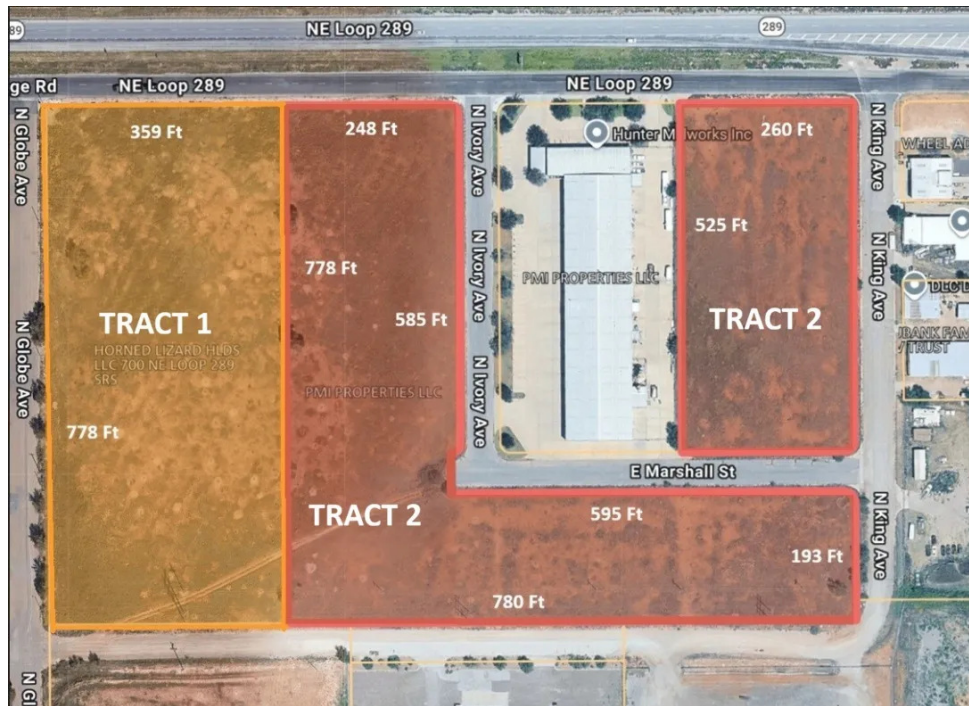


FOR SALE - LAND

UP TO 16.9 ACRES
Industrial Development Land



PROPERTY DESCRIPTION

700 NE Loop 289 offers up to 16.887 acres of Light Industrial land positioned along the NE Loop 289 corridor in Lubbock, Texas. The property is available as two separately platted tracts or as a combined development site, giving users and developers flexibility for phased construction, owner-user facilities, contractor yards, warehouse/service space, or light industrial development.

PROPERTY HIGHLIGHTS

- Up to 16.9 Acres - Zoned Light Industrial (LI)
- Loop 289 Frontage & Visibility
- Suitable for Warehouse, Stack Lot, Light Industrial Development
- Utilities Located Adjacent to Property - buyer to verify locations

OFFERING SUMMARY

Tract 1

Sale Price	\$560,000
Price/Ft	\$2.00 / SF
Tract Size	6.42 Acres

Tract 2

Sale Price	\$975,000
Price/Ft	\$2.14 / SF
Tract Size	10.47 Acres

Tract 1 & 2

Sale Price	\$1,535,000
Price/Ft	\$2.09 / SF
Tract Size	16.89 Acres

Lexi Beam
(806) 784-3219
TX #818956

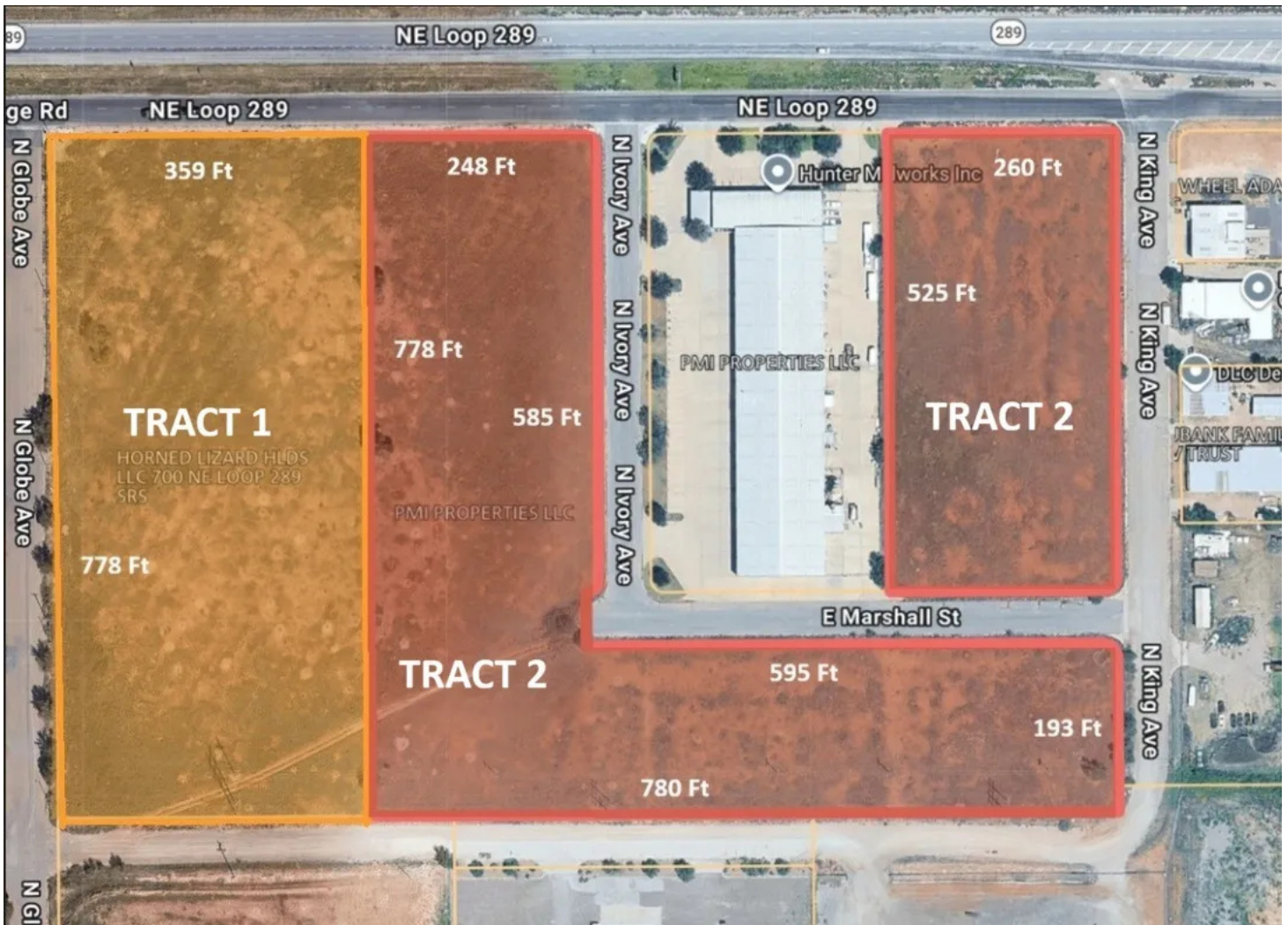
Jef Conn, CCIM, SIOR
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TX #572358



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TRACT DIMENSIONS

UP TO 16.9 ACRES
Industrial Development Land



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SITE DETAILS

UP TO 16.9 ACRES

Industrial Development Land

DEVELOPMENT INFO

BUYER TO VERIFY DEVELOPMENT REQUIREMENTS

SITE INFORMATION

700 NE Loop 289	** Approximate Address. Final address to be granted with future construction.
City, State, Zip	Lubbock, TX 79403
County	Lubbock
Zoning	Light Industrial
Access	Access from NE Loop 289 Access Road, N Globe Ave to the west and N Ivory Ave / N King Ave to the east
Loop 289 Frontage (Ft)	Up to 607 Ft
Utilities	City Water, Sewer, Electrical and Gas are all located adjacent to the property. See next page
Flood zone	Property is not shown in a mapped floodplain per info available to broker.
Topography	Mostly Flat Property
LCAD Parcel ID (Tract 1)	R82980
LCAD Parcel ID (Tract 2)	R71261
Taxes - 2025 (Tract 1)	\$835.38
Taxes - 2025 (Tract 2)	\$1,210.13
Restrictions	No seller-imposed restrictions known to broker; buyer to verify deed restrictions, easements, and development requirements.

Interested Buyers / Developers	Buyer should do own due diligence and confirm all details provided.
Pre- Development Meeting	Buyers are encouraged to schedule a no-cost pre-development meeting with City of Lubbock's Planning & Zoning Department to ensure all pertinent questions are answered by city departments.
Lubbock Planning Phone	806-775-2108
Online Information For Pre- Development Meeting	www.mylubbock.us/637/Development Click "Pre-Development Meeting Application"
Replat	Developing both Tract 1 & 2 together will require a replat with the help of a civil engineer. A new survey will be needed.
Civil Engineer & Survey	OJD Engineering - 806-791-2300
Builder	Contact Jef Conn & Lexi Beam for recommendations for a commercial builder who can help you build on these tracts.
Something Missing?	Not seeing something in this list? Want to discuss your project? Reach out to Jef Conn & Lexi Beam (contact info below).
Disclaimer	All site, utility, zoning, floodplain, access, and development information is believed to be accurate but should be independently verified by buyer, buyer's engineer, and applicable governmental authorities.

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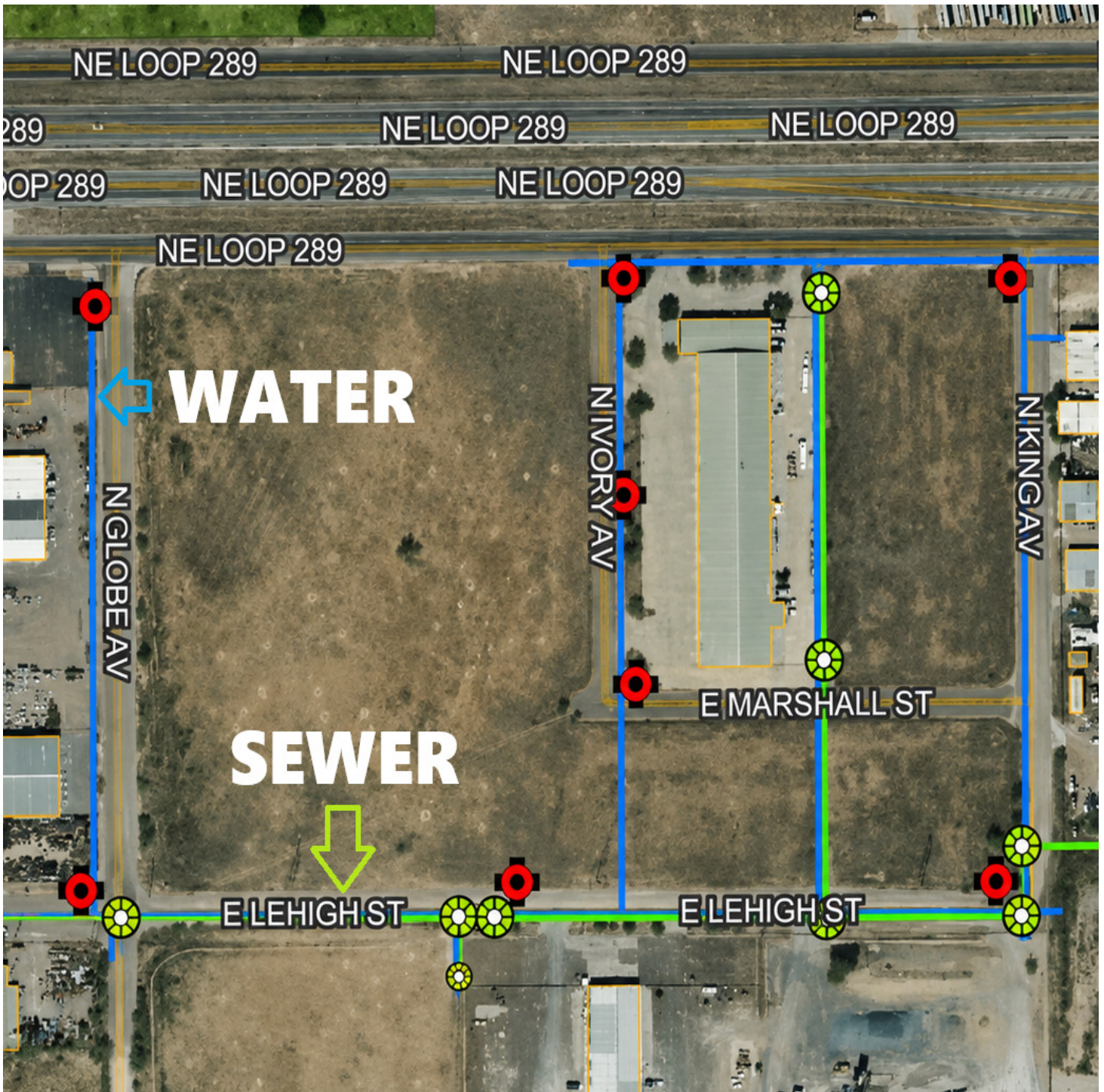
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UTILITY LOCATION

UP TO 16.9 ACRES
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AERIAL MAP

700 NE LOOP 289
700 NE Loop 289 Lubbock, TX 79403



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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.

2-10-2025



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.

Coldwell Banker Commercial	431370 TX	rcanup@cbccapitaladvisors.com	806-793-0888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rick Canup	191550 TX	rcanup@cbccapitaladvisors.com	806-793-0888
Designated Broker of Firm	License No.	Email	Phone
Rick Canup	191550 TX	rcanup@cbccapitaladvisors.com	806-793-0888
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lexi Beam	818956	lexi@cbccapitaladvisors.com	806-549-4403
Sales Agent/Associate's Name	License No.	Email	Phone

04/22/2026

Buyer/Tenant/Seller/Landlord Initials

Date