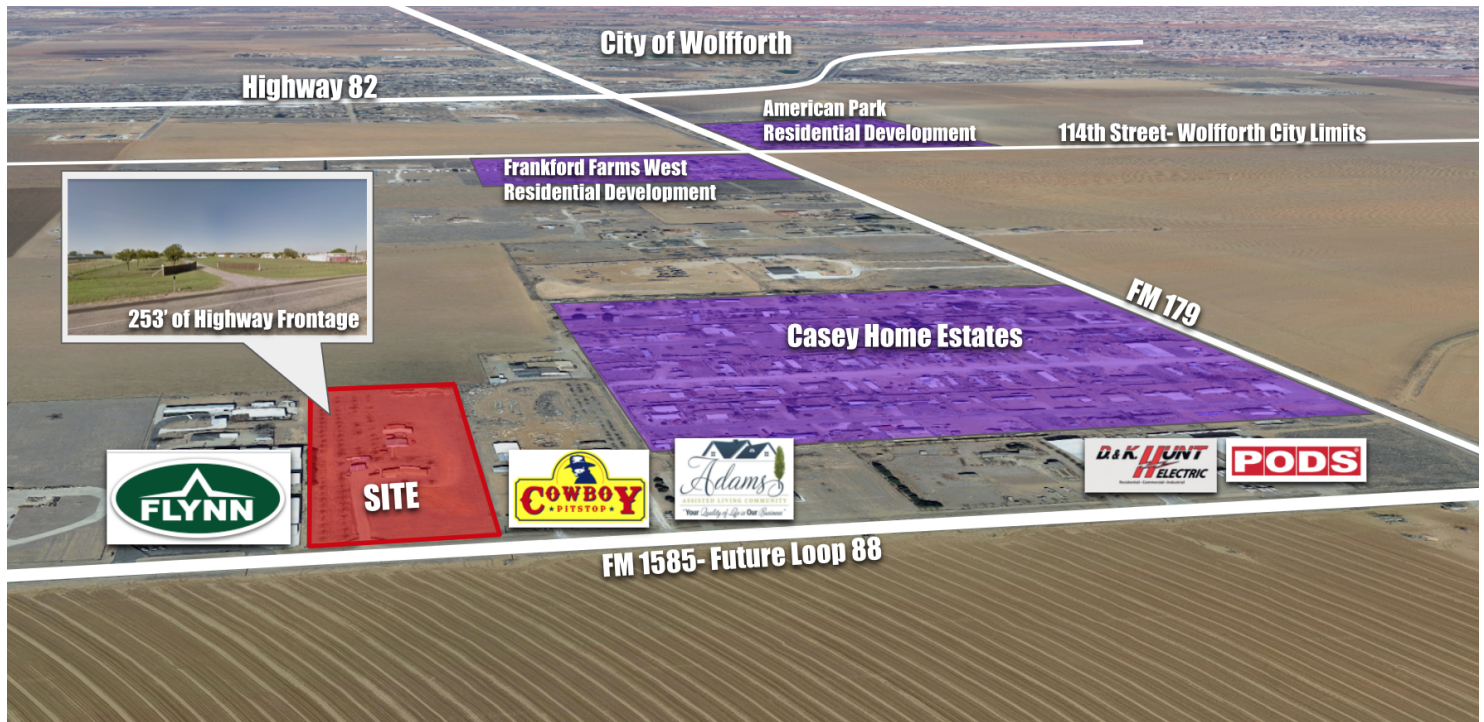


COMMERCIAL REDEVELOPMENT ACREAGE FOR SALE



8916 FM 1585, Wolfforth, TX 79382



OFFERING SUMMARY

SALE PRICE:	\$829,000
ZONING:	County
LOT SIZE:	5.5 Acres
PRICE / SF:	\$3.46

PROPERTY OVERVIEW

5.5 Acres of Commercial Redevelopment Acreage now for sale with 258 feet of future Loop 88 frontage. Don't miss this opportunity to purchase. There is a 1,848 Sf mobile home on-site as well as a small studio home that features a two-car carport, storm shelter, one metal carport, and three other storage buildings. This property is on well and septic with new leech lines added in 2021.

PROPERTY HIGHLIGHTS

- 5.5 Acres
- 258' of Highway Frontage
- 2.5 miles from Wolfforth

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

MARK VIGIL
Commercial Agent
O: 806.500.6202
C: 806.500.6202
markvigil@kw.com
TX #737461

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

Outside Broker Address: 10210 Quaker Avenue, Lubbock, TX 79424

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.

Each Office Independently Owned and Operated kwcommercial.com

COMMERCIAL REDEVELOPMENT ACREAGE FOR SALE



8916 FM 1585, Wolfforth, TX 79382



KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

MARK VIGIL
Commercial Agent
O: 806.500.6202
C: 806.500.6202
markvigil@kw.com
TX #737461

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

Outside Broker Address: 10210 Quaker Avenue, Lubbock, TX 79424

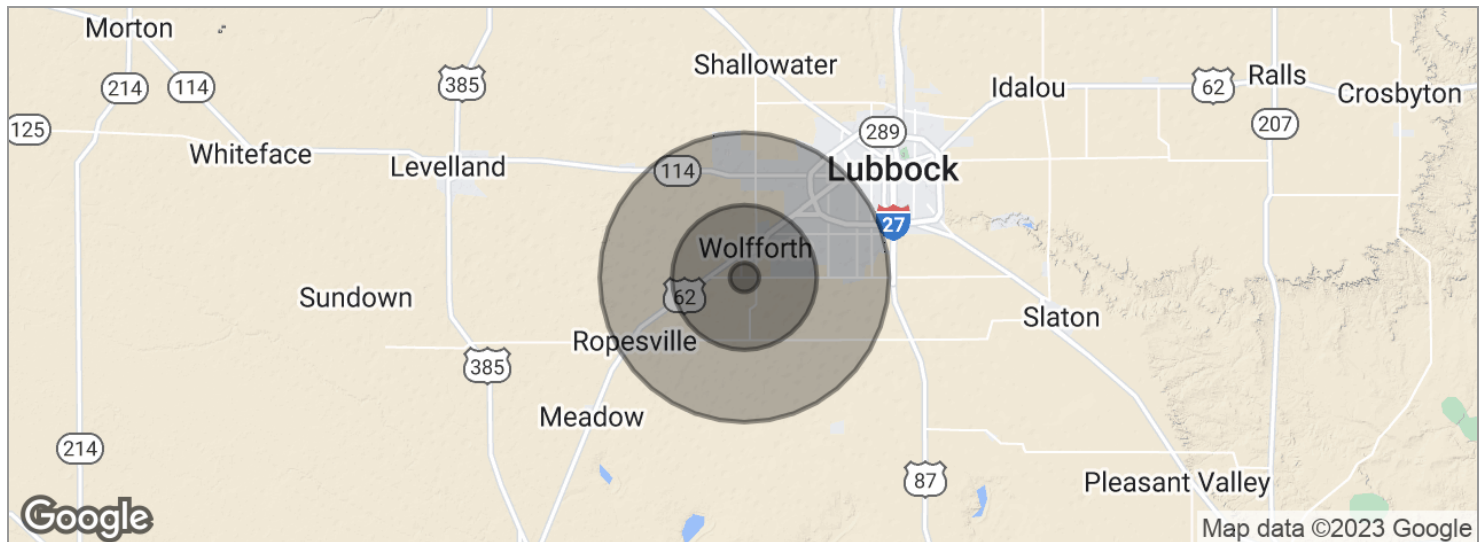
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated kwcommercial.com

COMMERCIAL REDEVELOPMENT ACREAGE FOR SALE



8916 FM 1585, Wolfforth, TX 79382



POPULATION	1 MILE	5 MILES	10 MILES
Total population	367	17,202	128,900
Median age	34.1	33.0	34.7
Median age (male)	34.5	32.8	33.7
Median age (Female)	32.9	32.5	35.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	126	5,952	52,405
# of persons per HH	2.9	2.9	2.5
Average HH income	\$102,142	\$92,715	\$72,296
Average house value	\$227,009	\$187,446	\$159,983

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

MARK VIGIL
Commercial Agent
O: 806.500.6202
C: 806.500.6202
markvigil@kw.com
TX #737461

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

Outside Broker Address: 10210 Quaker Avenue, Lubbock, TX 79424

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.

Each Office Independently Owned and Operated kwcommercial.com