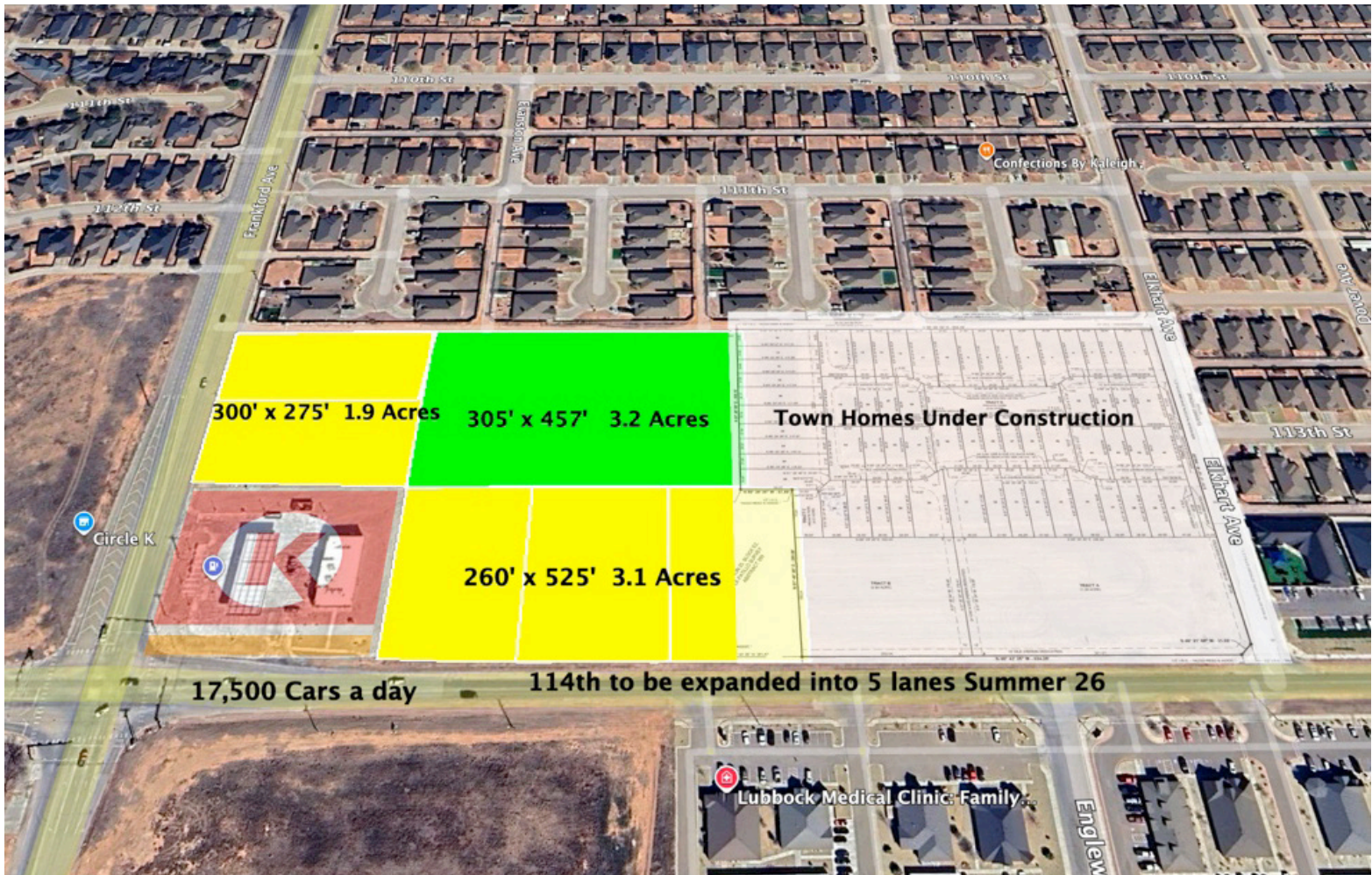


Westar Commercial Realty

Listing Agents:

Kevin Watt
(806) 778-5072
Kevin@Lubbockwestar.com

NEC 114th Frontage and Frankford
LAND FOR SALE



Zoning: Auto-Urban Commercial

Pricing:

Entire Tract: 8.264 Acres \$12.50 PSF
Frankford Frontage: +/- 1-2 Acres \$15.00 PSF
114th Street Frontage: +/- 1-3 Acres \$15.00 PSF
Interior Tract: +/- 2.5- 3.2 Acres \$ 8.00 PSF

COMMENTS: Prime location with 114th being expanded into 5 lanes anticipated Summer 2026, with the current road being 2 lanes, traffic counts will increase considerably. Utilities to the site and would be excellent for retail, office, shopping center, or apartments. Frontage tracts will provide access easements to Interior Tract. Subdividing tracts further is negotiable. 1 mile north of Loop 88.

806.797.3231

4418 74th, Suite 65 • Lubbock, TX 79424 • 806 793-2130 (Fax)

EVEN though the material in this sales package was gathered from resources deemed reliable, WESTAR COMMERCIAL REALTY and/or its sales agents, do not take responsibility for any errors or omissions. This sales package is subject to withdrawal or price change without notice.

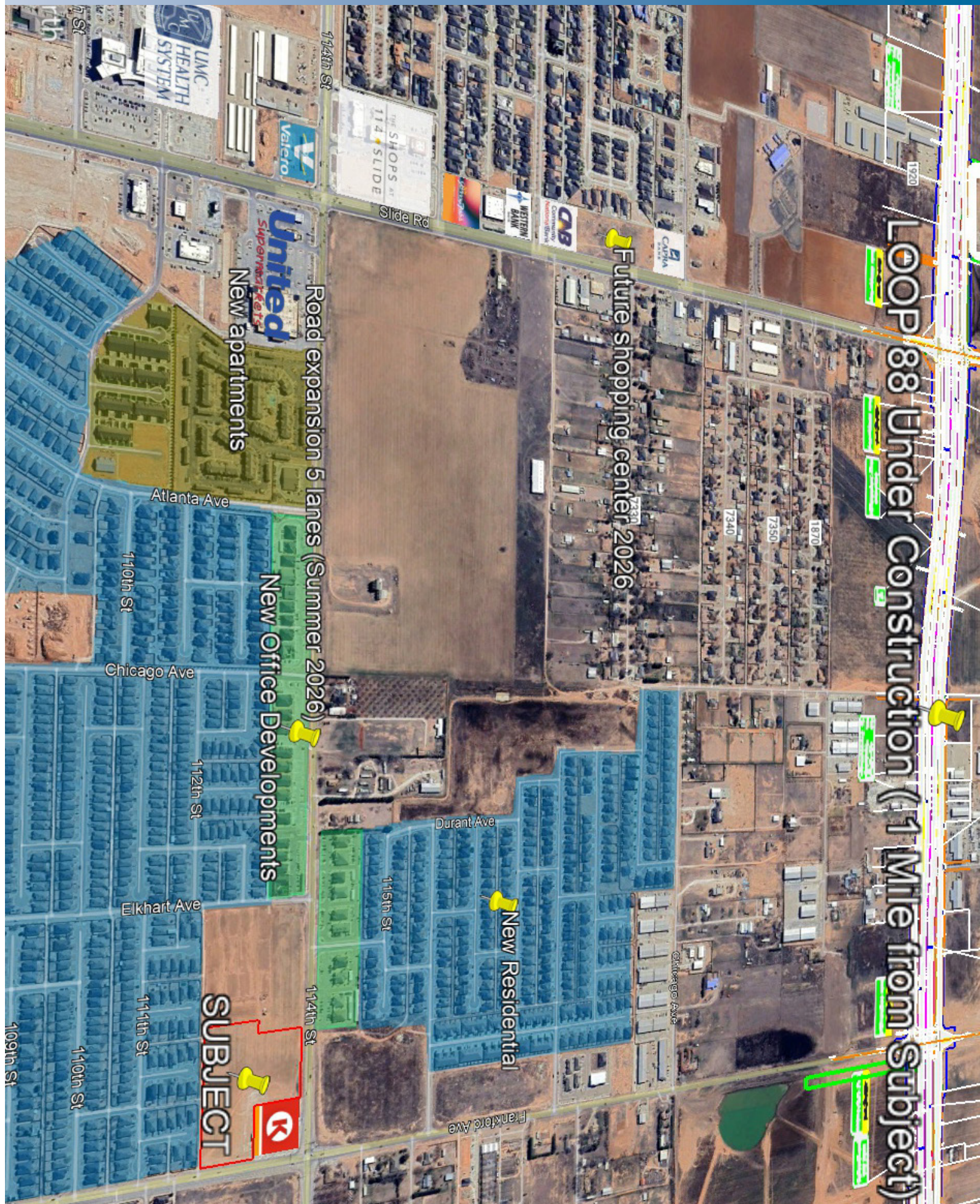
294_KW

www.lubbockwestar.com

Existing Utilities



New Construction



Demographics

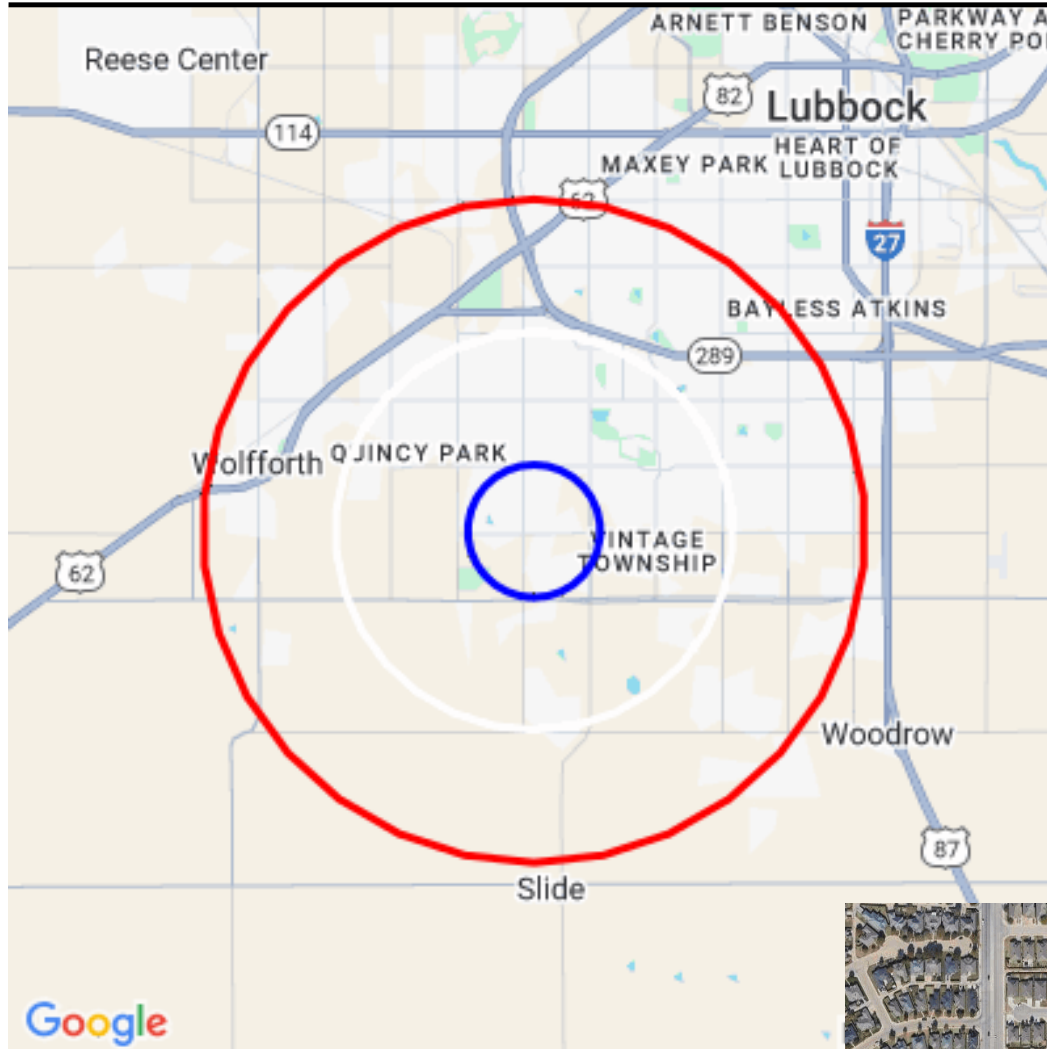
5610 114th St



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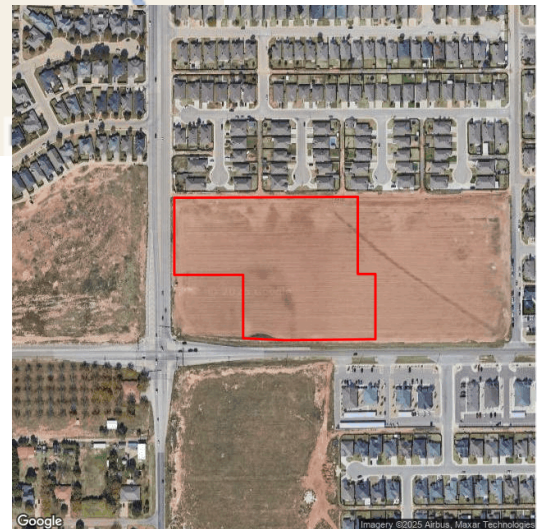
Demographic Report



5610 114th St

Population

Distance	Male	Female	Total
1- Mile	859	864	1,723
3- Mile	14,958	15,628	30,586
5- Mile	39,332	41,851	81,182



Kevin Watt
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 806-797-3231

MOODY'S
 ANALYTICS

Catylist

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Demographics

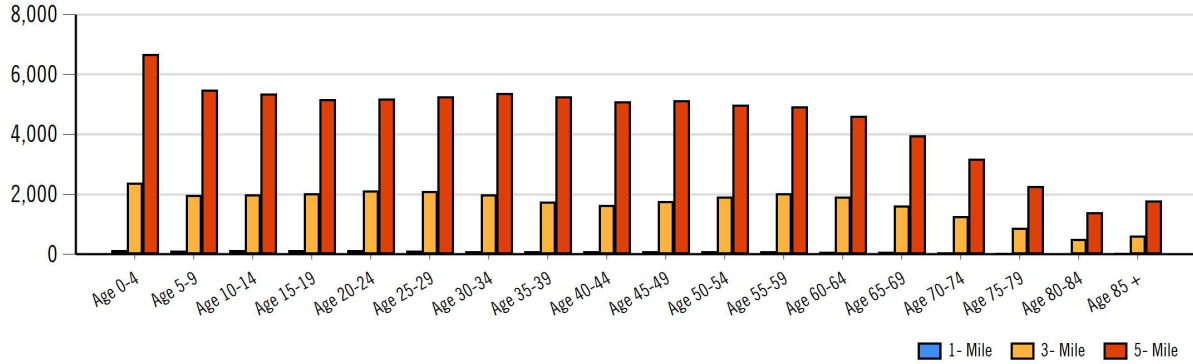
5610 114th St



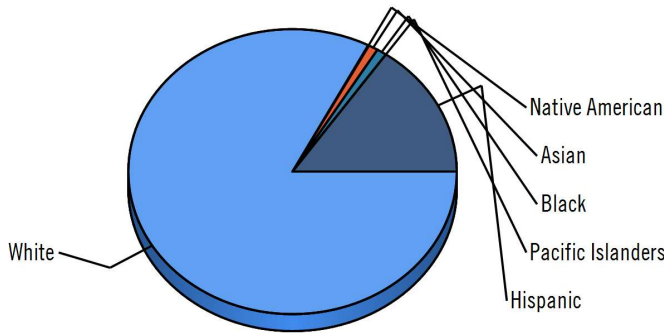
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Population by Distance and Age (2020)



Ethnicity within 5 miles



White Native American Asian Black Pacific Islanders Hispanic

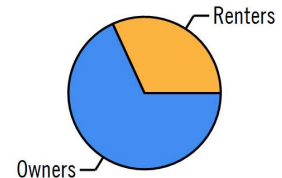
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	932	12	0.39 %
3-Mile	15,537	238	0.94 %
5-Mile	41,858	725	1.38 %



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Demographics

5610 114th St



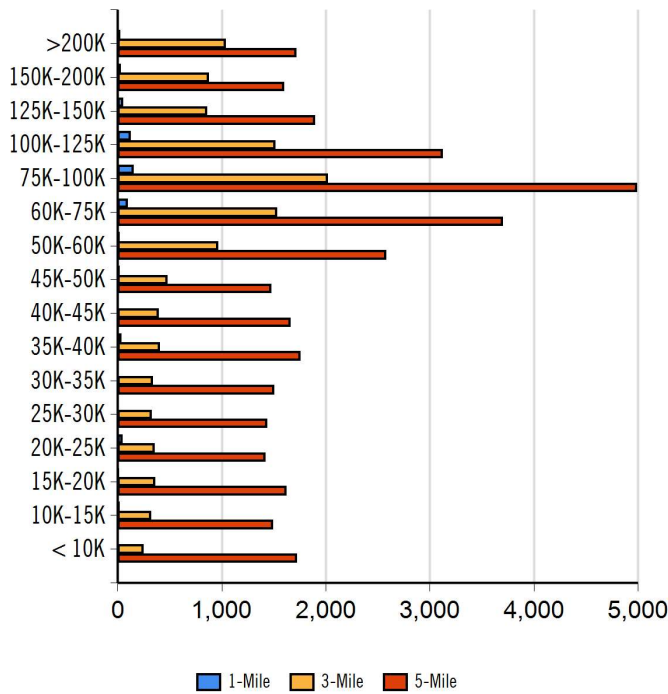
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	49	14	63	79	38	97	14	23	74	301	33	52	39
3-Mile	296	163	827	608	772	1,725	326	359	1,359	5,515	811	676	1,070
5-Mile	686	392	2,035	1,967	1,729	5,381	1,380	1,446	3,910	12,825	2,673	1,688	3,223

Household Income



Radius	Median Household Income
1-Mile	\$97,415.00
3-Mile	\$85,656.15
5-Mile	\$64,692.66

Radius	Average Household Income
1-Mile	\$86,929.00
3-Mile	\$95,981.92
5-Mile	\$75,059.80

Radius	Aggregate Household Income
1-Mile	\$53,809,811.10
3-Mile	\$1,116,036,882.39
5-Mile	\$2,517,881,361.74

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,056	20,083	53,310
High School Grad	221	3,491	11,087
Some College	303	5,329	14,186
Associates	46	1,034	3,060
Bachelors	250	5,435	12,584
Masters	55	1,446	3,516
Prof. Degree	34	739	1,484
Doctorate	14	351	921

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	7 %	34 %	43 %
Teen's	36 %	61 %	77 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	133 %	73 %	72 %
New Homes	155 %	140 %	131 %
New Households	40 %	73 %	107 %
Military Households	0 %	3 %	14 %
Households with 4+ Cars	68 %	93 %	81 %
Public Transportation Users	0 %	0 %	7 %
Young Wealthy Households	0 %	99 %	81 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Westar Commercial Realty	9008174		806-797-3231
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Blake Truett	569964	Blake@Lubbockwestar.com	806-776-1279
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Blake Truett	569964	Blake@Lubbockwestar.com	806-776-1279
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Kevin Watt	461347	Kevin@Lubbockwestar.com	806-778-5072
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date