

PROPERTY DESCRIPTION

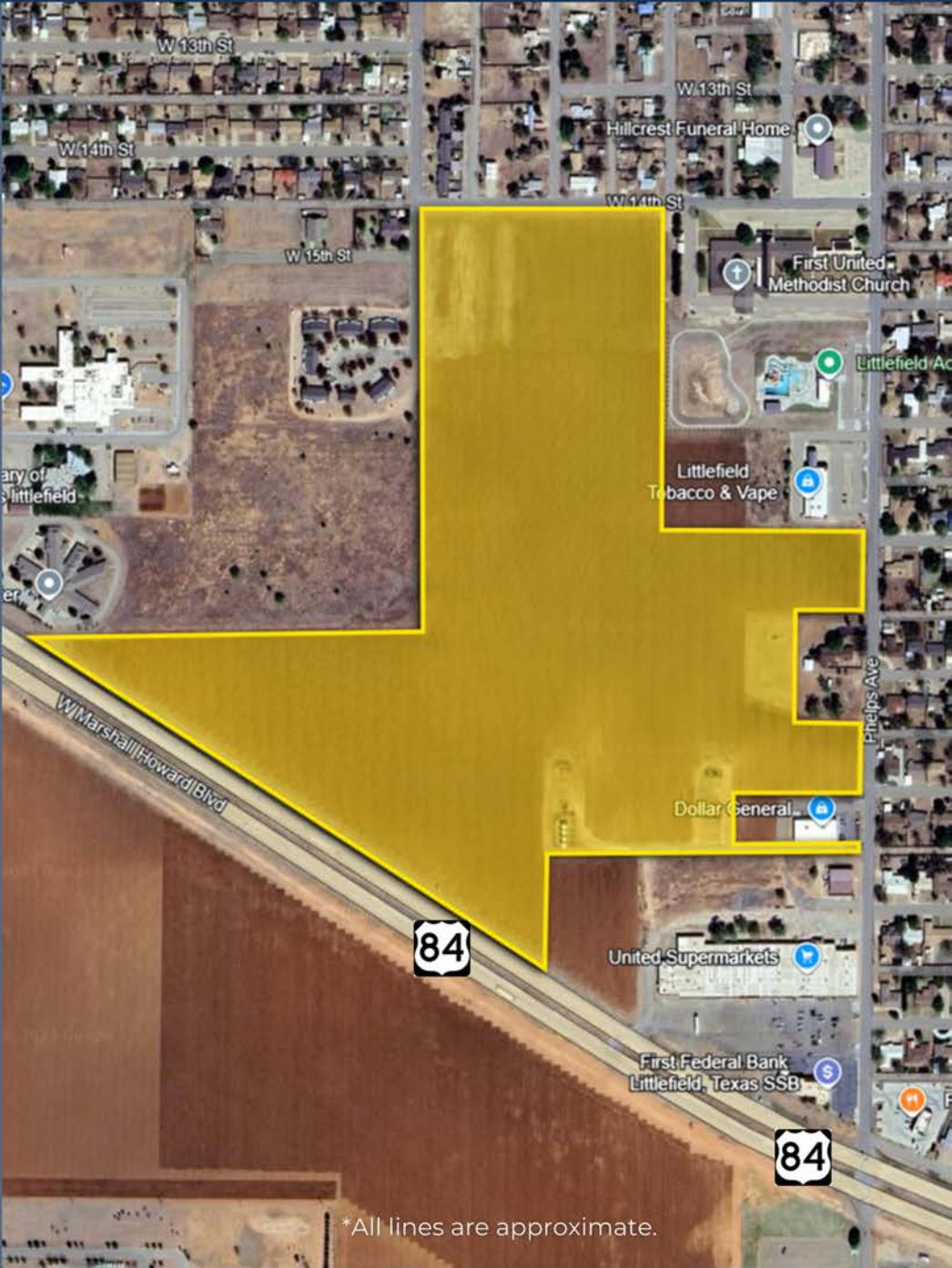
Prime development tract available in Littlefield, TX. This tract is conveniently located off of the Marshall Howard access road that feeds onto Hwy 84. Hwy 84 is one of the main throughfares between Texas and New Mexico. This tract is 30 minutes form Lubbock, TX. No flood plain. Zoned C1 - Commercial Light Retail which allows for a wide variety of uses.

LOCATION OVERVIEW

Located on the North side of Hwy 84 and S Phelps Ave in Littlefield, Texas.

PRICING

\$1,890,900.00 USD or \$33,000.00 USD/AC



*All lines are approximate.



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The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.

OPTIONAL SITE PLAN

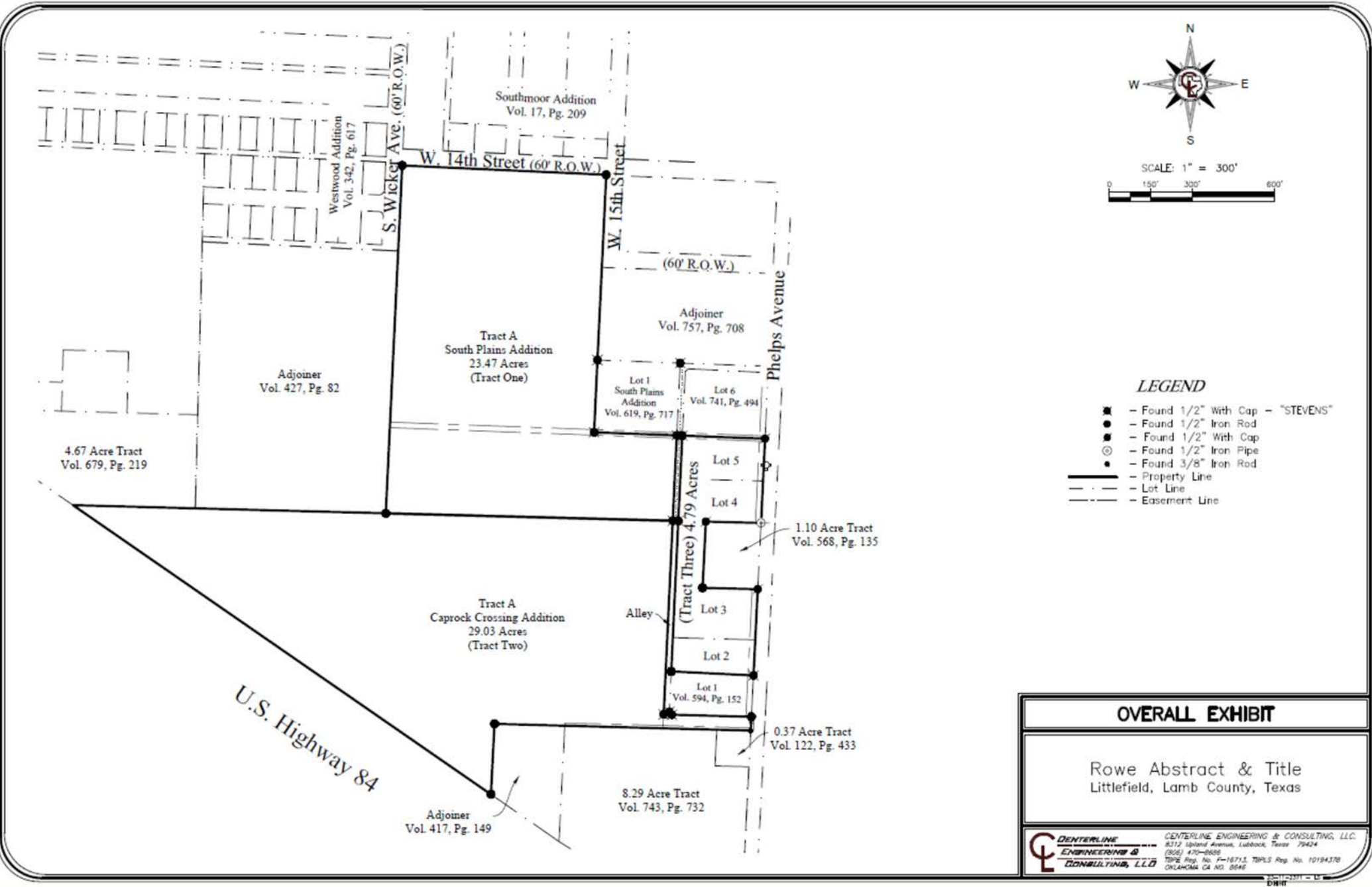


- (A) Healthcare Office Bldg.**
Building Area: 110,000 s.f.
Building Height: 2 stories
Parking Count: 500 spaces
- (B) Data Center**
Building Area: 100,000 s.f.
Building Height: 1 story
Parking Count: 10 spaces
- (C) Data Center**
Building Area: 100,000 s.f.
Building Height: 1 story
Parking Count: 10 spaces
- (D) Retail**
Building Area: 10,000 s.f.
Building Height: 1 story
Parking Count: 55 spaces
- (E) Retail**
Building Area: 10,000 s.f.
Building Height: 1 story
Parking Count: 55 spaces
- (F) Drive Thru Restaurant**
Building Area: 5,000 s.f.
Building Height: 1 story
Parking Count: 20 spaces
- (G) Drive Thru Restaurant**
Building Area: 5,000 s.f.
Building Height: 1 story
Parking Count: 20 spaces
- (H) Service**
Building Area: 3,500 s.f.
Building Height: 1 story
- (I) Truck Wash**
Building Area: 2,800 s.f.
Building Height: 1 story
- (J) Standard Filling Pumps:**
16 pumps
5 EV charging
- (K) C-Store**
Building Area: 15,000 s.f.
Building Height: 1 story
Standard Parking: 25 spaces
Truck Parking: 86 spaces
- (L) Truck Filling Pumps:**
29 pumps
- (M) Hotel**
Building Area: 45,000 s.f.
Building Height: 3 stories
Parking Count: 105 spaces

N
Mixed Use Site Plan
 Littlefield, Texas


Midland Development Group
808.534.8490
www.midlanddevelopmentgroup.com


George M. Lewis, AIA
6096 Summerhill Drive
Hudsonville, MI 49426
(616) 291-9974
gvl@midlandgvl.com



OVERALL EXHIBIT

Rowe Abstract & Title
Littlefield, Lamb County, Texas

CENTERLINE ENGINEERING & CONSULTING, LLC
 8512 Upland Avenue, Lubbock, Texas 79424
 (806) 470-8600
 TYPE Reg. No. F-18713, TOPLS Reg. No. 10194378
 OKLAHOMA CA NO. 8646



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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.

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 or 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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| Buyer Initials | Tenant Initials | Seller Initials | Landlord Initials | Date |