



**VERITAS REAL
ESTATE COMPANY**

Woodrow Rd/ HWY 87 Development Land 101 Woodrow Rd. Lubbock, TX 79424

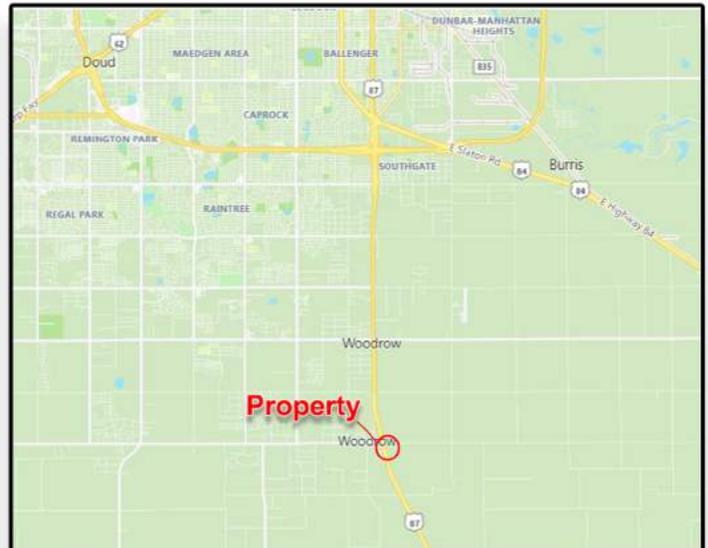
NOW AVAILABLE FOR SALE- LAND

Purchase Price: **\$2,490,000**

Land Size: 149.916 Acres

- 1,054 ft Woodrow Rd. Frontage
- 2,522 ft HWY 87 Frontage
- Outside City

Great property on the SE corner of Woodrow Rd & HWY 87. Property has excellent frontage on both Woodrow Rd & HWY 87. Near Cooper ISD, with a projected enrollment of over 7000 next year, has elementary (completely rebuilt in 2019), middle, and high school. On the other side of the property, newly owned English-Newsom Cellars is a premier Lubbock events center. SE corner of Woodrow Rd and HWY 87.



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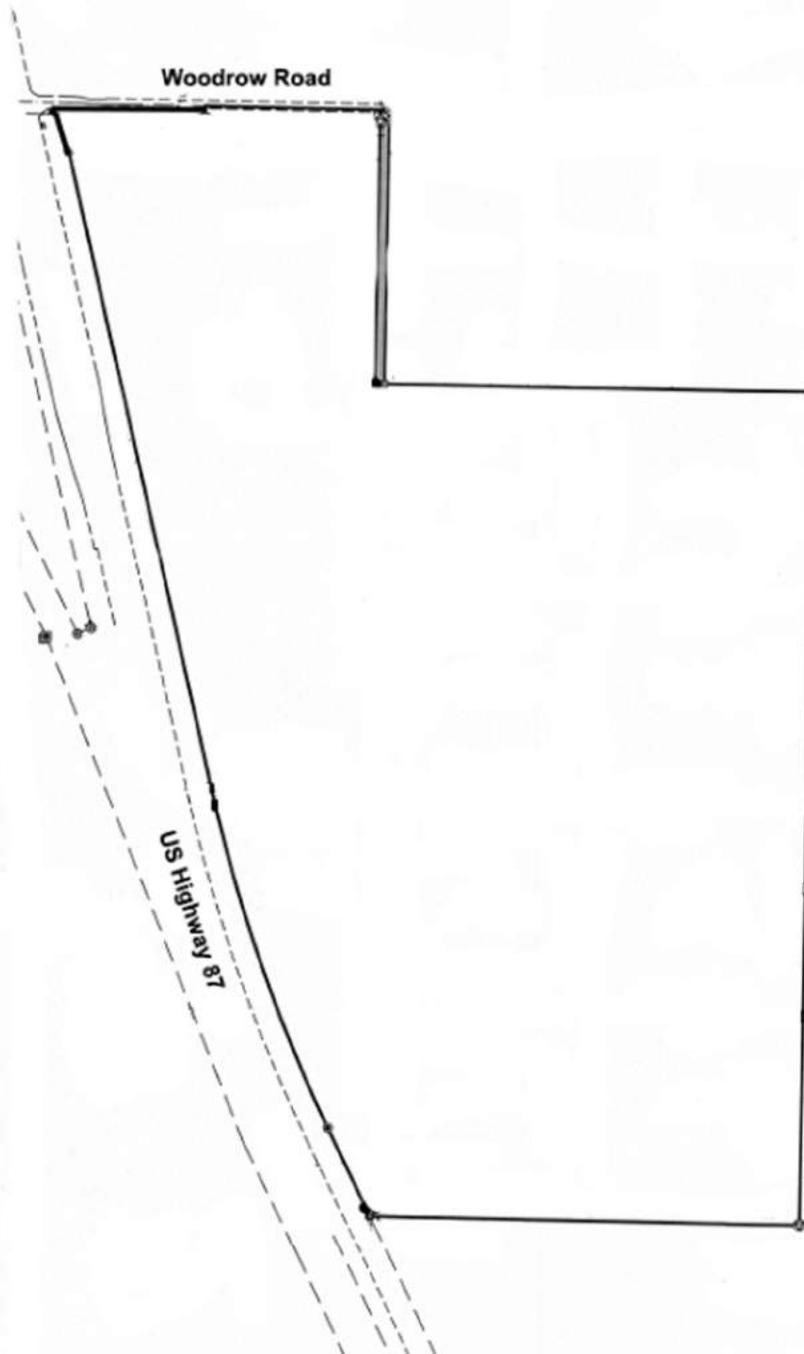


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Survey:



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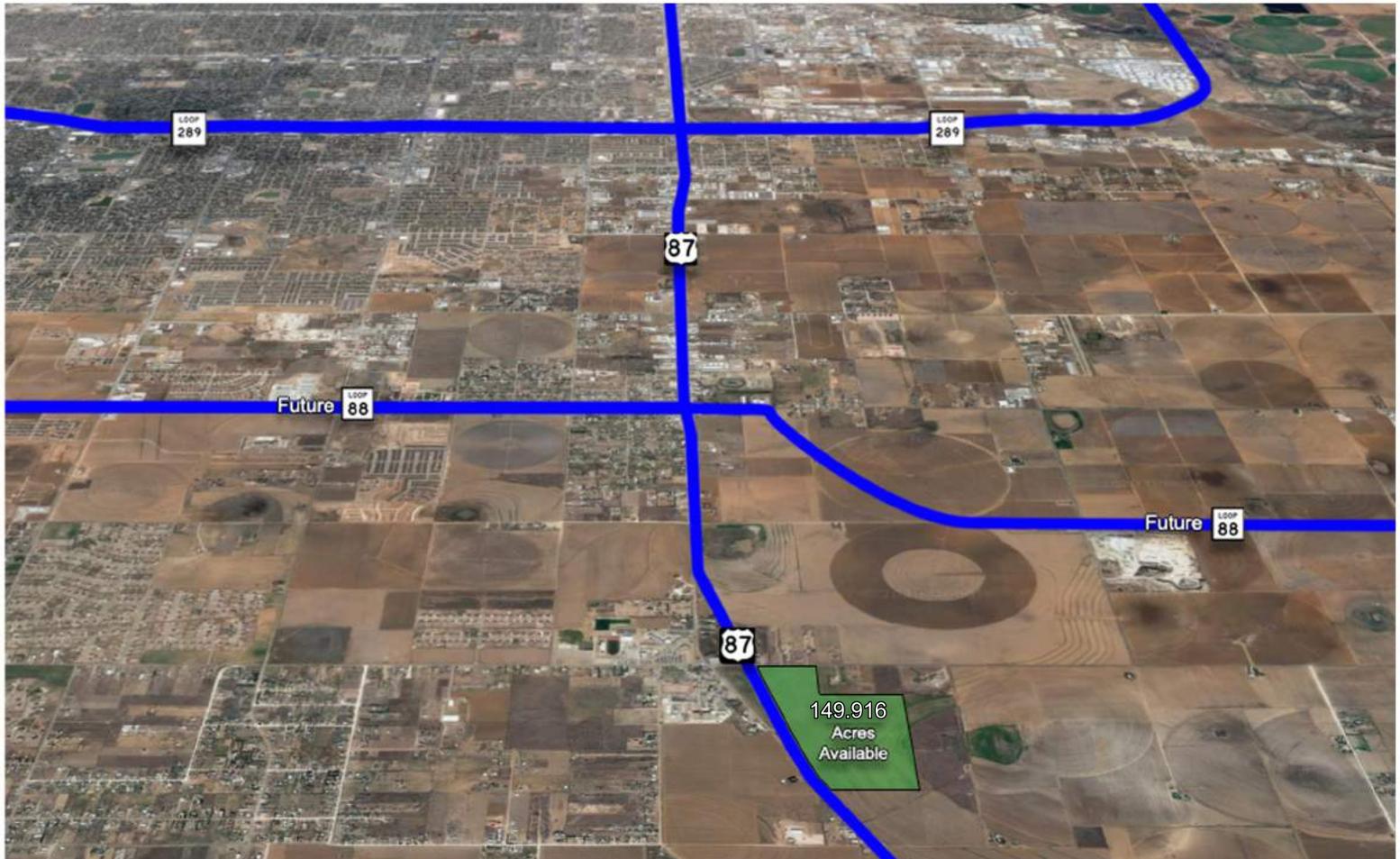
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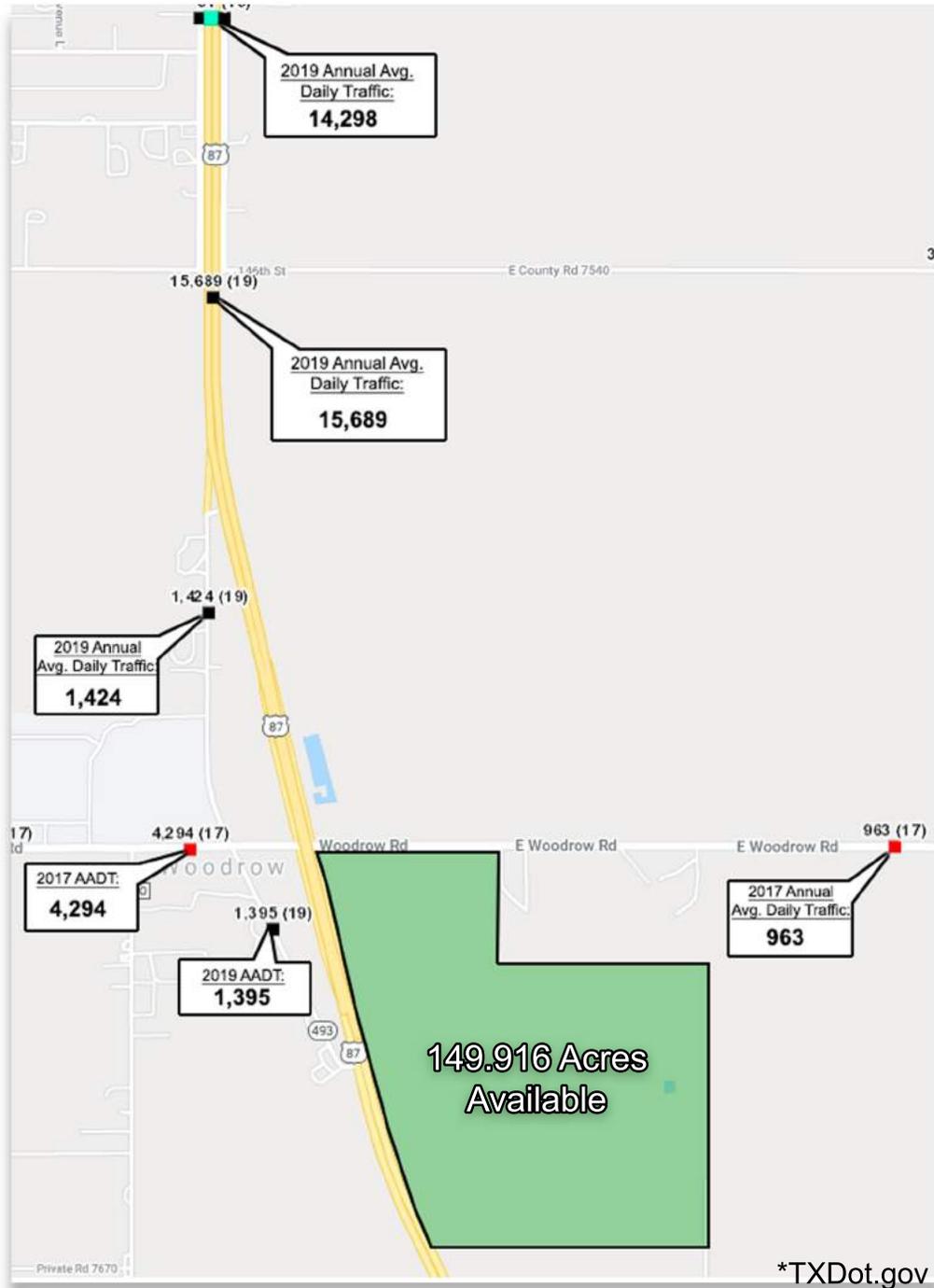


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Drive By Traffic*:



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- Lubbock-Cooper is considered one of the premier school districts in the Lubbock area. Approximately 6,000 students are enrolled at Lubbock-Cooper ISD.
- Among the top 10 fastest growing districts in Texas
- 2019: 32.3% enrollment growth in last 5 years (fastgrowthtexas.org)
- \$208.2 Million dollar bond package passed for renovations such as traffic improvements on multiple campuses, renovations at S. Elementary, Cooper Middle School, and tech improvements on each campus.

New Lubbock Cooper Middle School Development:



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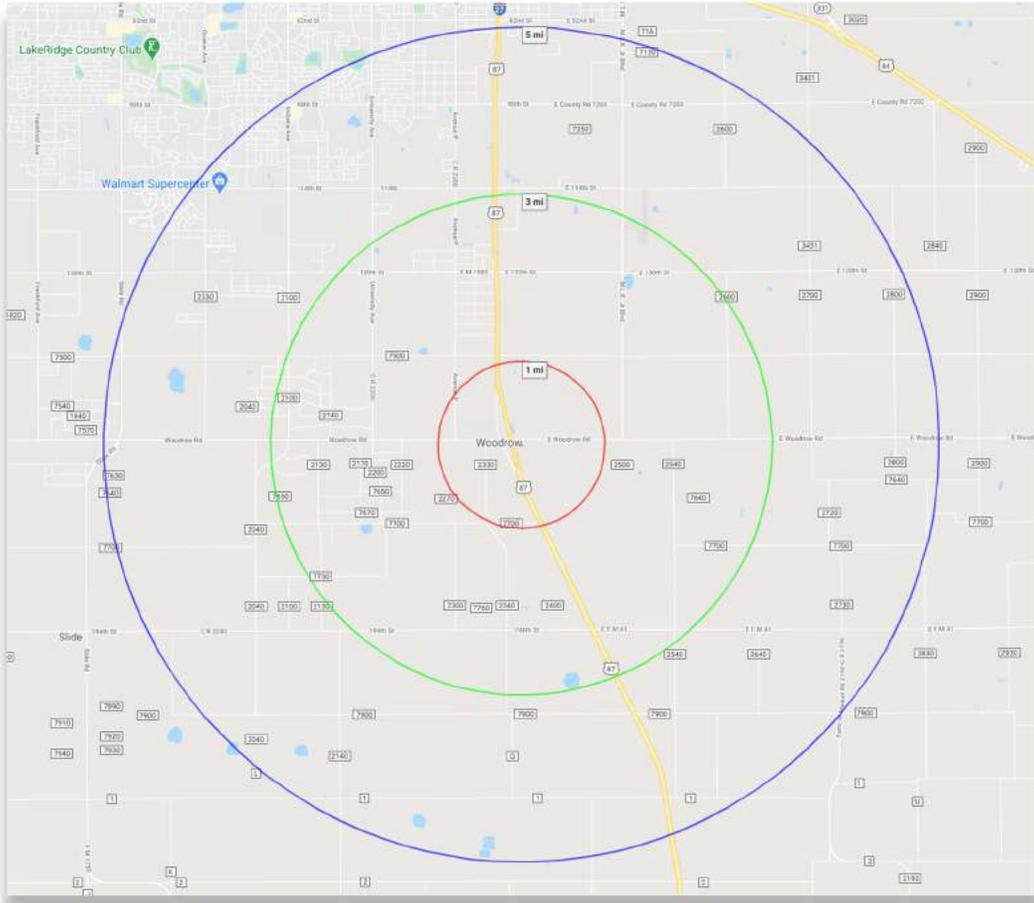


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*Stats provided by GeoLytics

Population

Radius:	3 miles	5 miles
2023 Projection	7,133	35,242
2018 Estimate	6,645	34,285
2015 Estimate	6,160	32,653
2010 Census	6,240	31,404
Growth 2018-2023	7.34%	2.79%
Growth 2015-2018	7.87%	5%
Growth 2010-2015	-1.28%	3.98%

Households by Household Income (2018 Estimate)

Radius:	3 miles	5 miles	Radius:	3 miles	5 miles
Less than \$25,000	369	1,815	Less than \$25,000	15%	14%
\$25,000 to \$49,999	953	3,593	\$25,000 to \$49,999	40%	27%
\$50,000 to \$74,999	350	2,543	\$50,000 to \$74,999	15%	19%
\$75,000 to \$99,999	191	1,780	\$75,000 to \$99,999	8%	13%
\$100,000 to \$124,999	135	1,230	\$100,000 to \$124,999	6%	9%
\$125,000 to \$149,999	190	789	\$125,000 to \$149,999	8%	6%
\$150,000 to \$199,999	108	620	\$150,000 to \$199,999	4%	5%
\$200,000 or more	107	927	\$200,000 or more	4%	7%
Total Households	2,403	13,297			
Average Household Income	\$69,697.92	\$78,028.25			
Median Household Income	\$53,105.88	\$67,279.03			

Households by Household Income (2023 Projection)

Radius:	3 miles	5 miles	Radius:	3 miles	5 miles
Less than \$25,000	395	1,879	Less than \$25,000	15%	14%
\$25,000 to \$49,999	1,023	3,726	\$25,000 to \$49,999	40%	27%
\$50,000 to \$74,999	376	2,622	\$50,000 to \$74,999	15%	19%
\$75,000 to \$99,999	202	1,815	\$75,000 to \$99,999	8%	13%
\$100,000 to \$124,999	145	1,250	\$100,000 to \$124,999	6%	9%
\$125,000 to \$149,999	203	806	\$125,000 to \$149,999	8%	6%
\$150,000 to \$199,999	116	636	\$150,000 to \$199,999	4%	5%
\$200,000 or more	118	941	\$200,000 or more	5%	7%
Total Households	2,578	13,675			
Average Household Income	\$71,590.60	\$79,580.96			
Median Household Income	\$54,715.92	\$68,474.48			

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Corey Zant	628220	corey@veritasre.co	(806)853-7355
Designated Broker of Firm	License No.	Email	Phone
Corey Zant	628220	corey@veritasre.co	(806)503-7316
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dennis "Buzz" White	617791	dwhite2581@msn.com	(806)317-6313
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Veritas Real Estate Co, 6303 Indiana Ave, STE 116 Lubbock TX 79413
Corey Zant

Information available at www.trec.texas.gov

IABS 1-0 Date

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Woodrow

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