

# SALE

## THE PALMS AT KITTY HAWK

1050 Hawk Lane New Deal, TX 79381



### OFFERING SUMMARY

Sale Price:	\$25,000 / acre
Lot Size:	84 Acres
Price / Acre:	\$25,000
Zoning:	SFR (Single Family Residential)

### PROPERTY OVERVIEW

84 acre tract of land located in Lynn County, Texas, The Palms at Kitty Hawk provides a developer with the opportunity to develop Phase 2 of the popular The Palms at Kitty Hawk rural subdivision. The offering has been pre-engineered and a preplat has been prepared for development for approximately 46 1 acre to 1.5+ acre tracts for residential development. The site features strong groundwater availability for wells and septic systems will be required for home construction. As a rural subdivision, strip paving will be allowed for street construction and curb and gutter will not be required. All of the engineering and pre-plat work will be transferred to the purchaser upon closing.

### LOCATION OVERVIEW

The Palms at Kitty Hawk is a rural subdivision located on FM 1730 (Slide Road) between Lubbock and New Home, Texas and is located in Lynn County, Texas. The subdivision is approximately three miles north of New Home and approximately 4 miles to the south of the Lubbock city limits. New Home School is a highly rated, public school with 588 students in grades PK, K-12 with a student-teacher ratio of 12 to 1 and is a growing school district as Lubbock keeps expanding to the south and families search for a smaller rural community and school district.

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



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CAPITAL ADVISORS

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### PROPERTY HIGHLIGHTS

- 84 acre rural residential development tract located in Lynn County, Texas.
- The Palms at Kitty Hawk is located in the highly-desirable New Home Independent School District.
- The site is located approximately 3 miles north of New Home, TX and 4 miles south of Lubbock city limits on FM 1730 (Slide Road).
- All pre-engineering plans and pre-platting materials will be transferred to the purchaser upon closing.
- Excellent underground water for wells and septic tanks required.
- Strip paving allowed in rural subdivision.

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**The Palms at Kitty Hawk  
Expansion  
84 Acres**

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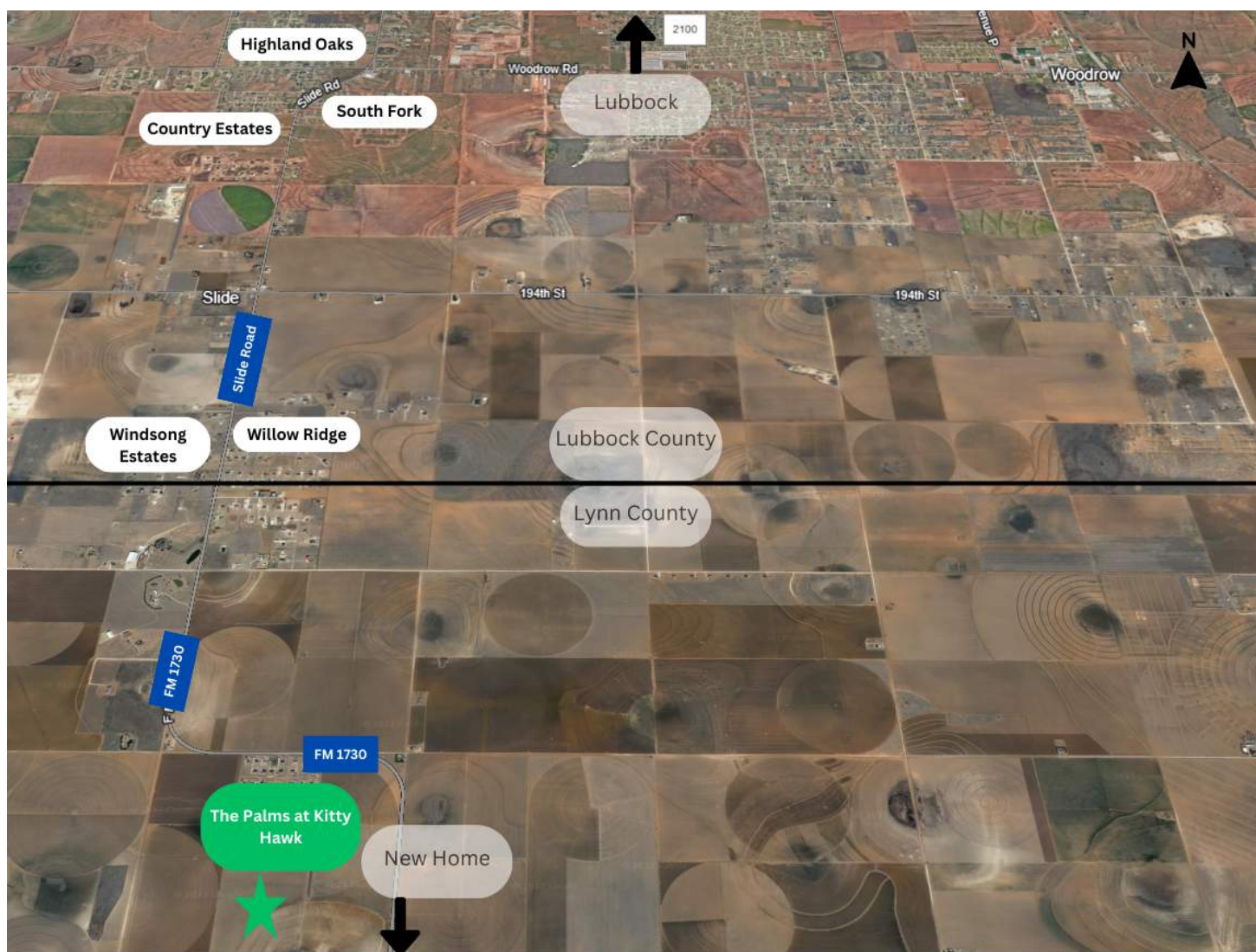


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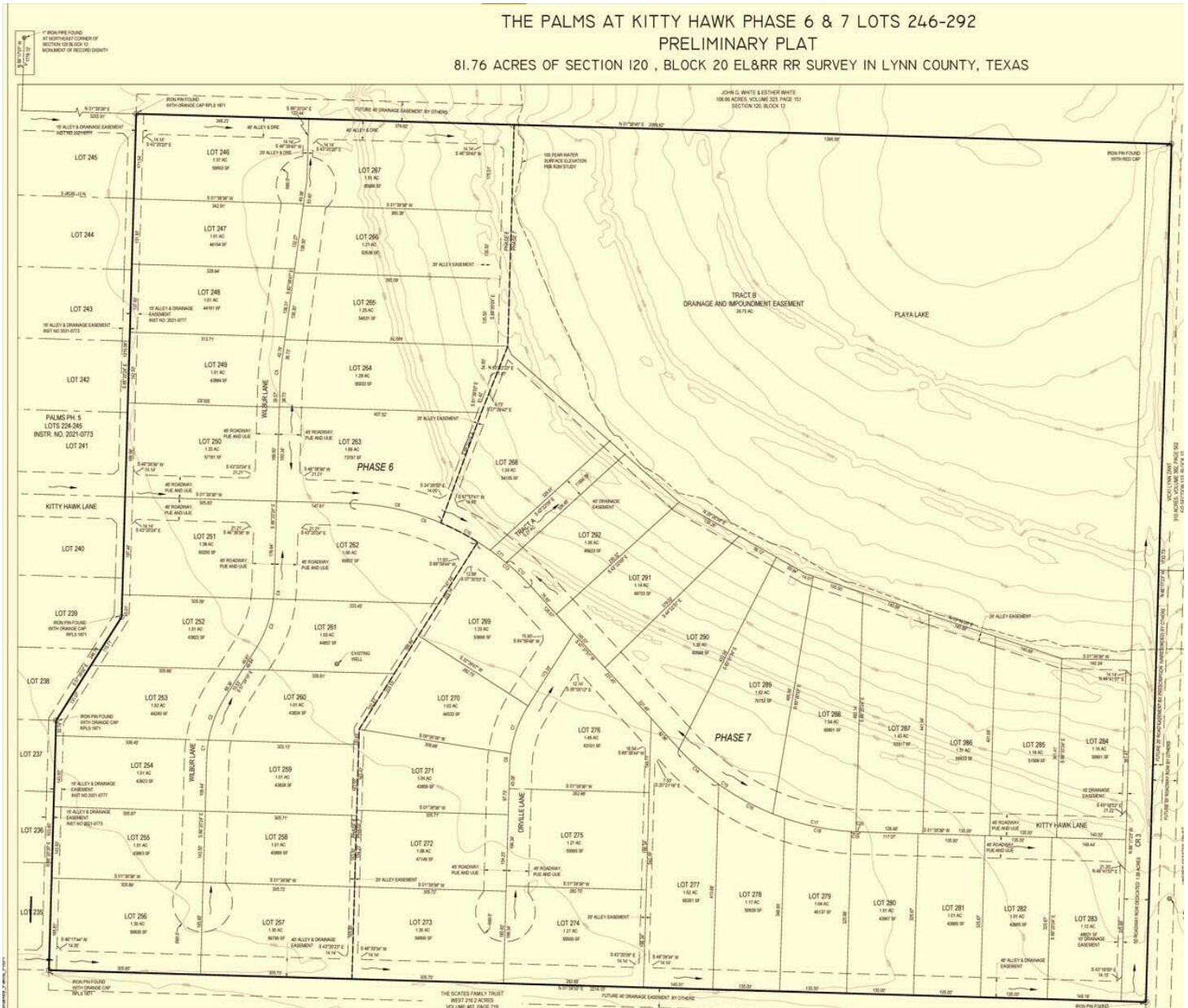
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## Information About Brokerage Services

*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
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<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