

# SALE / LEASE

**1507 13TH STREET**  
1507 13th Street Lubbock, TX 79401



## PROPERTY DESCRIPTION

Beautifully remodeled professional office in downtown Lubbock is available for sale or lease. Former home to a real estate brokerage, this property has been updated with large open meeting spaces, private offices and includes a basement for storage. The parking lot has recently been resealed. The office features glass walls in the private offices to allow for better collaboration among team members. Property features a safe, large conference room and break room along with big supply closets. Located just one block from the South Plains College Downtown Campus, formerly the Lubbock City Hall.

## PROPERTY HIGHLIGHTS

- Beautiful downtown office
- Large Basement
- Beautiful open concept offices
- Located one block from South Plains College Downtown Campus.

## OFFERING SUMMARY

Sale Price:	\$775,000
Lease Rate:	\$3,650.00 per month (NNN - \$1.73/SF/Yr)
Available SF:	6,724 SF
Lot Size:	12,998 SF
Building Size:	6,724 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,094	54,817	103,979
Total Population	7,645	148,446	269,464
Average HH Income	\$30,198	\$48,071	\$58,023

**Jef Conn, CCIM, SIOR**  
Office & Industrial Specialist  
806 784 3216  
TX #572358

**Colin McLellan**  
281 825 1375  
TX #751654

**Jesse Rincones IV**  
Retail & Office Specialist  
806 784 3292  
TX #710224



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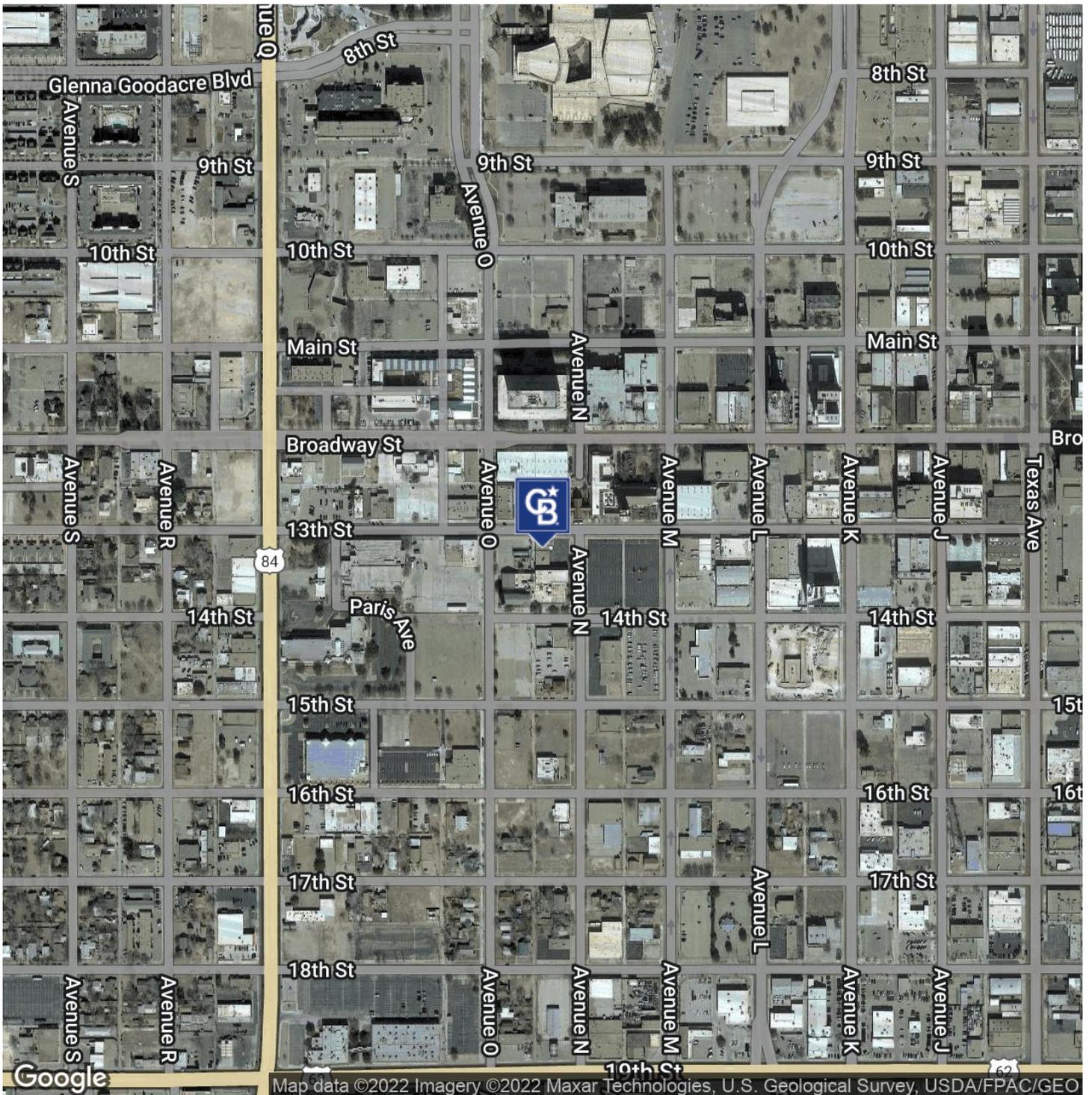
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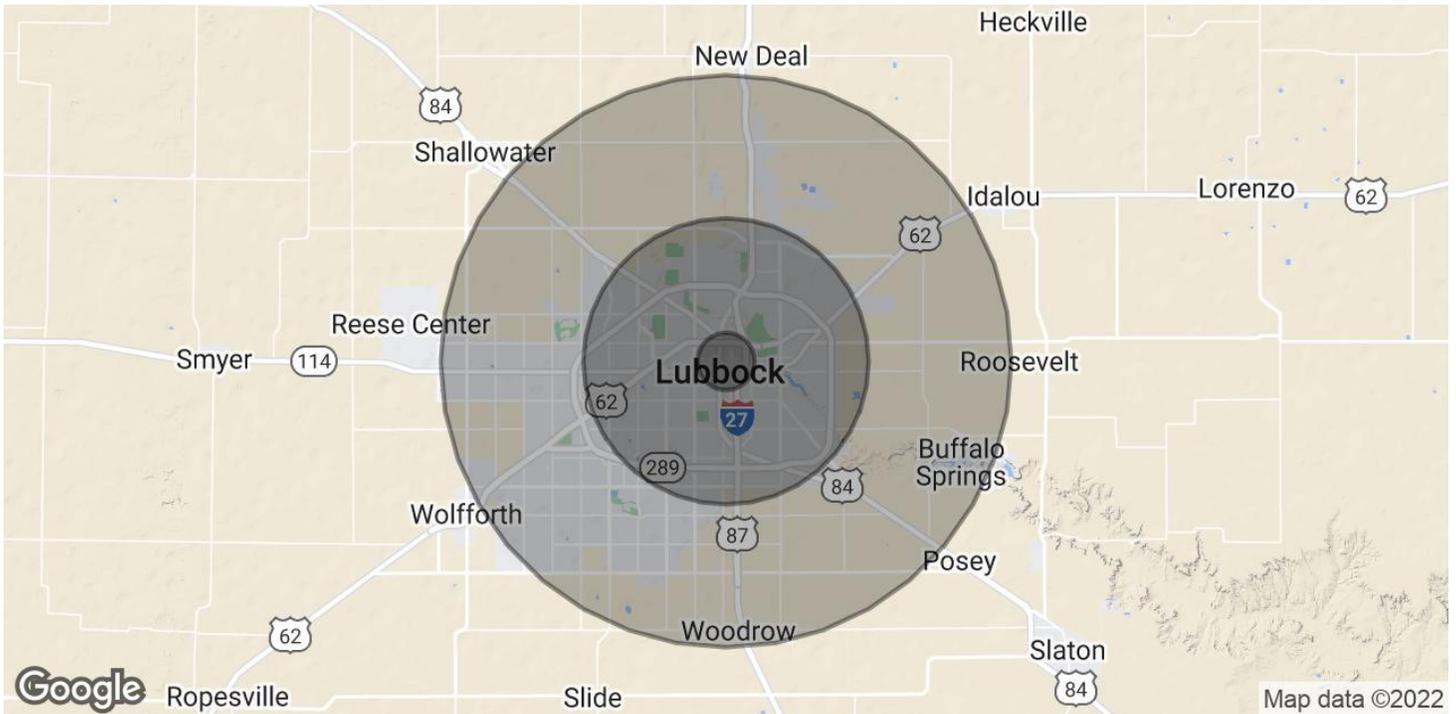
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,645	148,446	269,464
Average Age	27.7	29.8	31.6
Average Age (Male)	26.9	28.4	30.6
Average Age (Female)	29.6	31.4	32.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,094	54,817	103,979
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$30,198	\$48,071	\$58,023
Average House Value	\$118,500	\$140,508	\$141,792

\* 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>Jef Conn</u> Sales Agent/Associate's Name	<u>572358 TX</u> License No.	<u>JConn@CBCWorldwide.com</u> Email	<u>806-784-3216</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date