

SALE

5244 114TH - ABBEY GLEN OFFICES

5244 - 5252 114th Street Lubbock, TX 79424



PROPERTY DESCRIPTION

New Office Building Development Under Construction in South Lubbock. Four "shared party wall" offices currently under construction featuring an opportunity for a buyer to coordinate interior construction and finishes with the developer. Shell construction is slated to be complete by December 2022. The developer is offering a \$75.00 per sq. ft. allowance for interior construction.

PROPERTY HIGHLIGHTS

- New Construction in Rapidly-Growing Area of South Lubbock
- Buyer Can Coordinate with Developer for Interior Floorplan and Finishes
- Generous \$75 per sq. ft. Interior Improvement Allowance
- Zoned Garden Office

OFFERING SUMMARY

Sale Price:

5244 114th - \$609,730
5246 114th - SOLD
5248 114th - \$483,920
5250 114th - \$408,020
5252 114th - \$608,350

Building Size:

5244 114th - 2,651 SF
5246 114th - SOLD
5248 114th - 2,104 SF
5250 114th - 1,774 SF
5252 114th - 2,645 SF

Interior Improvement Allowance:

\$75.00 per sq. ft.

Zoning:

GO - Garden Office

Scott Womack

806 784 3265

TX #437816



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5246 114th Street Lubbock, TX 79424



1



3

4



6

Patina Green



2



3



5



2

Unit 4

1	Stucco	Dryvit Super White
2	Front Door	Iron / Like Image
3	Metal Roofs	SSI Ash Gray
5	Brick	Claymex Lemont / White Mortar
6	Windows	Windsor Patina Green
7	Trim	SW 7642 Pavestone

ABBNEY GLEN OFFICES

ALL SELECTIONS AND INTERIOR
ELEVATIONS ARE SUBJECT TO CHANGE.

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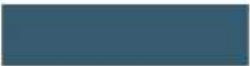
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5244 114TH - ABBEY GLEN OFFICES

5248 114th Street Lubbock, TX 79424



1



3

Military Blue



2



4



5

SW 7009
Pearly White
Interior / Exterior
Location Number: 254-C2

Unit 3

1	Stucco	Dryvit Super White
2	Front Door	Iron / Like Image
3	Windows	Windsor Military Blue
4	Roof	GAF Weathered Wood
5	Trim	SW 7009 Pearly White

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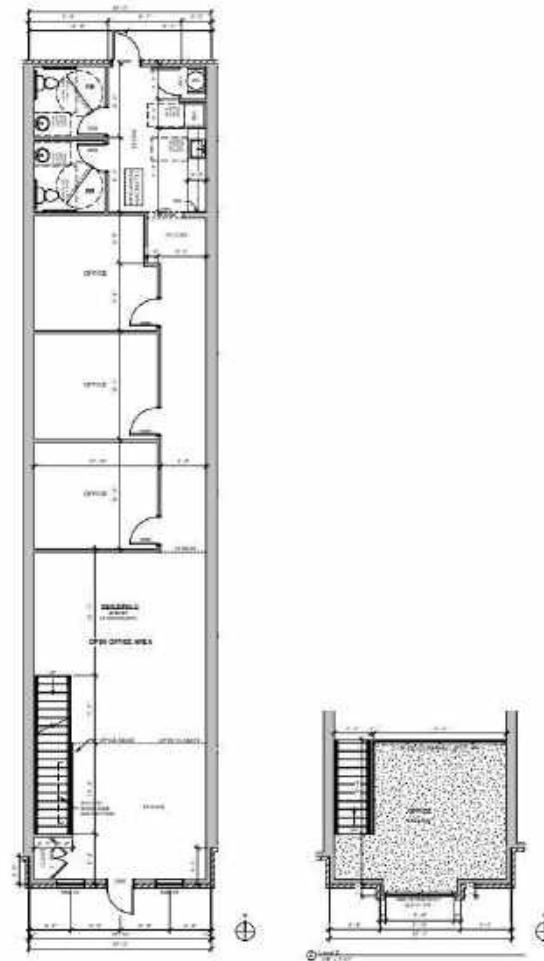


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5244 114TH - ABBEY GLEN OFFICES

5248 114th Street - Floorplan Lubbock, TX 79424



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5244 114TH - ABBEY GLEN OFFICES

5250 114th Street Lubbock, TX 79424



1



3



6



2



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7



5



8



9

Unit 2

1	Stucco	Dryvit Super White
2	Front Door	Iron / Like Image
3	Siding	SW 7018 DoveTail
4	Stain	SW 3541 Harbor Mist
5	Brick	Triangle Castle Rock/ White Mortar
6	Roof	GAF Weathered Wood
7	Metal Roof	SSI Ash Gray
8	Trim	SW 7642 Pavestone
9	Windows	Windsor Slate Gray

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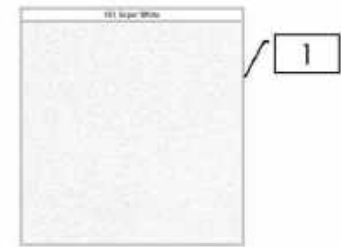
5244 114TH - ABBEY GLEN OFFICES

5252 114th Street Lubbock, TX 79424



Unit 1

1	Stucco	Dryvit Super White
2	Front Door	Iron / Like Image
3	Trim	SW 7009 Pearly White
4	Stain	SW 3541 Harbor Mist
5	Shutters	SW 6206 Oyster Bay
6	Roof	GAF Weathered Wood
7	Windows	Windsor Linen



Linen



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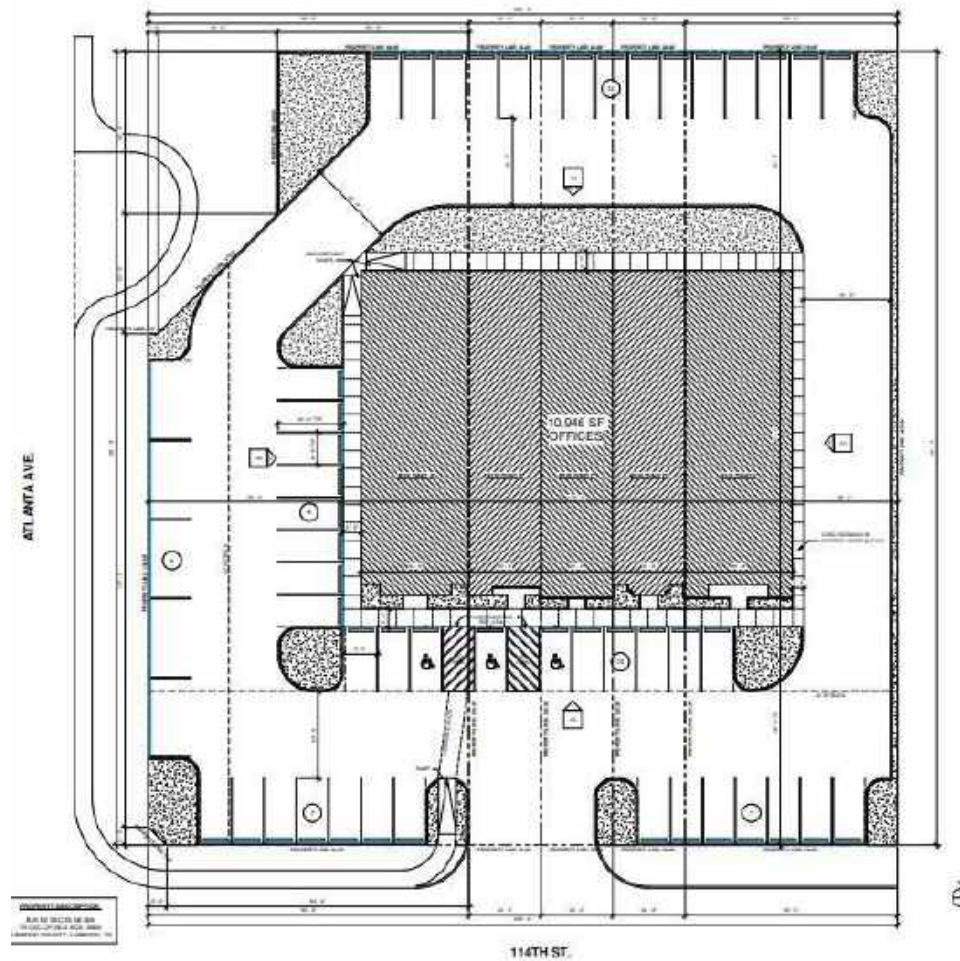
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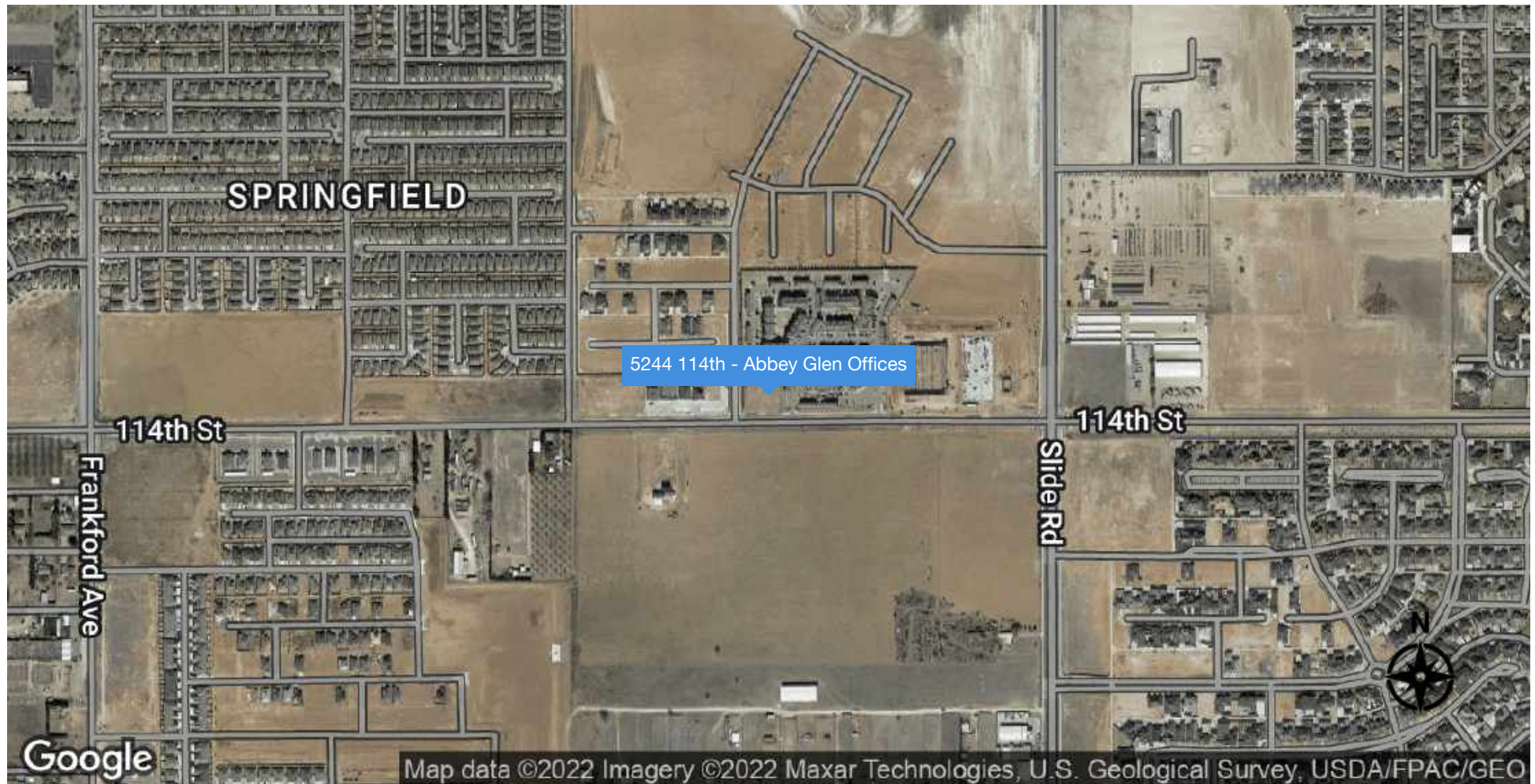


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Information About Brokerage Services

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>Scott Womack</u> Sales Agent/Associate's Name	<u>437816 TX</u> License No.	<u>SWomack@ColdwellBanker.com</u> Email	<u>806-784-3265</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date