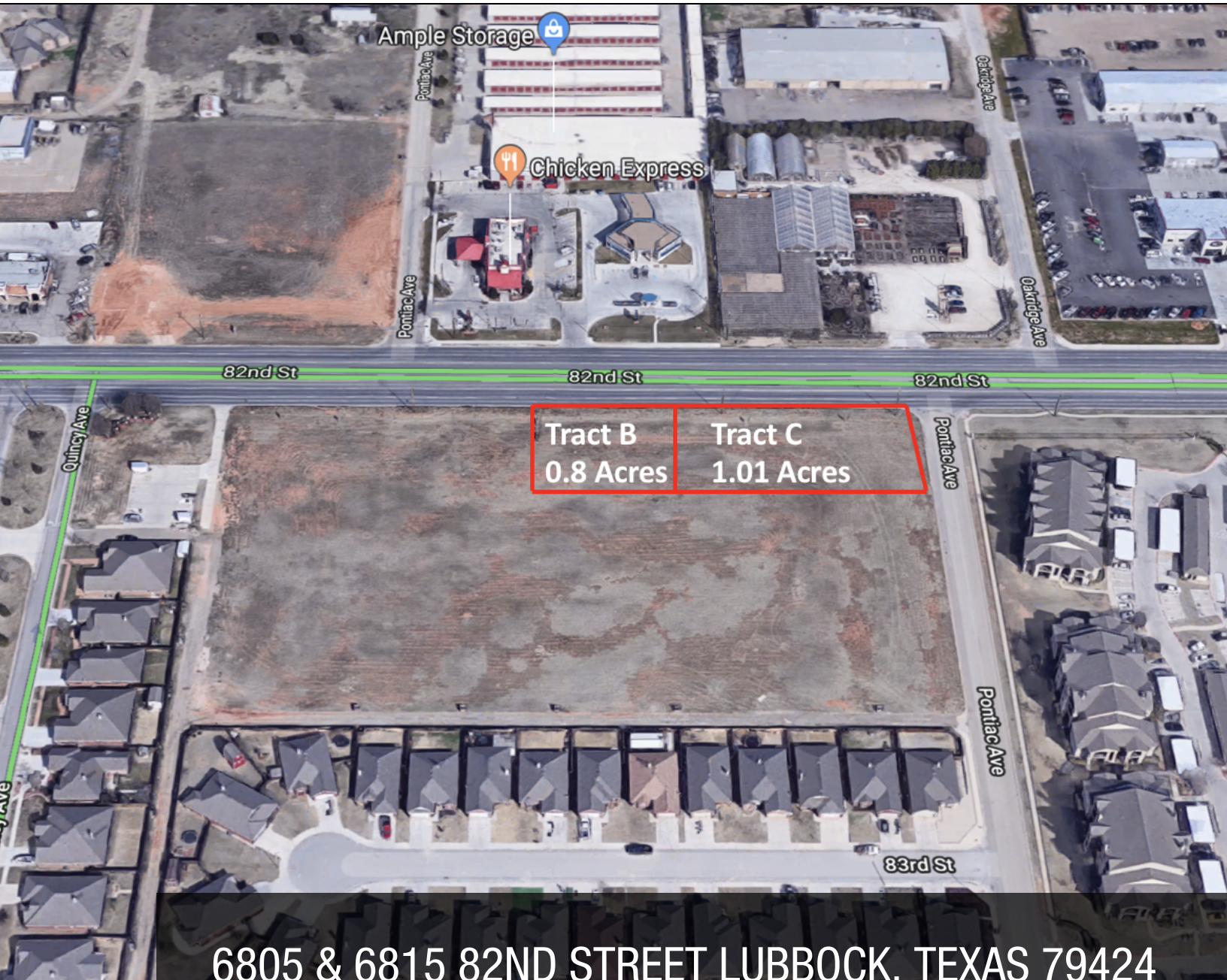


Commercial Lots For Sale

82ND STREET FRONTAGE



KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

PRESENTED BY:

LEIGH ANNE DUNLAP, CCIM
Commercial Agent
O: 806.577.5986
C: 806.577.5986
leighannedunlap@gmail.com
TX #0595762

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$1,150,343
AVAILABLE SF:	
LOT SIZE:	1.82 Acres (79,334 SF)
PRICE / SF:	\$14.50

PROPERTY OVERVIEW

2 Commercial Lots for Sale \$1,150,343 (\$14.50 PSF)

Tract B: 35,552 SF with 206' of frontage on 82nd Street

Tract C: 43,782 SF with 240' of frontage on 82nd Street and 156' frontage on Pontiac Avenue

Tracts located across 82nd Street from Alliance Federal Credit Union, Reagor Dykes Mitsubishi and Chicken Express, next door to Dakota Arms Apartments, future Sonic Drive-In and densely populated residential. Approx. half a mile from Super Wal-Mart

PROPERTY HIGHLIGHTS

- Highly visible commercial corner lot
- Rapid growth area
- Densely populated
- High Traffic Counts
- Close in proximity to Wolfforth, TX and Frenship Schools
- Easy Access to Milwaukee Ave., Upland Ave. and Marsha Sharp Freeway

Property Platt

TRINITY TRAILS

TRACTS A THROUGH M, AN ADDITION TO THE CITY OF LUBBOCK
SITUATED IN SECTION 77, BLOCK AK,
LUBBOCK COUNTY, TEXAS

1921.00

P&D 2015007249

82nd Street

(ROW DEDICATED PER V. 1112,
P. 398, O.R.C., TX.)

GENERAL NOTES:

Scale: 1"=60'

1. Heavy lines indicate plot limits.
2. All streets, alleys, and easements within this plat are hereby dedicated.
3. No building permit shall be issued on any lot until the plat is recorded in the Public Records Office of the City of Lubbock, Texas and the plat is in accordance with the Planning and Zoning Ordinance of the City of Lubbock, Texas and the City of Lubbock Code of Ordinances.
4. All utility services shall be in accordance with the Utility Policy Statement by the Planning and Zoning Commission of the City of Lubbock, Texas and the City of Lubbock Code of Ordinances.
5. Any relocation or revision of existing facilities shall be at the expense of the owner of the lot affected by such relocation or revision. Compensation shall be recorded of any portion of this final plat.
6. All existing or proposed utility easements to be indicated by this plat, shall be contained in right-of-way and public or private utility easement installation requested at a future date shall be determined by the city or utility company or utility company being responsible for replacement of improvements, paving, or replacement necessitated by such repair, repair, replacement designated or intended for vehicle and emergency or pedestrian access shall not otherwise be obstructed.
7. All easements or right-of-ways shown as separate instrument are shown on this plat for purposes only. This plat does not dedicate a minimum floor elevations shall conform to the Lubbock Drainage Criteria Manual, as amended, and Section 38.09.131, and Section 30.03.073 of the Lubbock Code.
8. Blanket garbage collection easement as required by the plat limits is hereby granted.
9. Blanket underground utility, transformer pad, enclosure easement as required for service is hereby granted to Lubbock Power and Light, Southwestern Public Service Company (Kiewit) Electric Company.
10. Blanket underground utility easement as required by the plat limits is hereby granted.
11. Public pedestrian access easement is hereby granted along the public roadway and easement for private property for the purpose of crossing easement is limited to those portions of the driveway and walks which may extend outside right-of-way into private property and are continuance of the accessible (wheelchair) at back of the driveway. This easement applies future drive entrances as constructed.
12. Bearings are based on U.S. State Plane Co-ordinate System, North Central Zone, as measured of this tract.
13. Distances are surface distances, Slope Factor 1.49.
14. The total area within the plat limits is 5.73 acres.

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Cyr H. Turner, a Registered Professional Land Surveyor, certify that I prepared this plat from an actual and accurate survey and that the corner monuments shown thereon were put under my personal supervision, in accordance with the Subchapter D of the City of Lubbock, Texas.

Cyr H. Turner
Cyr H. Turner, S.P.L.S. No. 8
Expiry 03/06/2015

APPROVED this 9th Day of March, 2015,
by the CITY PLANNING COMMISSION of the CITY OF LUBBOCK, TEXAS

APPROVED: *[Signature]* CHAIRMAN

ATTEST: *[Signature]* SECRETARY

FINAL PLAT

SCALE: 1" = 60'
DATE: 01/28/2015
APPROVED BY: CHAIRMAN
OJD Engineering, L.P.
Consulting Engineers & Surveyors
FIRM/10162583

END

1/2" BEGINNING

1/2" iron rod with cap inscribed "RL SMITH 906"

1/2" iron rod with cap with inscribed "VS"

5/8" iron rod

Easement

Service Easement

Access Easement

Water Line Easement

Gas Utility Easement

Electric Easement

Water Line Easement

Alley

Local Property Records of Lubbock County,

City's File

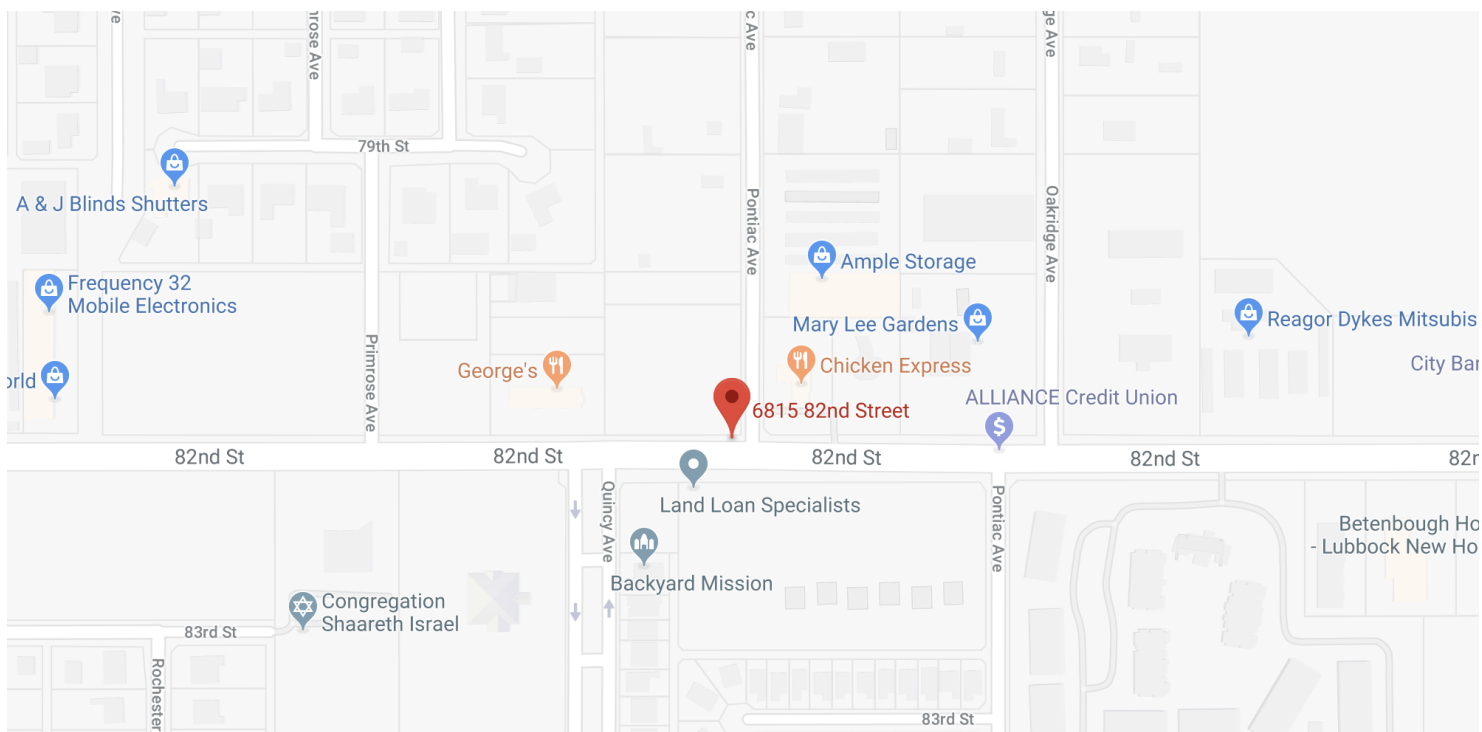
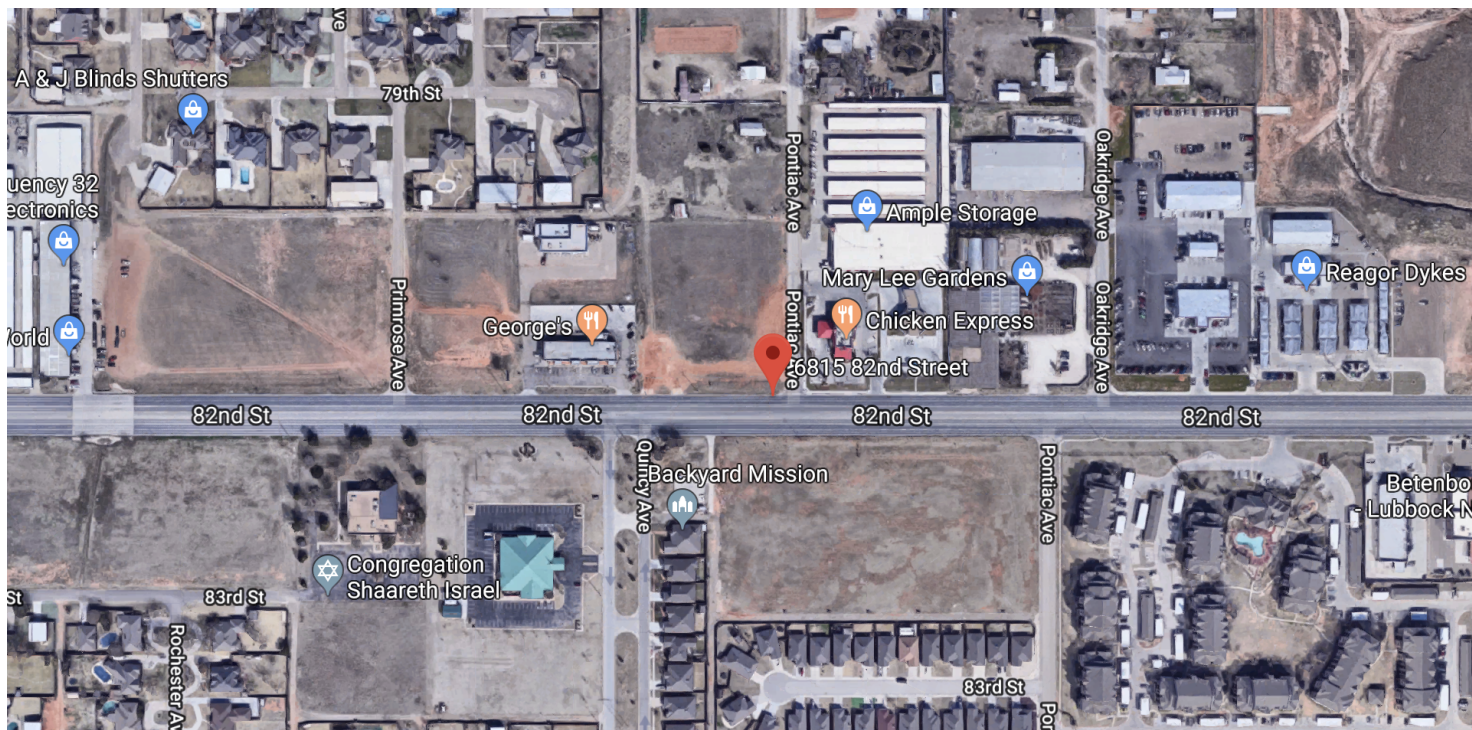
Records of Lubbock County, Texas.

Line Table		
Line #	Length	Direction
L1	21.26'	S. 42° 53' 30" E.
L2	14.26'	S. 47° 01' 58" W.
L3	14.16'	N. 43° 17' 07" W.

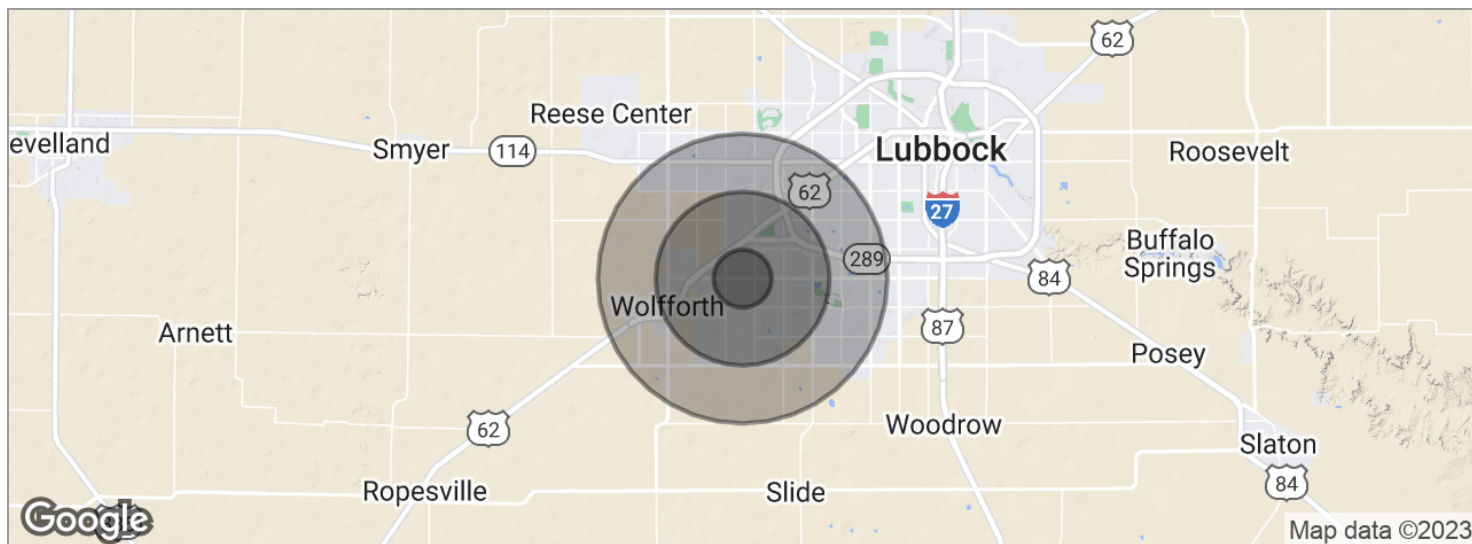
PAE & DRE
HLE
SSE

LOS 100 HERRING 184
MONTREY ADDITION
CCF 2007-01155
O.R.C., TX

Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,792	83,124	171,124
Median age	26.9	32.8	32.4
Median age (male)	27.2	31.8	31.3
Median age (Female)	28.2	34.2	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,184	35,357	67,800
# of persons per HH	2.3	2.4	2.5
Average HH income	\$42,937	\$59,983	\$66,110
Average house value	\$93,294	\$142,227	\$152,168

* Demographic data derived from 2020 ACS - US Census

Agent Information

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Commercial Agent

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TX #0595762

EDUCATION

BBA Finance, Texas Tech University

MEMBERSHIPS & AFFILIATIONS

CCIM Designee
LAR
TAR
NAR