

FOR SALE

707 East 3rd Street, LLC

East 3rd Street & Owens
Big Spring, Texas 79720



Contact Information

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The **Tardy**
Company
Real Estate

**707 East 3rd Street
Big Spring, Texas**

**The Tardy
Company**
Real Estate

Price:	\$393,000
Price Per Sq Ft:	\$32.75
Property Name:	The Western Building
Address:	707 East 3rd Street Big Spring, Texas 79720
Property Type:	Office Building— Multi-Tenant
Tenants:	Holly Energy Partners (NYSE: HEP) State of Texas—Pardons and Paroles Clinical Psychologist Aflac Insurance Agent Alltel Phone Dealer
Construction Type:	Brick
Building SF:	12,000
Year Built:	Circa 1960's or 1970's
Land Area:	140' x 150' = 21,000 sf 60' x 100' = 6,000 sf
Zoning:	Commercial
Net Operating Income:	\$40,322
CAP Rate:	10.25%

707 East 3rd Street
Big Spring, Texas

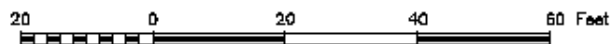
The Tardy
Company
Real Estate

Building Survey



SKETCH

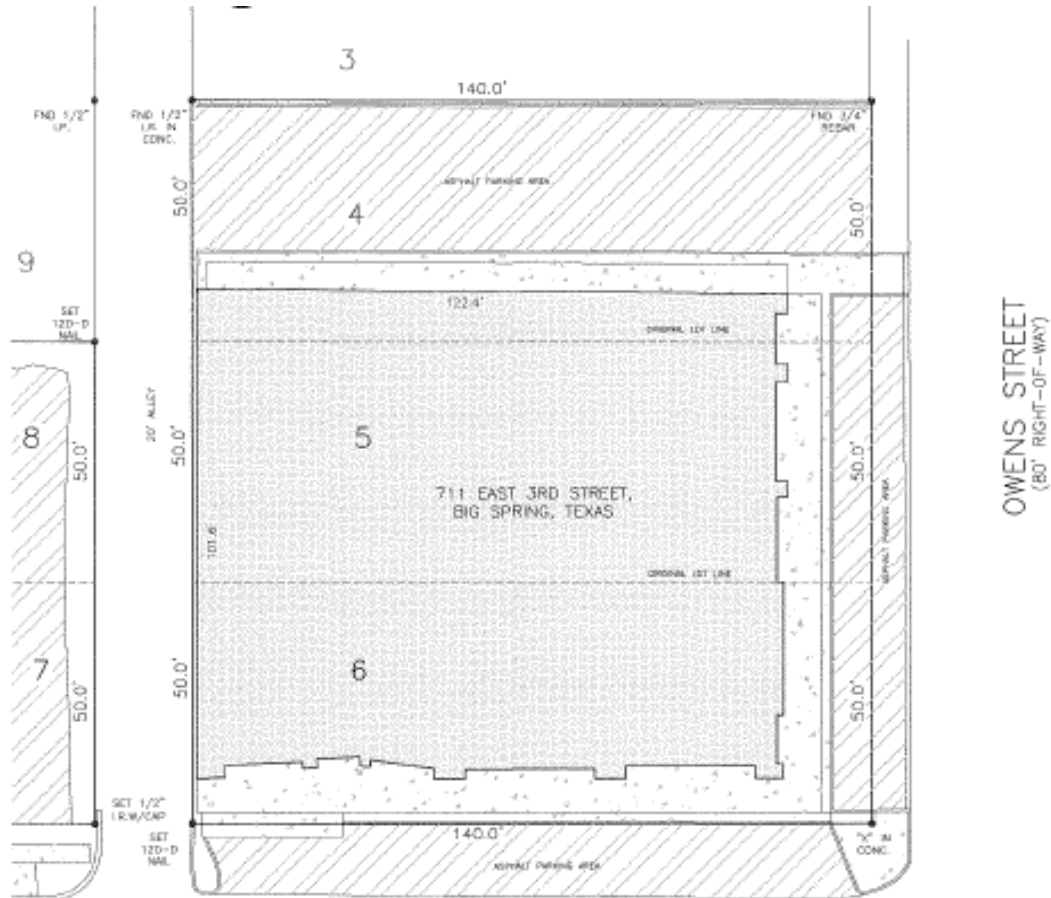
OF
707 EAST 3RD STREET,
LOTS 4, 5 AND 6, BLOCK 2,
BOYSTUN ADDITION,
TO THE CITY OF BIG SPRING, HOWARD COUNTY,
TEXAS



707 East 3rd Street
Big Spring, Texas

The Tardy
Company
Real Estate

Property Survey



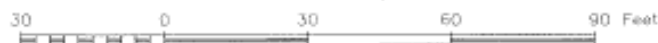
EAST 3RD
STREET
(80' RIGHT-OF-WAY)

OWENS STREET
(80' RIGHT-OF-WAY)



PLAT

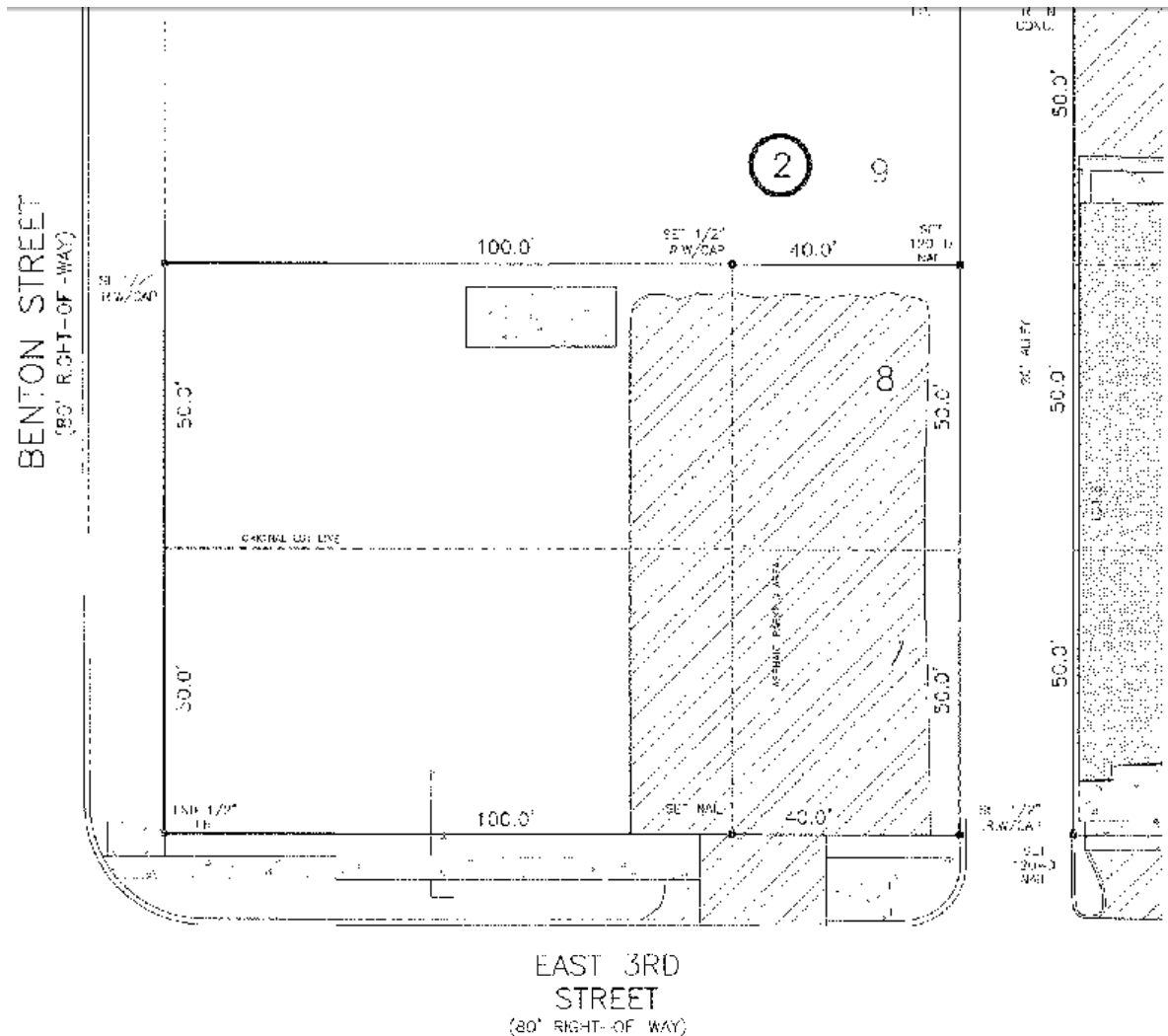
of
LOTS 4, 5, AND 6, BLOCK 2,
BOYDSTUN ADDITION
TO THE CITY OF BIG SPRING,
HOWARD COUNTY, TEXAS



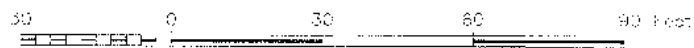
707 East 3rd Street
Big Spring, Texas

The **Tardy**
Company
Real Estate

Property Survey



PLAT
of
LOTS 7 AND 8, BLOCK 2,
BOYDSTUN ADDITION
TO THE CITY OF BIG SPRING,
HOWARD COUNTY, TEXAS



707 East 3rd Street
Big Spring, Texas

The **Tardy**
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Real Estate

Major Business



Big Spring VA Medical Center
300 Veterans Blvd.
Big Spring, TX 79720



Alon USA
Big Spring Refinery
East I-20 and Refinery Road
Big Spring, TX 79720



Howard College
1001 Birdwell Lane
Big Spring, TX 79720

Community Profile

Big Spring, Texas

www.bigspringtx.com

2007 Community Profile

Howard County



City of Big Spring, County of Howard, State of Texas, located 272 miles Southwest of Fort Worth, 105 miles South of Lubbock, 86 miles Northwest of San Angelo and 40 miles Northeast of Midland

POPULATION

Year	2007 (est.)	2000 Census	1990
City	25,179	25,233	23,093
County	33,029	33,627	32,343

CITY GOVERNMENT

Type	Home Rule
Number on Council	7
Municipal Police	63
Paid Firefighters	65
Volunteer Firefighters	
City Zoning Body	Yes
Master Plan	Yes

TRANSPORTATION

Air Service

Big Spring McMahon-Wrinkle

Runway Length	8,800'
Runway Surface	Concrete
Lighted	Yes
Fuel	Yes
Instrument Landing System	Yes

Midland International

Runway Length	9,501'
Runway Surface	Asphalt
Lighted	Yes
Fuel	Yes
Instrument Landing System	Yes

Airports Within 1 Hr.

International	Midland International
Regional	Big Spring McMahon-Wrinkle

Municipal

Rail Service Providers

Union Pacific Railroad

Freight Carriers

ABF Freight; Central Transport; Federal Express; UPS, Roadway Express; Sala Motor Freight, Yellow Freight

Oncor Economic Development Department

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