

# Wilkerson

PROPERTIES, INC.

Commercial & Industrial  
Development, Management, and Brokerage

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## EXCELLENT COMMERCIAL/INDUSTRIAL LAND 2310 and 2401 I-27 710-26th Lubbock, TX

**Unit Size:** 5.852 Acres

**Sale Price:**

- \$495,000.00

**Zoning:**

- IHI (Interstate Highway Industrial)

**Boundaries:**

- North: Intersection of I-27 Frontage Road and Avenue F
- East: I-27 Frontage Road
- South: 26th
- West: Avenue F to 25<sup>th</sup>, curved radius to 26th

**Description:**

- Outstanding commercial/industrial tract
- Great visibility with plenty of I-27 frontage
- Includes existing fenced stack yard
- Tract may be divided

**For Further Information Call Gordon Wilkerson:**

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PLAT SHOWING PERIMETER SURVEY  
OF A PORTION OF BLOCKS 6,8,9 AND 13  
**MERRILL ADDITION**

TO THE CITY OF LUBBOCK  
LUBBOCK COUNTY, TEXAS



Easterly Northeast corner of this tract;

THENCE South, along the East right-of-way line of Avenue "F", a distance of 75.50 feet to a 1/2" iron rod with cap set for the most Westerly Southwest corner of Block 13, W. C. Wood Subdivision, according to the map, plat and/or dedication deed thereof recorded in Volume 331, Page 361, Deed Records of Lubbock County, Texas and a corner of this tract;

THENCE Southeasterly along the West line of said Block 13, W. C. Wood Subdivision around a curve to the left, said curve having a radius of 875.37 feet, a central angle of 22°13'53", a chord bearing of S. 41°03'36" E and a chord distance of 337.53 feet to a 1/2" iron rod with cap set in the North right-of-way line of 26th Street (closed and abandoned by City Ordinance No. 412) for the Southeast corner of this tract;

THENCE West, along the North right-of-way line of 26th Street, a distance of 629.00 feet to a brass cap found in concrete (r-o-w marker) in the East right-of-way line of Interstate Highway No. 27 for the Southwest corner of this tract;

THENCE North, along the East right-of-way line of Interstate Highway No. 27, a distance of 208.59 feet to a "mag" nail with cap set for the most Westerly Northwest corner of this tract;

THENCE N. 23°08'08" E., continuing along the East right-of-way line of Interstate Highway No. 27, a distance of 77.75 feet to a 1/2" iron rod with cap set for a point of intersection;

THENCE East, continuing along the East right-of-way line of Interstate Highway No. 27, a distance of 44.04 feet to a 1/2" iron rod with cap set for a point of intersection;

THENCE North, continuing along the East right-of-way line of Interstate Highway No. 27, a distance of 102.03 feet to a 1/2" iron rod with cap set for a point of intersection;

THENCE N. 23°20'47" E., continuing along the East right-of-way line of Interstate Highway No. 27, a distance of 379.02 feet to a "cross" cut in concrete in the South right-of-way line of 24th Street for the most Northerly Northwest corner of this tract;

THENCE East, along the South right-of-way line of 24th Street, a distance of 132.52 feet to the Point of Beginning.

Contains: 241,057 square feet • 5.534 acres.

CERTIFICATION TO: South Plains Lamesa Railroad Ltd.

I, Daniel E. Martinez, Texas Registered Professional Land Surveyor No. 4515, do hereby certify that this survey was made on the ground and is in substantial compliance with Standard TREC Contract Form No. 20-5. As graphically plotted this property does lie within a special flood hazard area as shown on Panel 305 of 500 of the FIRM for Lubbock County, Texas and incorporated areas, Map No. 48303C0305 D, effective date September 18, 2002, **ZONE AE**, September 12, 2003 April 29, 2004: revised to change flood certificate.

Daniel E. Martinez  
Registered Professional  
Land Surveyor No. 4515  
State of Texas

● - LIGHT POLE  
E - OVERHEAD ELEC. LINE  
PLATTED LOTS = 198,843 SQ. FT. OR 4.565 ACRES  
CLOSED R-O-W'S = 56,079 SQ. FT. OR 1.287 ACRES  
TOTAL = 254,922 SQ. FT. • 5.852 ACRES  
233403/W.W.