SALE

10902 OAKRIDGE AVENUE

10902 Oakridge Avenue Lubbock, TX 79424



OFFERING SUMMARY

Sale Price:	$1,449,241
Lot Size:	11.09 Acres
Zoning:	SF-2 Low Density Single Family

PROPERTY OVERVIEW

11.09 acre tract of land located west of One Ford Road on the northwest side of 110th Street & Milwaukee Avenue in southwest Lubbock. This tract of land has been pre-platted for 65 single-family homes and multiple pocket parks but can be modified based on a developer's concept.

LOCATION OVERVIEW

Just to the west of Milwaukee Avenue on 110th Street in southwest Lubbock. This 11.09 acre tract is located at 110th Street & Oakeidge Avenue immediately west of One Ford Road, a residential development and in a quickly growing area of Lubbock along the south Milwaukee corridor, with retail, office, single-family and multi-family development occurring.

PROPERTY HIGHLIGHTS

- 11.09 acre tract of land suitable for single family residential development.
- Pre-plat for the tract illustrates 65 lots for single family homes.
- Located along the south Milwaukee commercial corridor in a rapidly growing area.

Scott Womack
806 784 3265
TX #437816

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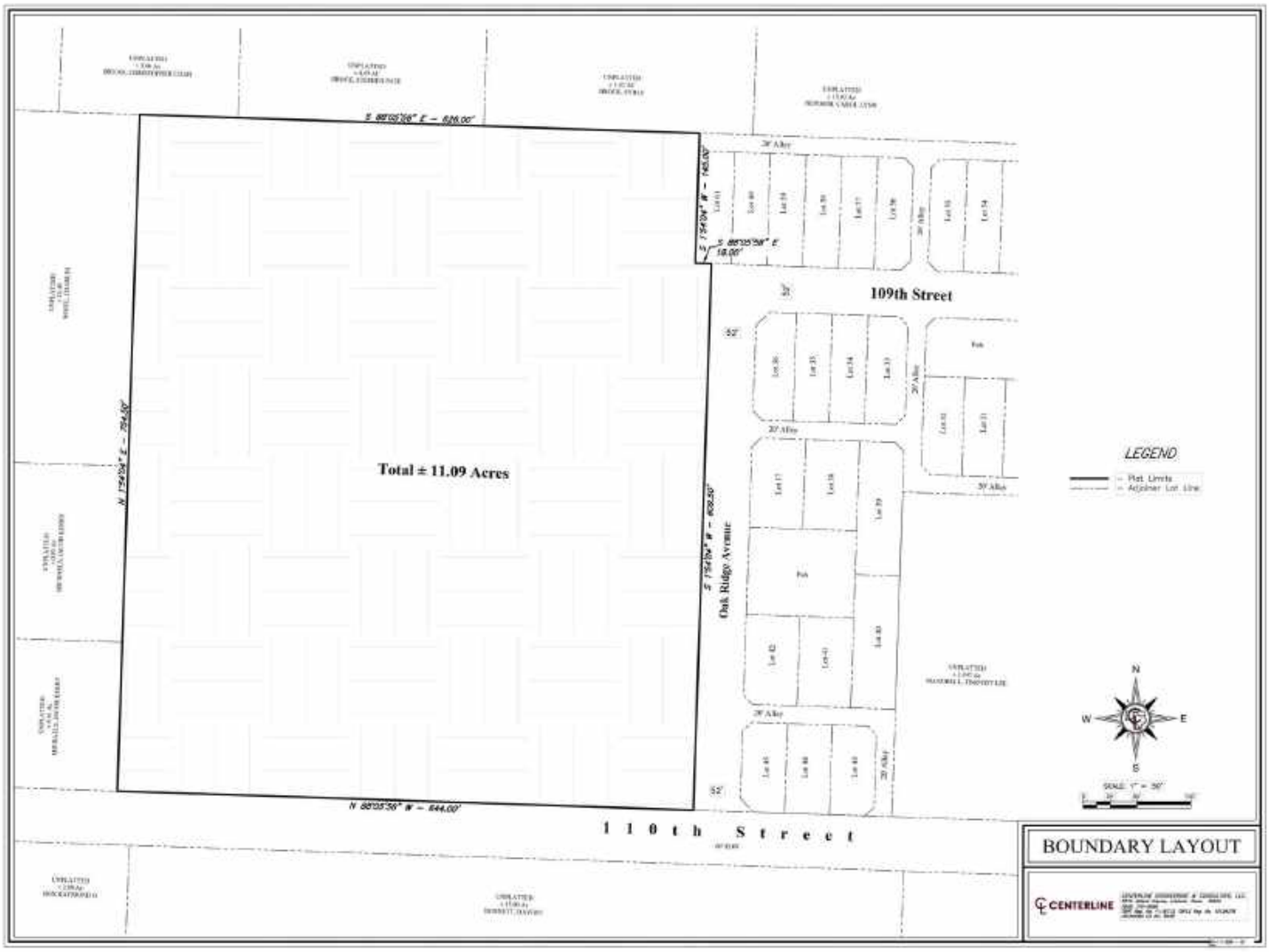
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11-2-2015

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.

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

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____