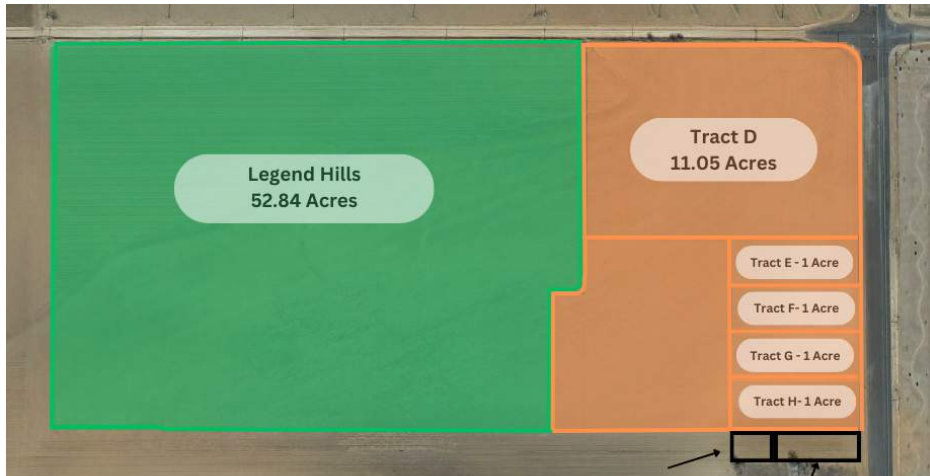


# SALE

## LEGEND HILLS (COMMERCIAL TRACTS)

6602 FM 179 Wolfforth, TX 79382



### PROPERTY DESCRIPTION

24.98-acre tract of land located in the city limits of Wolfforth, Texas, Legend Hills has been pre-engineered and a preplat for residential and commercial development has been approved by the City of Wolfforth. The tract can accommodate a 11.05-acre tract (Tract D) for retail shopping center development with one five-acre tract to the south also available for commercial development. The purchaser will be responsible for filing the final plat with the City of Wolfforth, but all of the engineering and pre-plat work will be transferred to the purchaser upon closing.

Water is currently installed on FM 179, but will have to be extended to Legend Hills and sewer service can be available through the installation of a pump station near the southeast corner of the development. It may be possible to secure participation in the cost of the lift station with adjoining property owners or the City of Wolfforth (in exchange for underground water rights).

### LOCATION DESCRIPTION

On the west side of FM 179 (Dowden Road/Inler Avenue) at 66th Street in Wolfforth, TX. The property is in the Wolfforth city limits and located one mile to the north of Frenship High School in Frenship ISD, a highly sought after school district in Lubbock County. Other notable subdivisions in the immediate area include Llano Estates and Preston Manor. The proximity of 82nd Street, 50th Street, 34th Street, & 19th Street off of FM 179 make it easy to access all parts of Lubbock within a few minutes of drive time.

### OFFERING SUMMARY

Sale Price:	\$3.45 / SF
Lot Size:	24.98 Acres
APN:	R154852

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

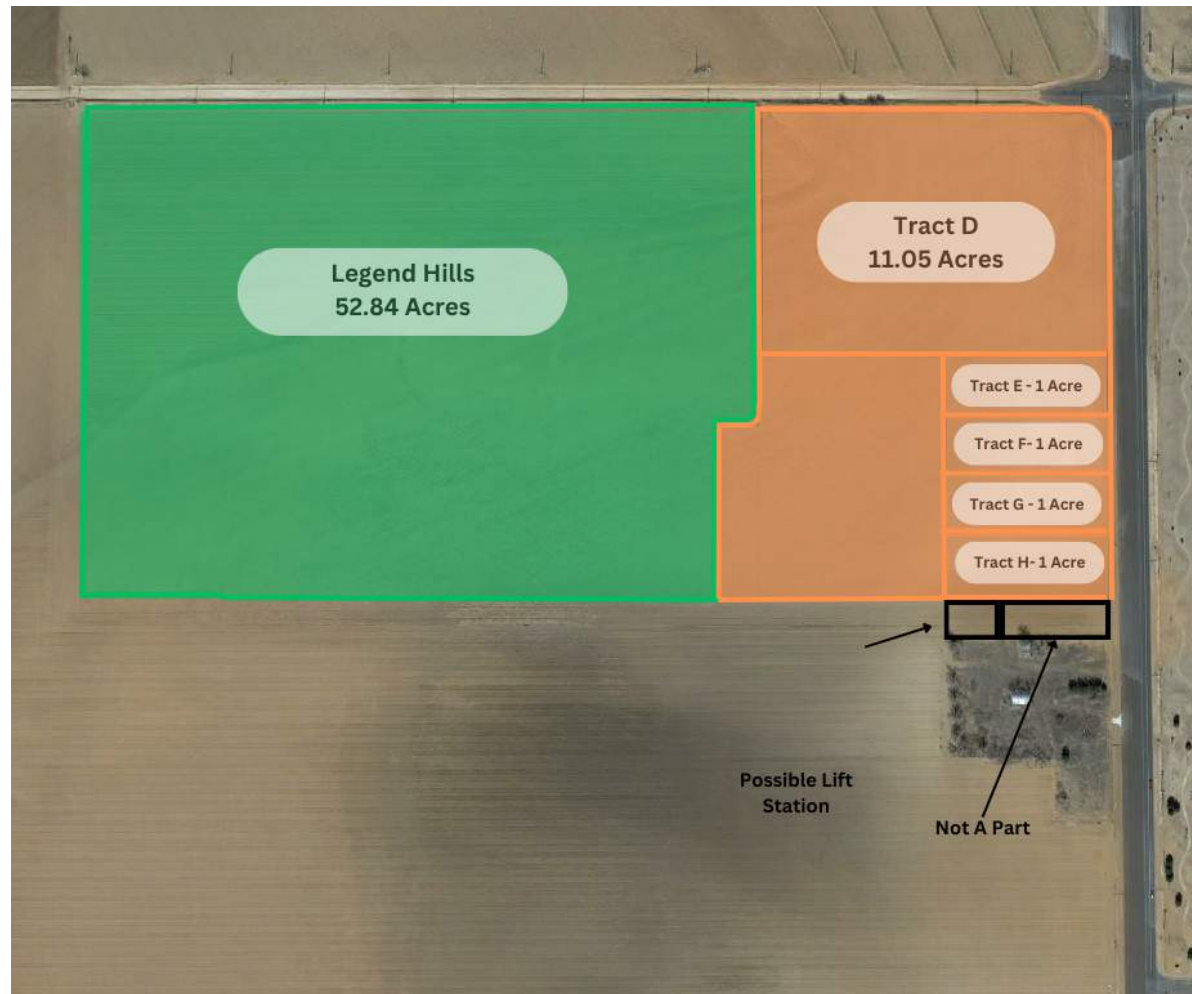


**COLDWELL BANKER  
COMMERCIAL**  
CAPITAL ADVISORS

# SALE

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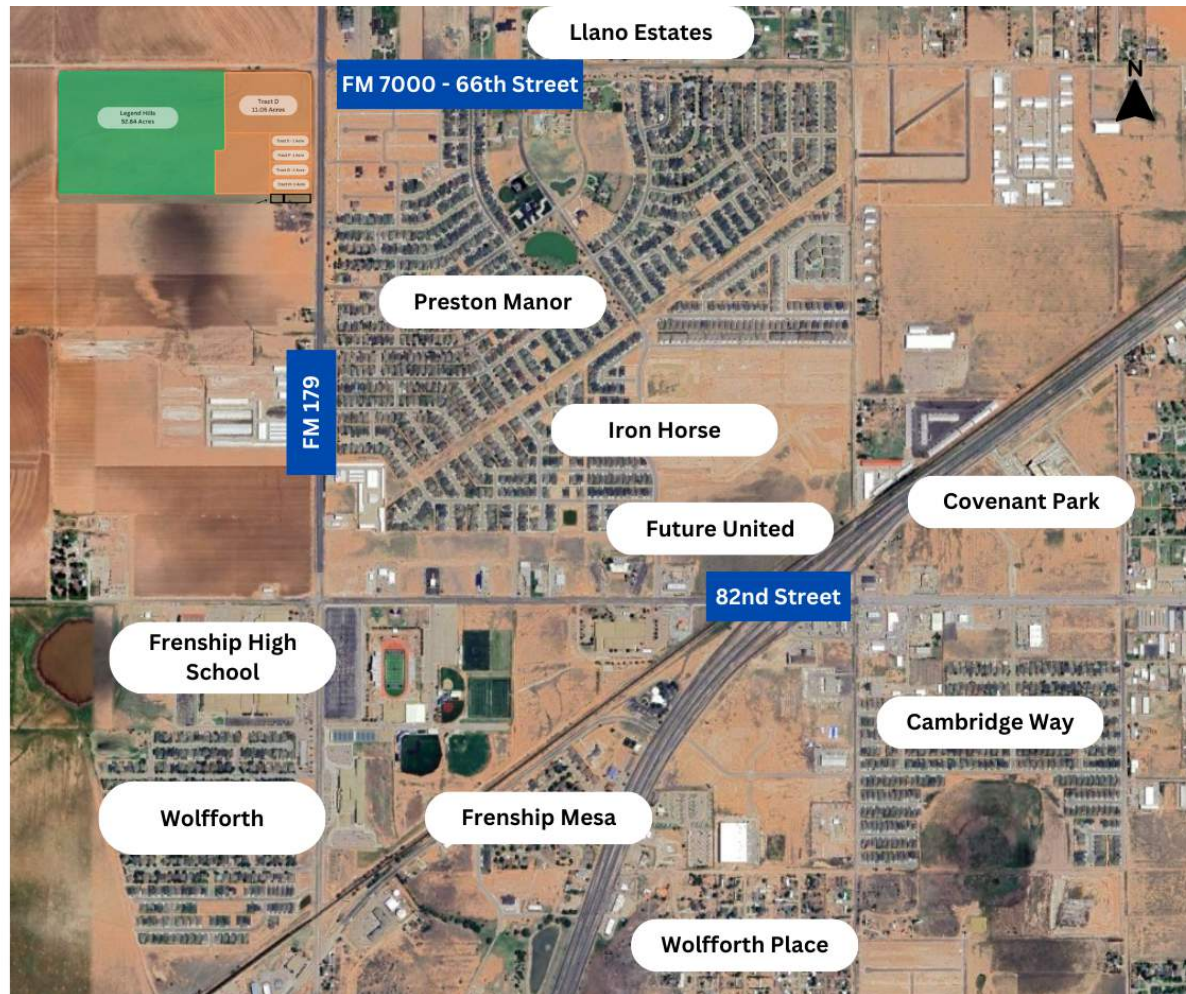


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# SALE

## LEGEND HILLS (COMMERCIAL TRACTS)

6602 FM 179 Wolfforth, TX 79382



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# SALE

## LEGEND HILLS (COMMERCIAL TRACTS)

6602 FM 179 Wolfforth, TX 79382



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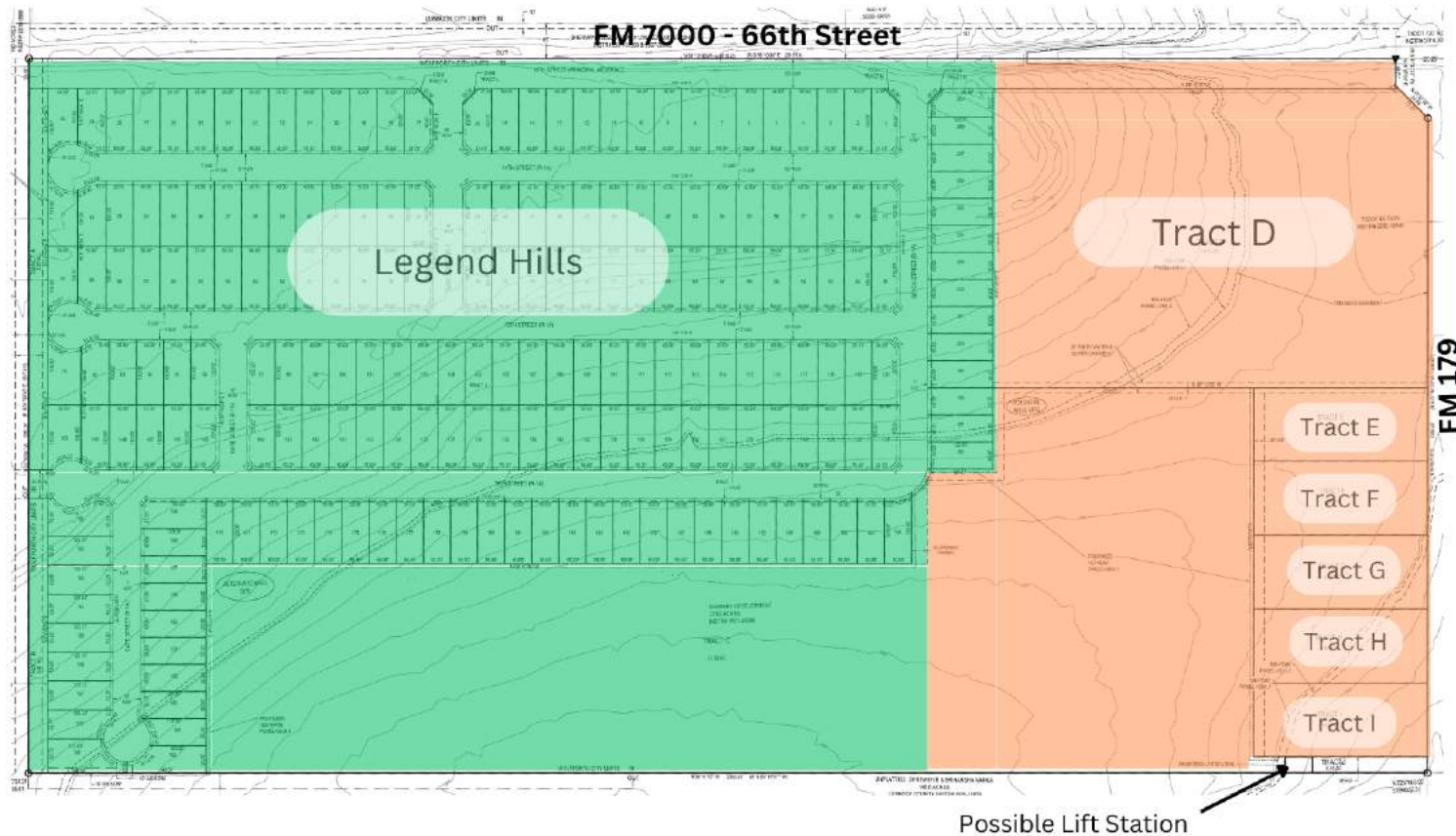


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**COMMERCIAL**  
**CAPITAL ADVISORS**

# SALE

## LEGEND HILLS (COMMERCIAL TRACTS)

6602 FM 179 Wolfforth, TX 79382



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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