LAND FOR SALE

47 ACRES OF UNDEVELOPED LAND

US-84 Business, Snyder, TX 79549



SALE PRICE:	$85,068
PRICE PER ACRE:	$1,800
LOT SIZE:	47.26 Acres(Scurry CAD)
ZONE:	None

PROPERTY OVERVIEW

47-Acres of undeveloped land just West of Snyder on Highway 84. This property has various access points with approximately 1,410 feet of frontage on Highway 84 along the Southern boundary and 1,100 feet of road frontage along entire Northern boundary on CR 2128. Land has multiple uses that includes commercial, recreational, hunting and residential. Oil and mineral rights convey with land.

Located 10 miles Northwest of Snyder in Dermott. In close proximity to one of Texas' largest wind farms and oil reserves.

PROPERTY FEATURES

- Barbed-wire fencing
- Paved roads along South and North borders
- Frontage on Hwy 84 and CR 2128
- 6 turn-around points on North & South bound Hwy 84 Lanes
- GAME: Cougar/Bobcat, Deer/Elk/Antelope, Dove/Quail/Pheasant

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

DAVID POWELL, CCIM | CBT
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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.

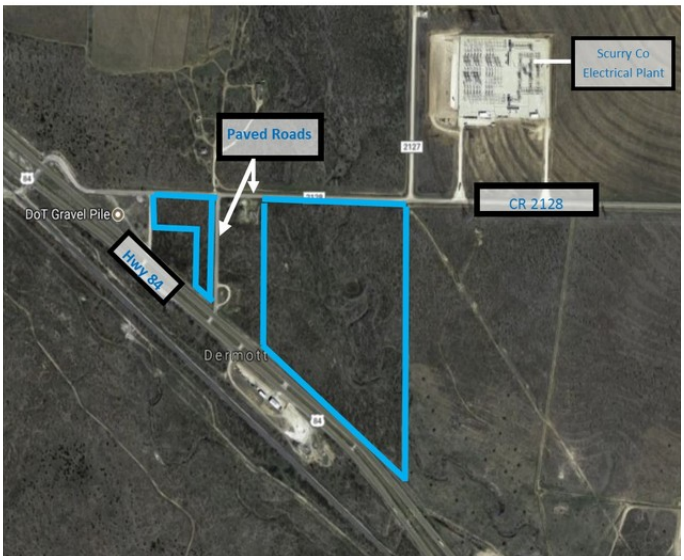
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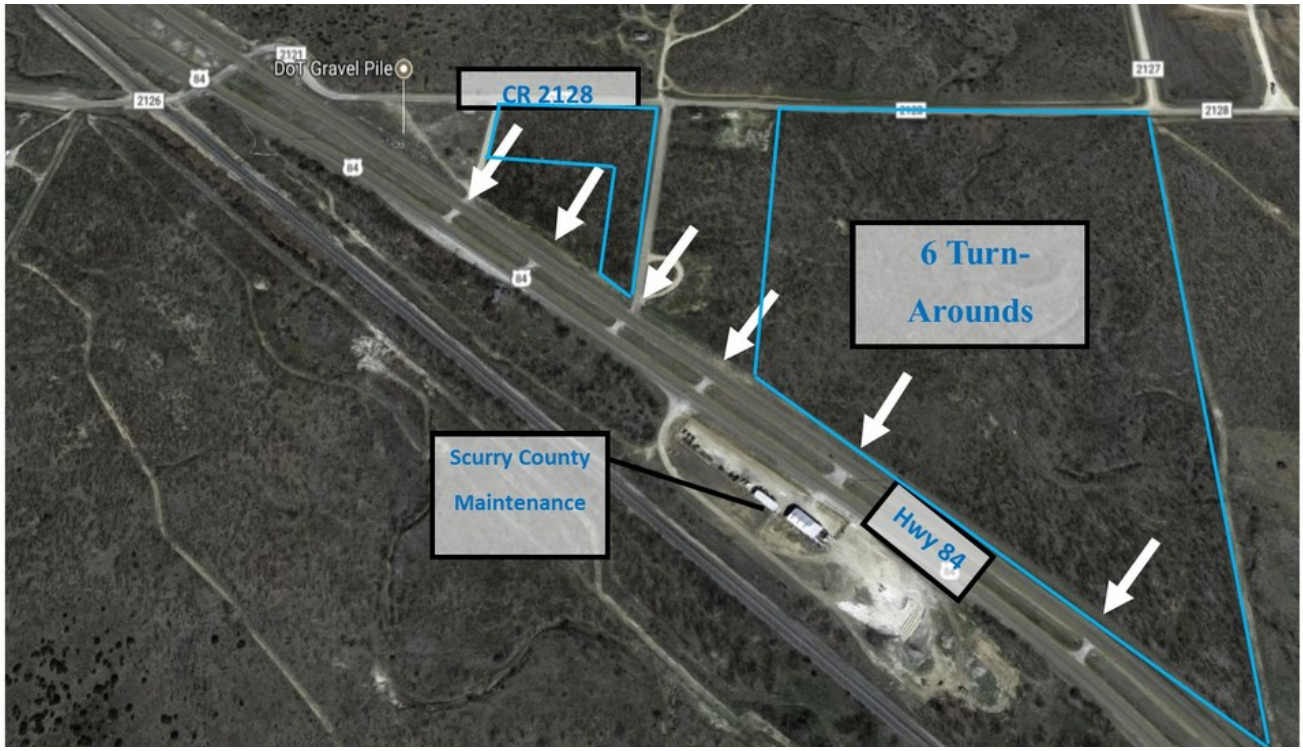
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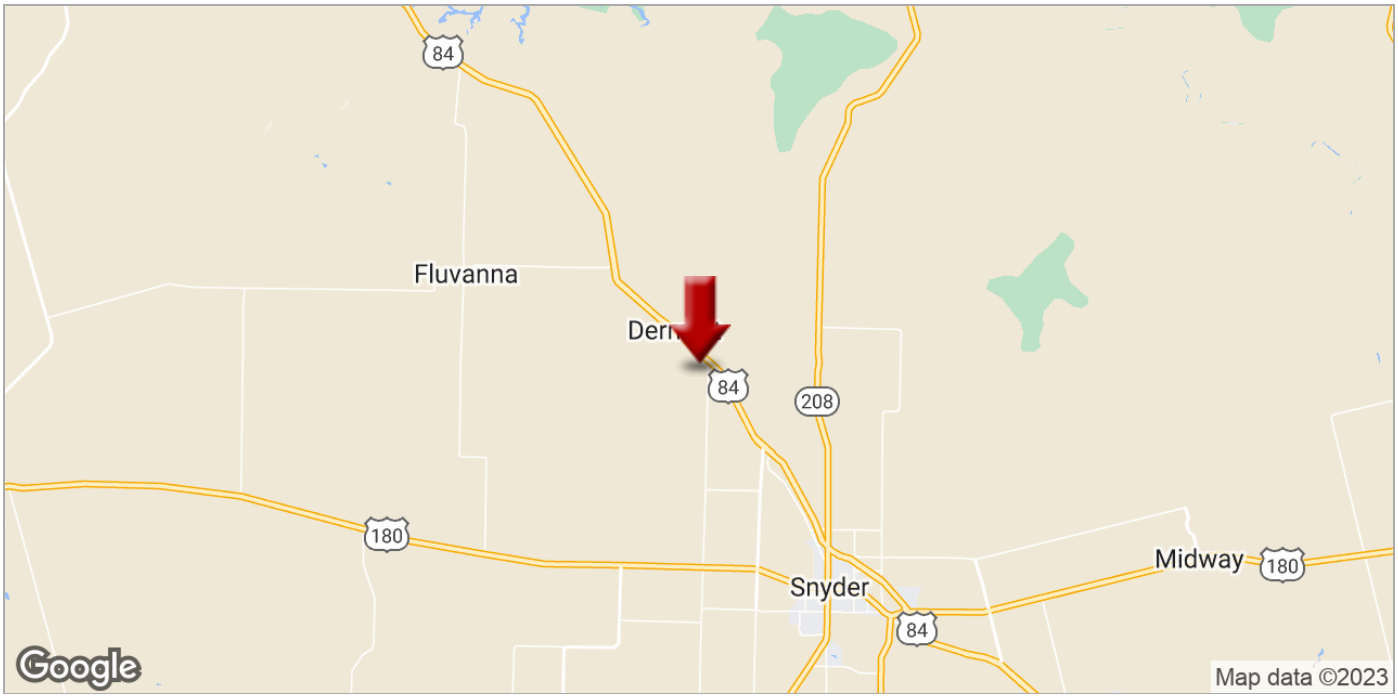
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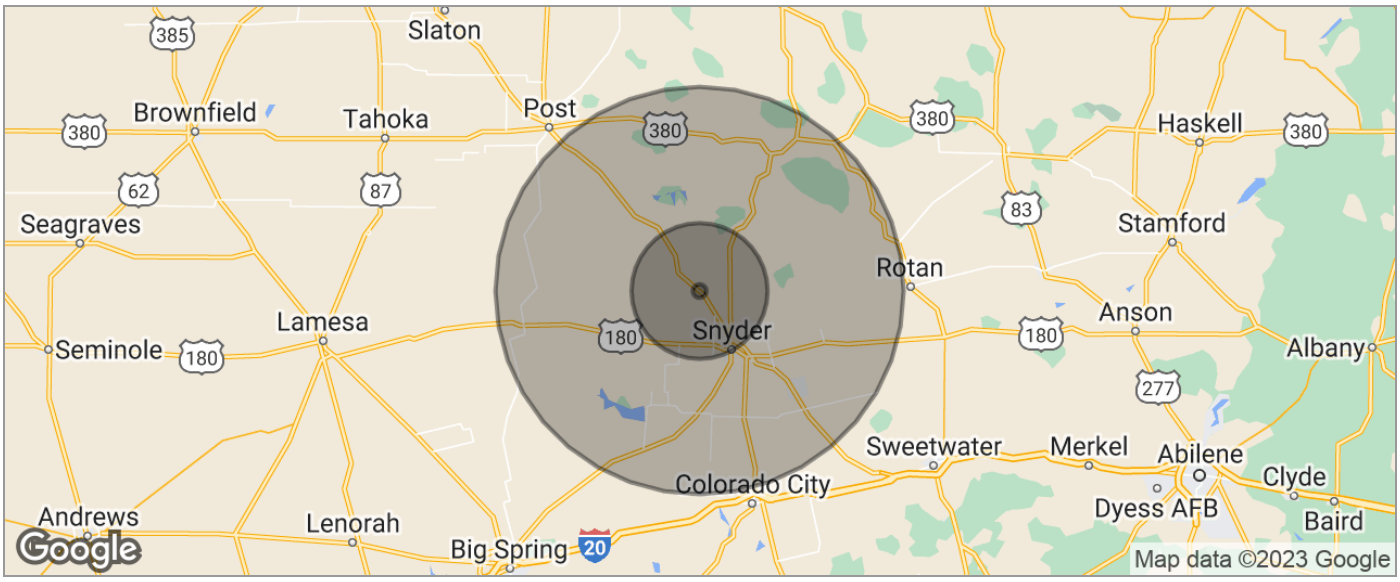
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POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	640	10,763	33,436
MEDIAN AGE	40.7	38.3	36.9
MEDIAN AGE (MALE)	37.9	35.9	35.1
MEDIAN AGE (FEMALE)	43.0	40.6	39.4

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	274	4,304	11,544
# OF PERSONS PER HH	2.3	2.5	2.9
AVERAGE HH INCOME	$75,355	$68,369	$57,356
AVERAGE HOUSE VALUE		$97,315	$76,047

RACE	1 MILE	10 MILES	30 MILES
% WHITE	81.3%	75.6%	70.3%
% BLACK	3.9%	4.5%	6.9%
% ASIAN	0.3%	0.5%	0.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.8%	0.9%
% OTHER	11.4%	16.4%	18.8%

ETHNICITY	1 MILE	10 MILES	30 MILES
% HISPANIC	25.8%	30.5%	34.3%

** Demographic data derived from 2020 ACS - US Census*

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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.

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.

Keller Williams Realty	0494693	klrw238@kw.com	806-771-7710
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Pamela Titzell	0465722	pamtitzell@kw.com	806-771-7710
Designated Broker of Firm	License No.	Email	Phone
Pamela Titzell	0465722	pamtitzell@kw.com	806-771-7710
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Powell	0257988	lubbockcommercial@gmail.com	806-239-0804
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials		Date