

TURN-KEY MULTI-PURPOSE RESIDENTIAL CAMPUS

ON ±126 ACRES

WHITEFACE, TEXAS





AUCTION OVERVIEW

This online auction is for the former Girlstown, USA, a private/secluded ± 126 -acre multi-purpose campus located ± 10 miles south of Whiteface, Texas.

This seller is highly motivated and has set a minimum bid at just **\$699,000**

Bid deadline for this auction:
March 29, 2018

PROPERTY HIGHLIGHTS

This Texas real estate property originally offered a temporary shelter for girls, but developed to provide a stable, long-term home environment for abused and neglected girls and in the later twentieth century expanded services to include predelinquent, delinquent, troubled, and at-risk children.

Select highlights / amenities of this unique property are as follows:

- Turn-key campus facility
- Accessible from Lubbock Preston Smith International Airport
- 15 minutes or less from South Plains College
- Playground and sports equipment will convey
- Duck pond
- Onsite wells provide water to the campus





CAMPUS OVERVIEW

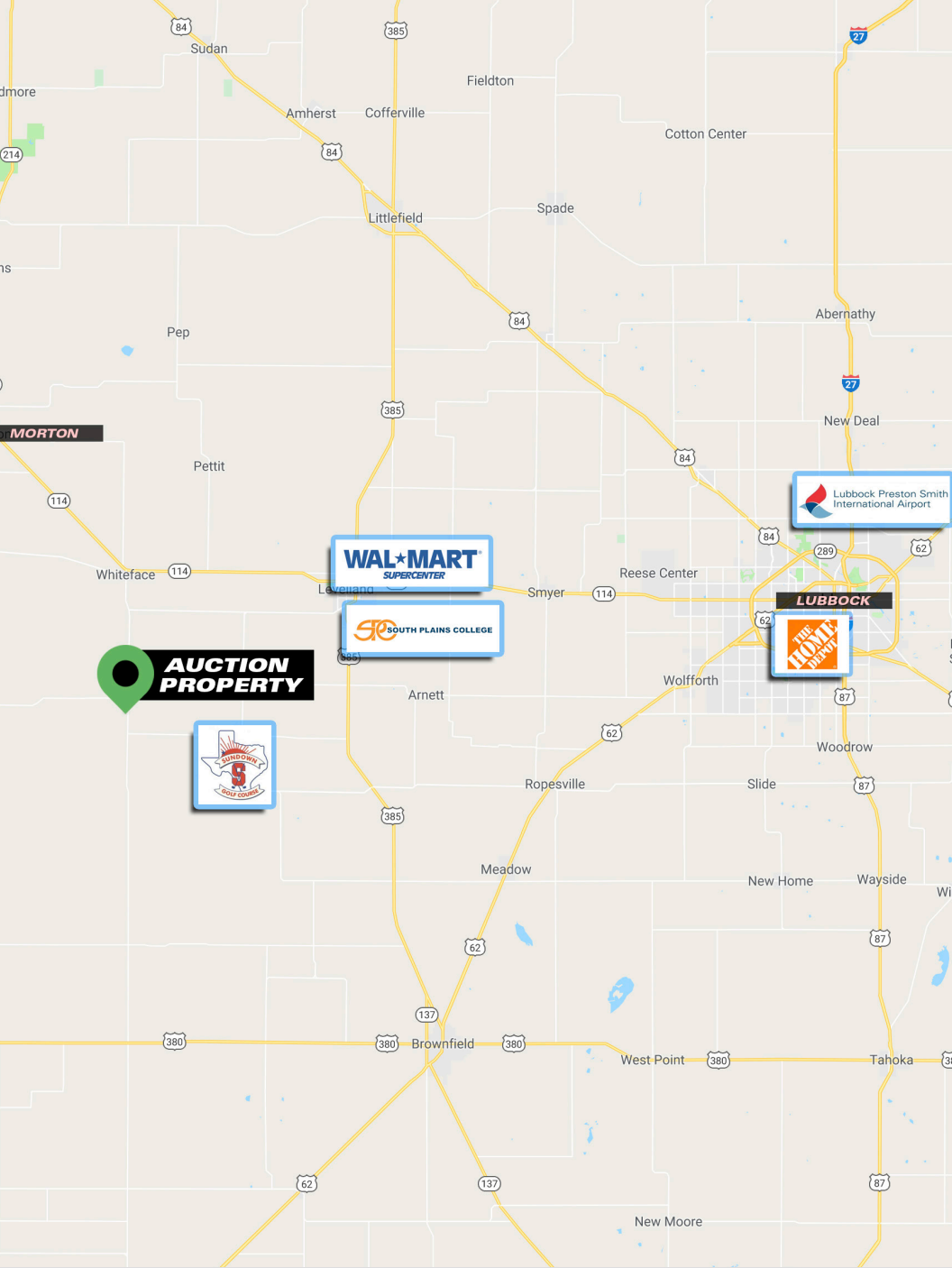
- | | | |
|---|---|---|
| 1 — Career Center / Administration Building (±5,250 sq ft) | 9 — Clinic (±6,600 sq ft) | 17 — Beta Cottage (±8,000 sq ft) |
| 2 — Daycare & Chapel (±10,400 sq ft) | 10 — Arts and Crafts Building (±2,100 sq ft) | 18 — King Cottage (±8,000 sq ft) |
| 3 — Dining Hall (±8,800 sq ft) | 11 — Edelmon Cottage (±8,000 sq ft) | 19 — Herrington House (±8,000 sq ft) |
| 4 — Activity Center (±8,200 sq ft) | 12 — Johnson Cottage (±10,000 sq ft) | 20 — Ground Shop/Warehouse (± 6,710 sq ft) |
| 5 — Walton Cottage (±8,000 sq ft) | 13 & 14 — Duplexes (±3,700 sq ft each) | 21 — Pond stocked with fish and ducks |
| 6 — Black Cottage (±7,800 sq ft) | 15 — Admin House (±3,750 sq ft) | 22 — Shop Warehouse (±2,000 sq ft) |
| 7 — Swimming Pool (±7,150 sq ft) | 16 — 3-Bay Garage (± 4,150 sq ft) | |
| 8 — Gazebo | | |



AMENITIES

- Dormitories (100 Bedrooms)
- Staff Housing
- Large Commercial Kitchen
- Tennis Court
- Outdoor Play Equipment
- School
- Medical Clinic
- Maintenance Shop
- Indoor Swimming Pool
- Indoor Gym
- Basketball Court
- Rock Climbing Wall
- Barn
- Fire Station and Fire Truck
- Duck Pond





LOCATION INFORMATION

Avenue of Oppertunity ...and yes, that's how it's spelled ;)
 Whiteface, TX 79379

In 1876 Cochran County was formed by the Texas legislature from land previously assigned to Bexar and Young counties. It was a land of grass, sand hills, mesquite, jackrabbits, coyotes, bison, and pronghorn antelope. In the early years, the county's economy was dominated by ranches, but by 1924, with a heavy influx of new farmers, the county was formally organized. Oil was later discovered near the town in 1937 and finally incorporated in 1945.

Subject property location:

- Located on State Highway 1780
- ±48 miles southwest of Lubbock
- ±21 miles southeast of Morton, the Cochran County seat
- ± 55 miles southwest of Lubbock Preston Smith Intl. Airport

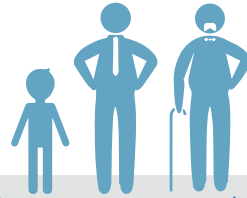
DEMOGRAPHICS WHITEFACE, TEXAS

2015 statistics



POPULATION

404



MEDIAN AGE

33.1



MEDIAN HOUSEHOLD INCOME

\$42,500



MEDIAN PROPERTY VALUE

25,300

TOP EMPLOYMENT BY OCCUPATION

Education, Training, & Library: **16.2%**

Administrative: **11.7%**

Transportation: **11.7%**

Sales: **9.5%**

Management: **8.4%**



TOP EMPLOYMENT BY INDUSTRY

Educational Services: **23.5%**

Retail Trade: **17.9%**

Agriculture, Forestry, Fishing, Hunting: **12.8%**

Health Care & Social Assistance: **10.6%**



**DON'T MISS THIS
INCREDIBLE OPPORTUNITY!**





**WILL YOU CONTINUE THE LEGACY
OF THIS IMPORTANT WORK?**





ONLINE AUCTION

Turn-Key Multi-Purpose Residential Campus

Whiteface, Texas



Minimum Bid **\$699,000**
Bid Deadline **March 29, 2018**

for more information & auction details
visit **www.FRE.com/249**

