

FOR LEASE

PLAZA 103

10303 Indiana Ave Lubbock, TX 79423



**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS

Alex Eberhardt, CCIM

806 784 3258

TX #644944

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PLAZA 103

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OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (NNN)
Building Size:	6,900 SF
Available SF:	1,732 SF
Year Built:	2022

PROPERTY OVERVIEW

Plaza 103 currently has two (2) retail spaces for lease. Co-tenants include UPS and Marco's Pizza. The property is located in Lubbock's southwest sector which boasts the highest growth and development in the city and just approx. 1.5 miles north of the future Loop 88 (Outer Loop) in Lubbock.

PROPERTY HIGHLIGHTS

- NNN's - \$6.00/psf
- 1st generation spaces
- Landlord offering generous \$25.00/psf tenant improvement allowance

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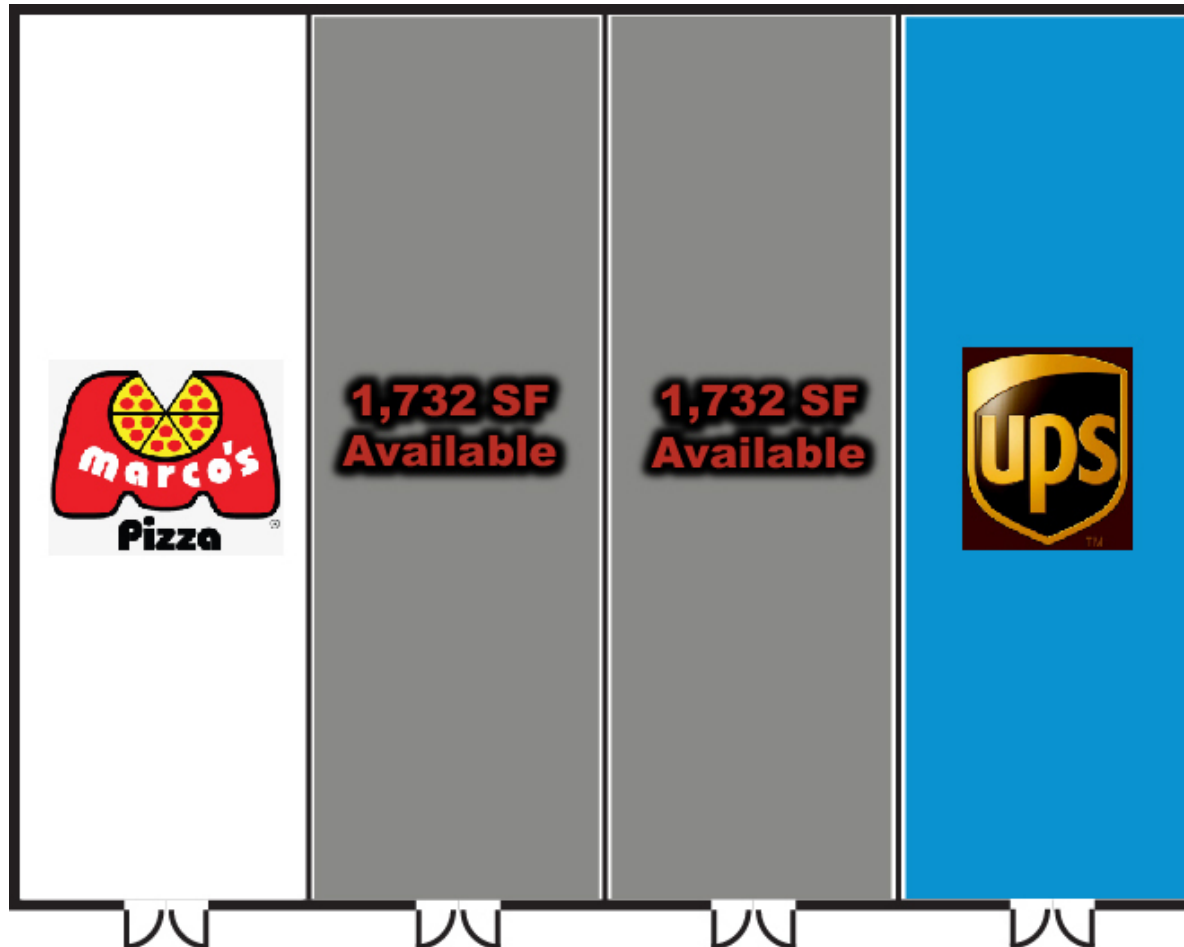


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TENANT LAYOUT

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LUBBOCK, TX

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LOCATION DESCRIPTION

The Lubbock Metropolitan Statistical Area (MSA), also known as the Lubbock MSA or Lubbock Metro Area, is a region in the northern part of Texas. As of the 2020 United States Census, the estimated population of the Lubbock MSA was approximately 325,000 people.

Lubbock, Texas has a diverse economy driven by several key industries. Here are some of the major economic drivers in the area:

Healthcare: Lubbock has a strong healthcare sector, with two major hospitals (University Medical Center and Covenant Health) and several smaller clinics and healthcare providers. The healthcare industry is a significant employer in the region, providing jobs for doctors, nurses, support staff, and other healthcare professionals.

Education: Lubbock is home to Texas Tech University, which is one of the largest employers in the area. The university provides jobs for professors, researchers, administrators, and support staff. In addition to Texas Tech, Lubbock is also home to several other colleges and universities, including Lubbock Christian University and South Plains College.

Agriculture: Lubbock is located in the heart of the Texas Panhandle, which is known for its agricultural production. The region is a major producer of cotton, sorghum, and other crops, and is home to many farmers, ranchers, and agricultural businesses. Overall, Lubbock's economy is diverse and growing, with a mix of industries that provide jobs and drive economic growth in the region.

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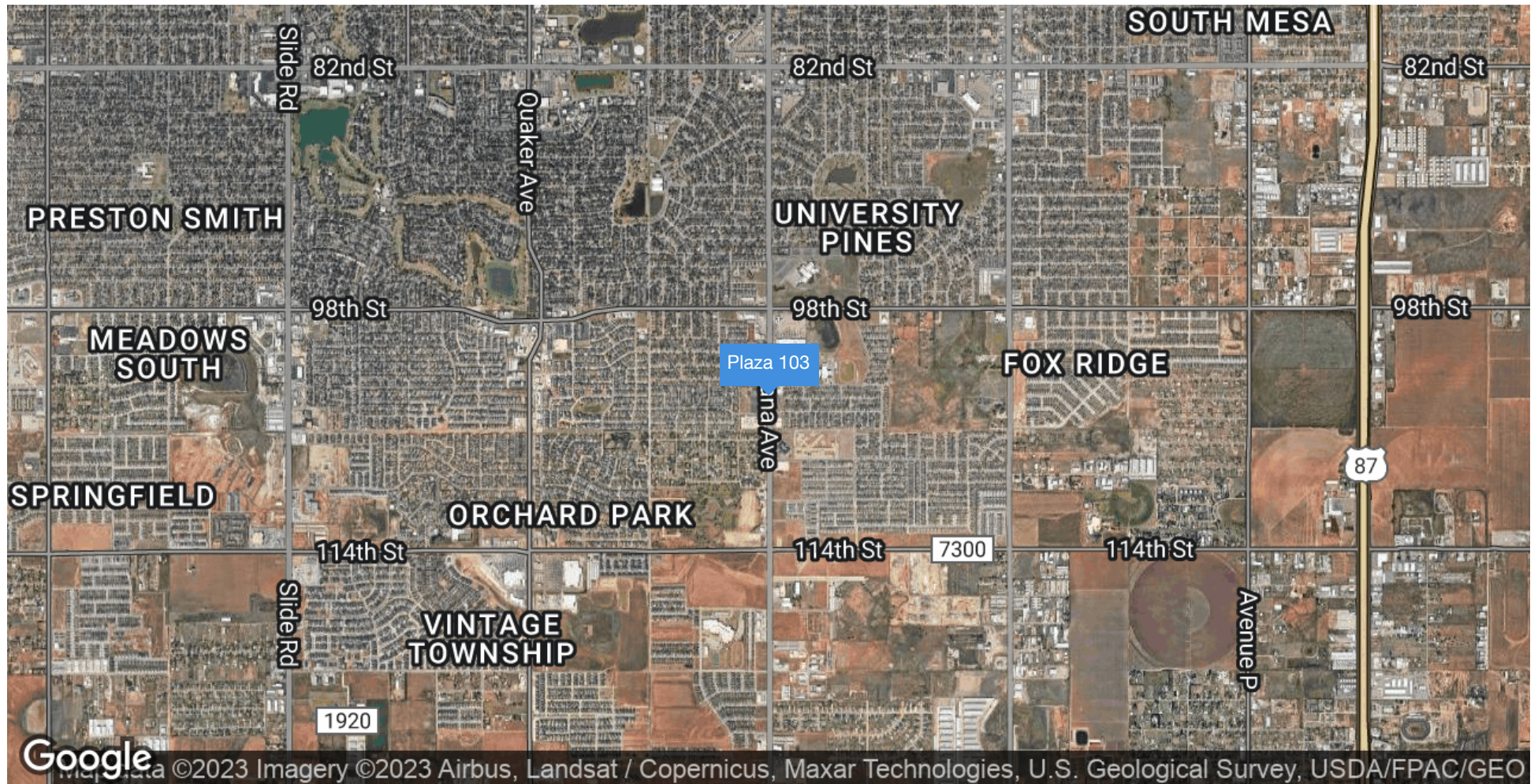


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DEMOGRAPHICS

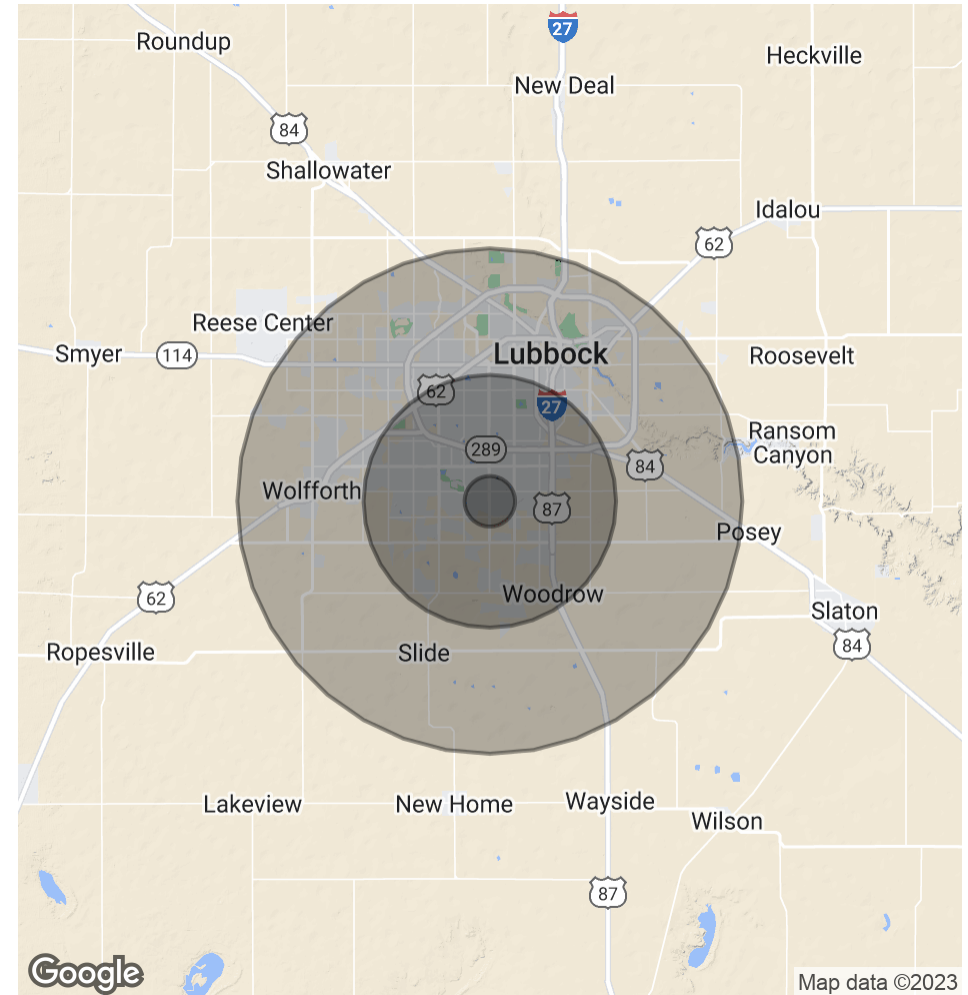
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,914	155,935	279,802
Average Age	36.3	34.9	33
Average Age (Male)	35.9	34.5	32.6
Average Age (Female)	38.8	36.4	34.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,531	66,847	117,307
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$102,682	\$75,701	\$67,711
Average House Value	\$214,700	\$162,244	\$143,374

* Demographic data derived from 2020 ACS - US Census



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Information About Brokerage Services

Texas law requires all real estate license holders 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.

<u>Coldwell Banker Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>431370 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Designated Broker of Firm	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Licensed Supervisor of Sales Agent/ Associate	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Alex Eberhardt</u> Sales Agent/Associate's Name	<u>644944 TX</u> License No.	<u>AlexE@CBCWorldwide.com</u> Email	<u>806-784-3258</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date