



Land For Sale

**601-619  
Avenue E**



Dan Williams

Broker

dan@wcorealestate.com

806.777.1310

**WILLIAMS & CO Real Estate**

918 Ave J Lubbock, TX 79401

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601-619 AVENUE E



WILLIAMS & CO

COMMERCIAL REAL ESTATE



## PROPERTY DESCRIPTION

Prime Development Opportunity in Downtown Lubbock! Unlock the potential of just over 32,000 square feet of prime land in Downtown Lubbock! Zoned for heavy commercial, this district allows for a variety of commercial developments, making it a highly flexible investment or location for your business.

Situated at the intersection of Interstate Hwy 27 and Marsha Sharp Freeway, the property offers exceptional visibility and accessibility. Plus, as part of the TIF district, it's eligible for grant funding, providing valuable incentives for developers

.Don't miss this rare chance to secure a strategic location with strong growth potential. Contact WCO Commercial today for details!

## OFFERING SUMMARY

Sale Price:	\$243,750
Price per Square Foot:	\$7.50/SF
Lot Size:	32,500 SF
Lot Size:	0.75 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	307	719
Total Population	4	1,396	2,823
Average HH Income	\$64,674	\$72,297	\$65,213

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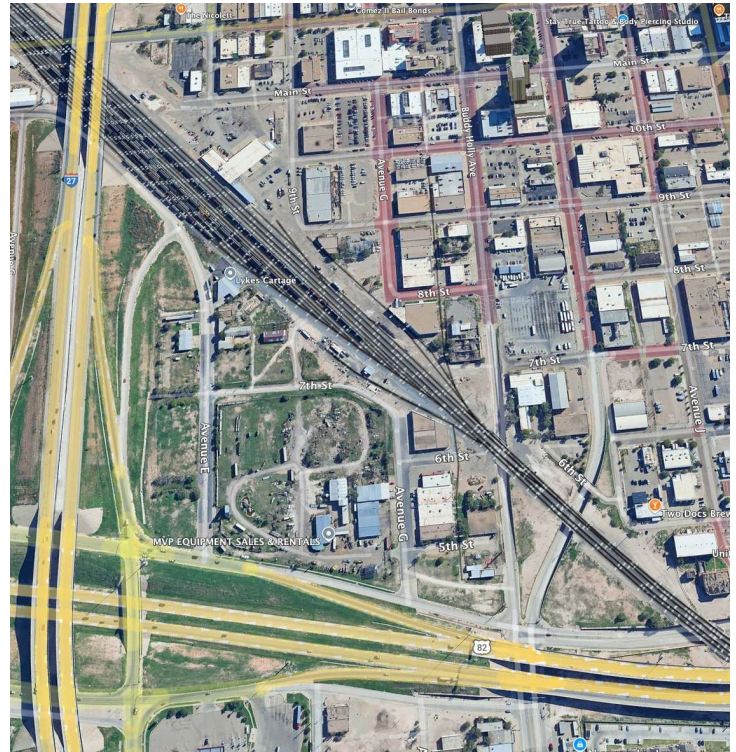
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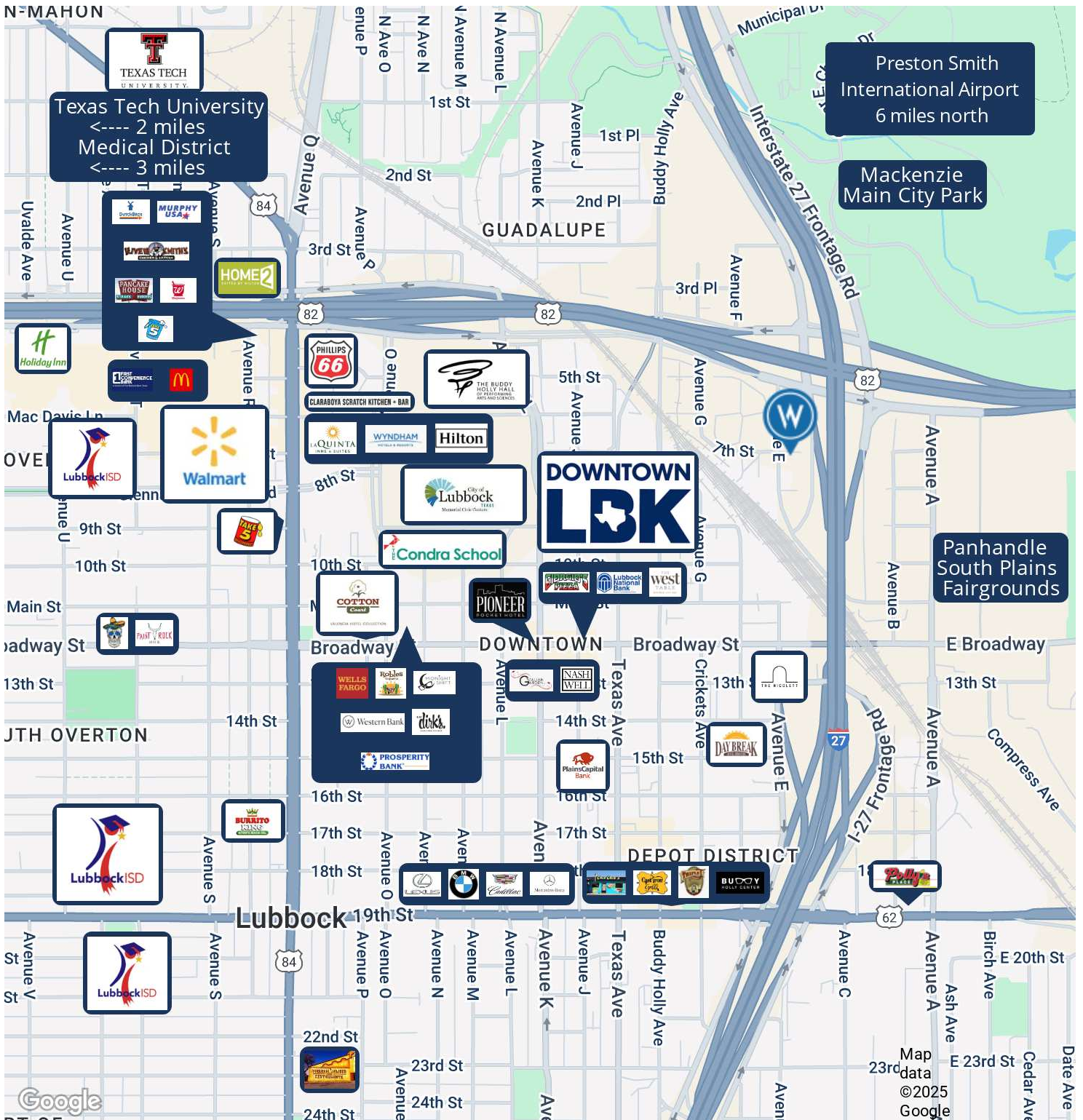
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# Why Lubbock?

HOW THE HUB CITY SETS ITSELF APART



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COMMERCIAL REAL ESTATE



## WHY LUBBOCK?

Lubbock, a gem in West Texas, is the 11th largest city in Texas with a regional population of 639,921 people. Its economy includes: manufacturing, agriculture, wholesale and retail trades as well as government, education, and healthcare. Lubbock boasts an accomplished and adept working community connecting the “Hub City” to both national and international markets. It has both affordable utility and living costs making it a model city to maintain a business. There is never a lack of market stimulation since one can find Texas Tech University, Texas Tech University Health Sciences Center, Lubbock Christian University, and the fast-growing South Plains College. When combined, these institutions boast over 50,000 undergraduate students. Along with the higher education establishments, Lubbock is the only city in the nation with a comprehensive university, a health sciences center, an agriculture college and a law school in one location, making Texas Tech University the second largest contiguous university campus in the United States.

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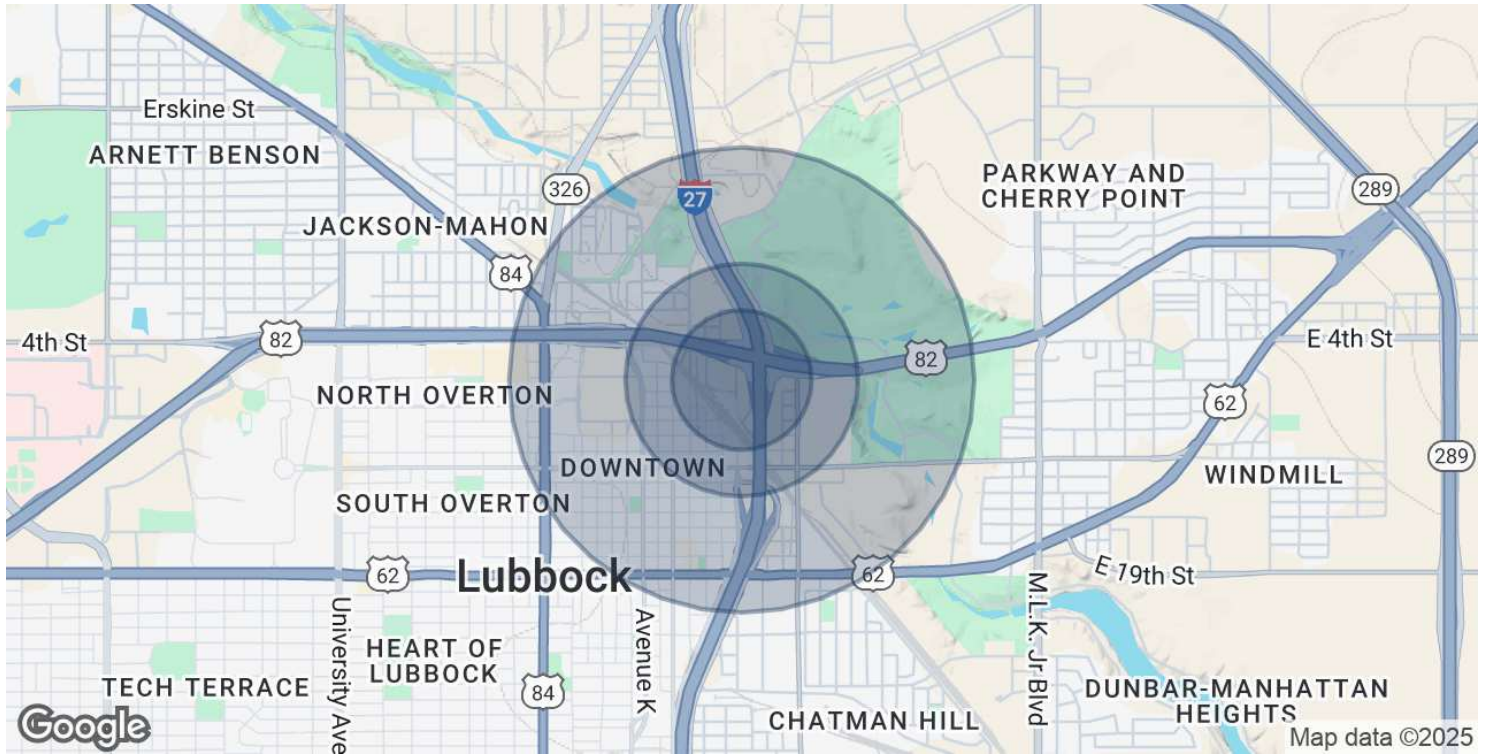
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4	1,396	2,823
Average Age	39	39	38
Average Age (Male)	38	39	38
Average Age (Female)	40	39	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	307	719
# of Persons per HH	4	4.5	3.9
Average HH Income	\$64,674	\$72,297	\$65,213
Average House Value	\$124,745	\$133,406	\$125,137

Demographics data derived from AlphaMap

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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.

<b>Williams &amp; Co. Real Estate</b>	<b>550528</b>	<b>dan@wcorealestate.com</b>	<b>806-777-1310</b>
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Dan Williams</b>	<b>550528</b>	<b>dan@wcorealestate.com</b>	<b>806-777-1310</b>
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Dan Williams</b>	<b>550528</b>	<b>dan@wcorealestate.com</b>	<b>806-777-1310</b>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Dan Williams</b>	<b>550528</b>	<b>dan@wcorealestate.com</b>	<b>806-777-1310</b>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date