

# SALE

## THE RESERVE AT DUNN MILL - COMMERCIAL TRACTS

151st & University Ave Lubbock, TX 79423



### PROPERTY DESCRIPTION

Two (2) four-acre tracts of land fronting University Avenue at the entry to The Reserve at Dunn Mill providing an opportunity for retail, office and commercial development. The tracts can be subdivided into one acre tracts of land (at \$6.50 per sq. ft.).

Utility extensions have been made to the site (septic systems will be required) and the development site is located in the Lubbock Cooper Independent School District. A recent bond election resulted in the planned construction of LCISD's sixth elementary school, scheduled for completion in 2028 on 152nd Street, just to the east of University Avenue. Other residential subdivisions in the area around the offering include Allen Farms, Bell Farms, Timber Ridge, Cooper Ranch, Indiana South, Kelsey Park, and Viridian.

### LOCATION DESCRIPTION

**Scott Womack**  
806 784 3265  
TX #437816

### OFFERING SUMMARY

Sale Price:	\$5.00 / SF
Lot Size:	8 Acres
Subdivide:	Yes, one-acre tracts available for purchase.
Price on One Acre Tracts:	\$6.50 / SF
Zoning:	NC (Neighborhood Commercial) (pending)



**COLDWELL BANKER  
COMMERCIAL**  
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THE RESERVE AT DUNN MILL - COMMERCIAL TRACTS

151st & University Ave Lubbock, TX 79423

# OF LOTS 2 | TOTAL LOT SIZE 4.0 ACRES | TOTAL LOT PRICE \$5.0 - \$5.0 / SF | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available		North of Main Entry		Office	4 Acres	\$5.00 / SF	Transitional
Available	2	South of Main Entry		Retail	4 Acres	\$5.00 / SF	Transitional



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# SALE

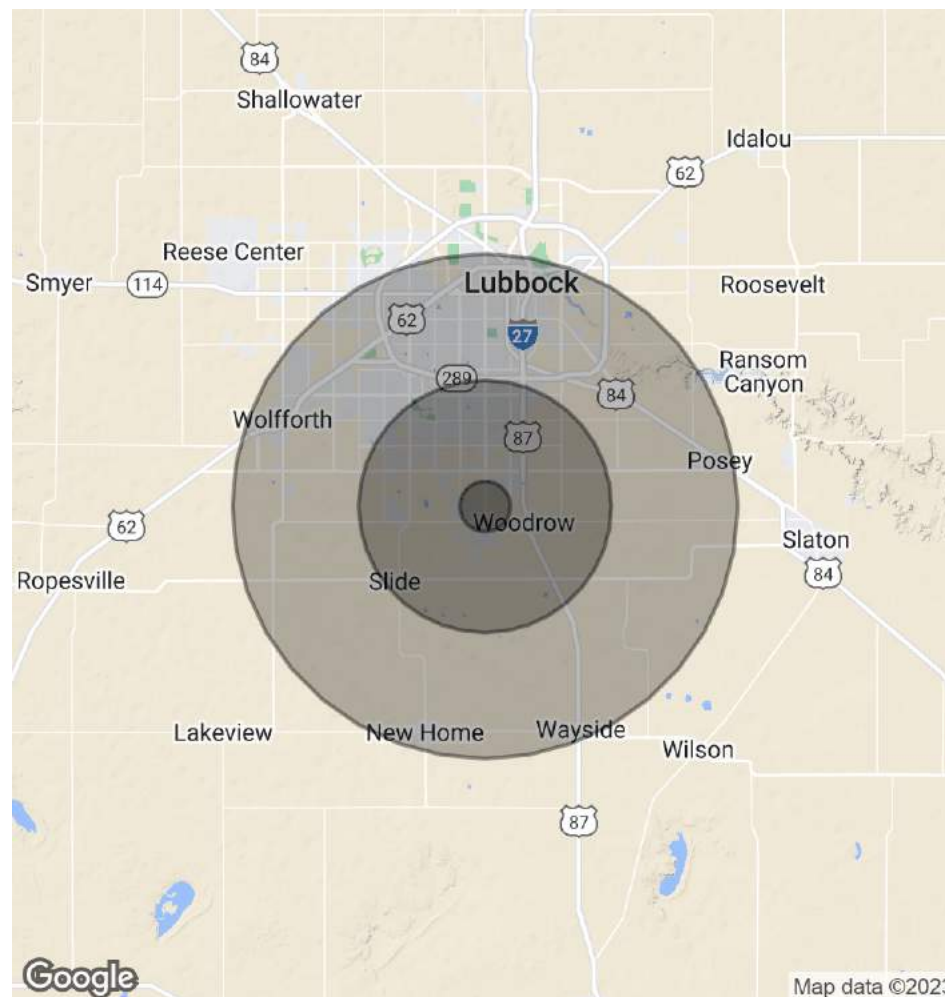
## THE RESERVE AT DUNN MILL - COMMERCIAL TRACTS

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11	2,289	3,240
Average Age	41.5	30.8	34.1
Average Age (Male)	51.2	31.7	35.9
Average Age (Female)	40.3	30.4	33.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6	1,097	1,623
# of Persons per HH	1.8	2.1	2
Average HH Income	\$72,432	\$39,488	\$45,599
Average House Value	\$215,567	\$63,836	\$92,692

\* Demographic data derived from 2020 ACS - US Census



**Scott Womack**

806 784 3265

TX #437816



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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.

<u>Coldwell Banker Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>431370 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Designated Broker of Firm	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Licensed Supervisor of Sales Agent/ Associate	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Scott Womack</u> Sales Agent/Associate's Name	<u>437816 TX</u> License No.	<u>SWomack@ColdwellBanker.com</u> Email	<u>806-784-3265</u> Phone

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

\_\_\_\_\_  
Date