Sale

StoneGate Center Outparcel

1001 Interstate 27 Plainview, TX 79072



OFFERING SUMMARY

Sale Price:	$639,635
Price per SF	$4.00
Lot Size:	3.671 Acres
Price / Acre:	$174,240
Zoning:	GC - General Commercial

PROPERTY OVERVIEW

Prime commercial outparcel opportunity at the high-visibility intersection of Interstate 27 and Highway 70 in Plainview, Texas. The available 3.671-acre tract is located within StoneGate Center, a well-established commercial destination with strong regional access and exposure to traffic traveling along two of Plainview's primary transportation corridors.

StoneGate Center benefits from a strong mix of national and regional businesses located on or around the center's outparcels, including McDonald's, Taco Bell, Burger King, Chicken Express, Sonic Drive-In, Holiday Inn Express, and T-Mobile. The center was recently acquired and is undergoing a comprehensive redevelopment program that is expected to introduce new tenants, refreshed improvements, and additional commercial activity to the property.

With its prominent location, established surrounding businesses, and ongoing redevelopment of StoneGate Center, the property is well positioned for a variety of retail, restaurant, hospitality, service, or other commercial uses.

Scott Womack
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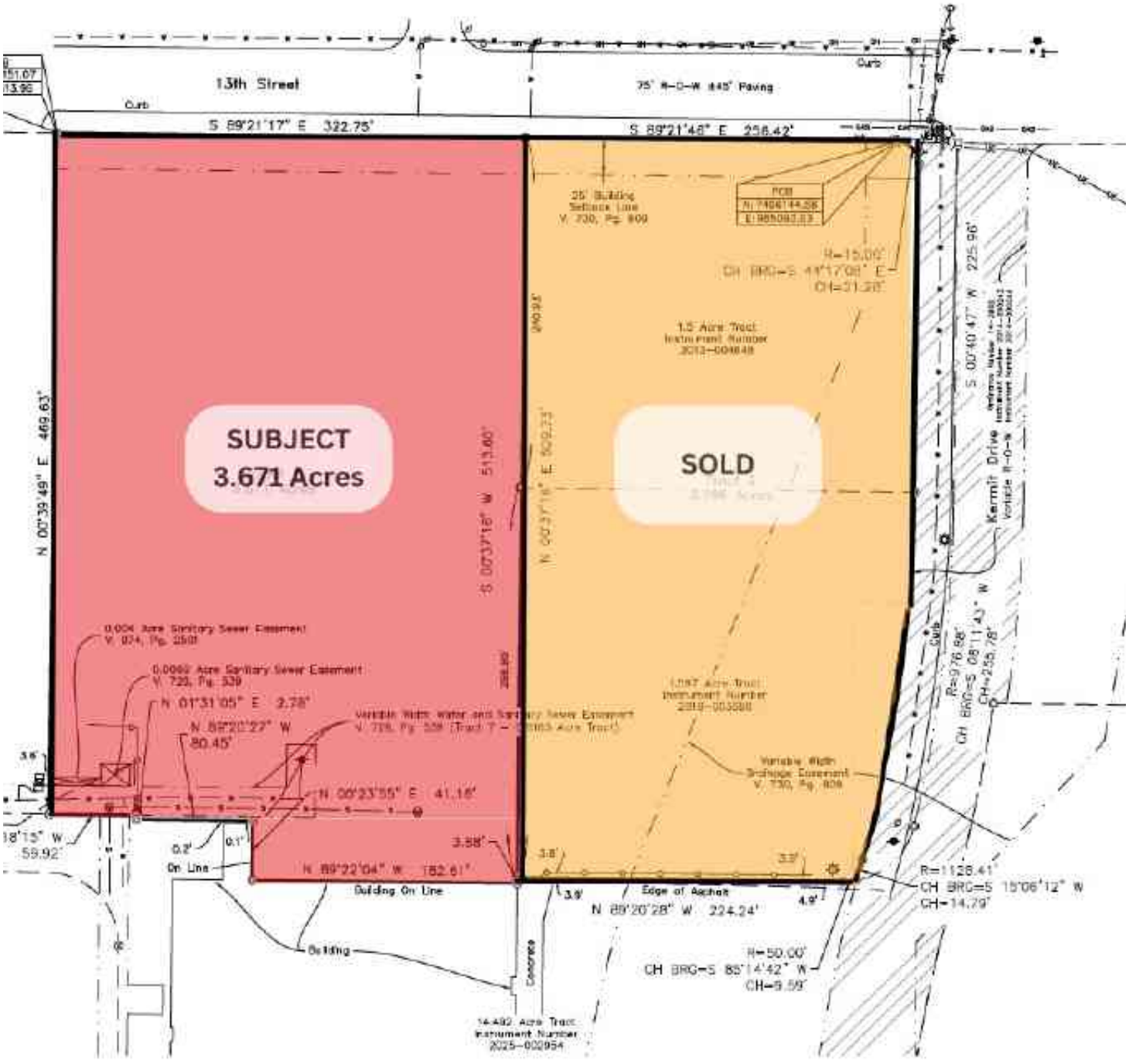

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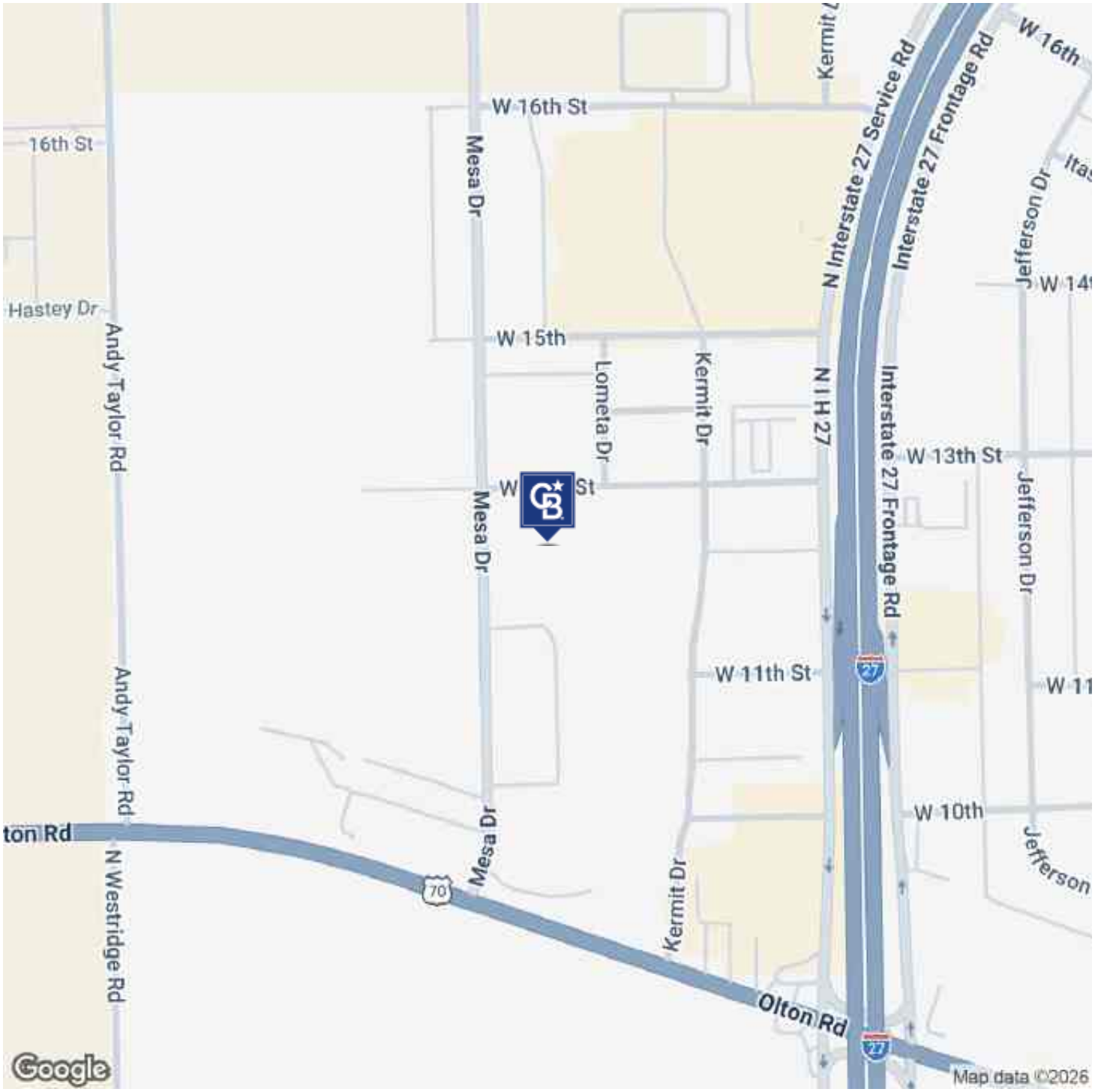

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,848	19,137	27,853
Average Age	38.9	32.7	31.2
Average Age (Male)	38.1	31	29.6
Average Age (Female)	39.9	34.7	33

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,483	6,790	9,547
# of Persons per HH	2.6	2.8	2.9
Average HH Income	$61,313	$52,137	$47,600
Average House Value		$64,894	$66,013

2020 American Community Survey (ACS)

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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. **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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials Date

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