a 5.0 acre tract described in Volume 801, Page 471 of the Deed Records of Lubbock County, Texas and the Southeast corner of this tract;

THENCE West, along the Northern boundary of said remainder tract, at 280.00 feet pass a 3/8" iron rod found in the East line of a 50 foot right-of-way easement described in Volume 1333, Page 191 of the Deed Records of Lubbock County, Texas, continuing for a total distance of 330.00 feet to a point in the West line of said Section 20, for the Southwest corner of this tract;

THENCE N. 00°01' W., along the West line of said Section 20, a distance of 495.00 feet to the Point of Beginning.

Contains: 163,350 square feet.

Adjacent 2.5 Acre Tract Vol. 6547, Pg. 241

TITLE COMMITMENT

Easement information shown on this survey was taken from title commitment provided by Service Title Company as agent for Commonwealth Land Title Insurance Company, Title Policy GP No. 48356 with an effective date of May 6, 2021 and an issue date of May 19, 2021. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. Schedule "B" survey related items have been noted or shown hereon as to the extent they encumber the property. Surveyor expresses no opinion regarding the condition or sufficiency of the remaining items listed in the commitment and this is beyond the scope of Surveyor's services and/or certification.

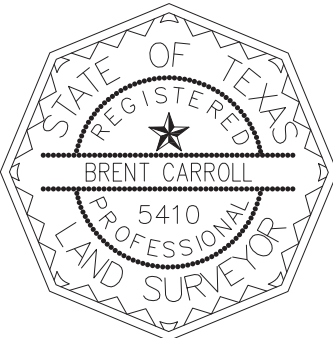
PROSPECTIVE RIGHT-OF-WAY

This survey depicts Prospective Rights-of-Way that are anticipated by this surveyor to be required in conjunction with recording of a subdivision plat of this property. They are shown for review purposes only and this survey is not intended to legally grant any such rights-of-way.

This survey and all information hereon is for the exclusive use of Egenbacher Real Estate and shall not be copied or used except for the purpose for which it is expressly furnished.

I, Brent Carroll, Texas Registered Professional Land Surveyor No. 5410, do hereby certify that this survey was made on the ground. A determination as to whether this property lies within a special flood hazard area was not made for this survey.

Brent Carroll
Registered Professional Land Surveyor
No. 5410 State of Texas
email: bcarroll@hugoreed.com



NOTES:
HEAVY LINES INDICATE PLAT LIMITS.
CONTROL MONUMENTS AS FOUND AND SHOWN.
● - SET 1/2" IRON ROD WITH CAP "H&A"
● - FOUND 1/2" IRON ROD WITH CAP "3906"
○ - FOUND 3/8" IRON ROD
— - OVERHEAD UTILITY LINES
■ - ASPHALT PAVED
20210645/Bob (JOW)

LAND FOR SALE

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