

SALE

13806 QUAKER AVENUE

13806 Quaker Avenue Lubbock, TX 79424

SALE PRICE

\$1,393,560



**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS

Scott Womack

806 784 3265

TX #437816

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

13806 QUAKER AVENUE

13806 Quaker Avenue Lubbock, TX 79424



OFFERING SUMMARY

Sale Price:	\$1,393,560
Building Size:	4,762 SF
Lot Size:	26,543 SF
Price / SF:	\$292.64
Year Built:	2024
Zoning:	OF - Office

PROPERTY OVERVIEW

Newly constructed office building that can be owner occupied or used for investment portfolio. The building features two suites (one of which could be owner occupied), with each suite featuring ten offices, lobby and reception area, two ADA-compliant restrooms, kitchenette, and storage closet.

The interior is currently unfinished allowing a buyer to customize final flooring, paint, tile, lighting, tile and counter surfaces from builder-supplied selections to customize for their own use.

The property features a large concrete parking lot with space available in front of and behind the building and a xeriscape for affordable maintenance.

LOCATION OVERVIEW

Located in a rapidly growing area in south Lubbock approximately 1/2 mile to the south of 130th Street (Loop 88) on the west side of Quaker Avenue.

Scott Womack
806 784 3265
TX #437816



SALE

13806 QUAKER AVENUE

13806 Quaker Avenue Lubbock, TX 79424



- Suitable for owner-occupancy, investment or combination.
- Buyer can customize flooring, paint, lighting, and surface finishes from builder-supplied selections.
- Concrete parking lot with abundant parking spaces.
- Xeriscape exterior for ease of maintenance.
- Located in rapidly growing area of south Lubbock.
- Located in highly-desirable Lubbock-Cooper ISD.



Scott Womack
806 784 3265
TX #437816

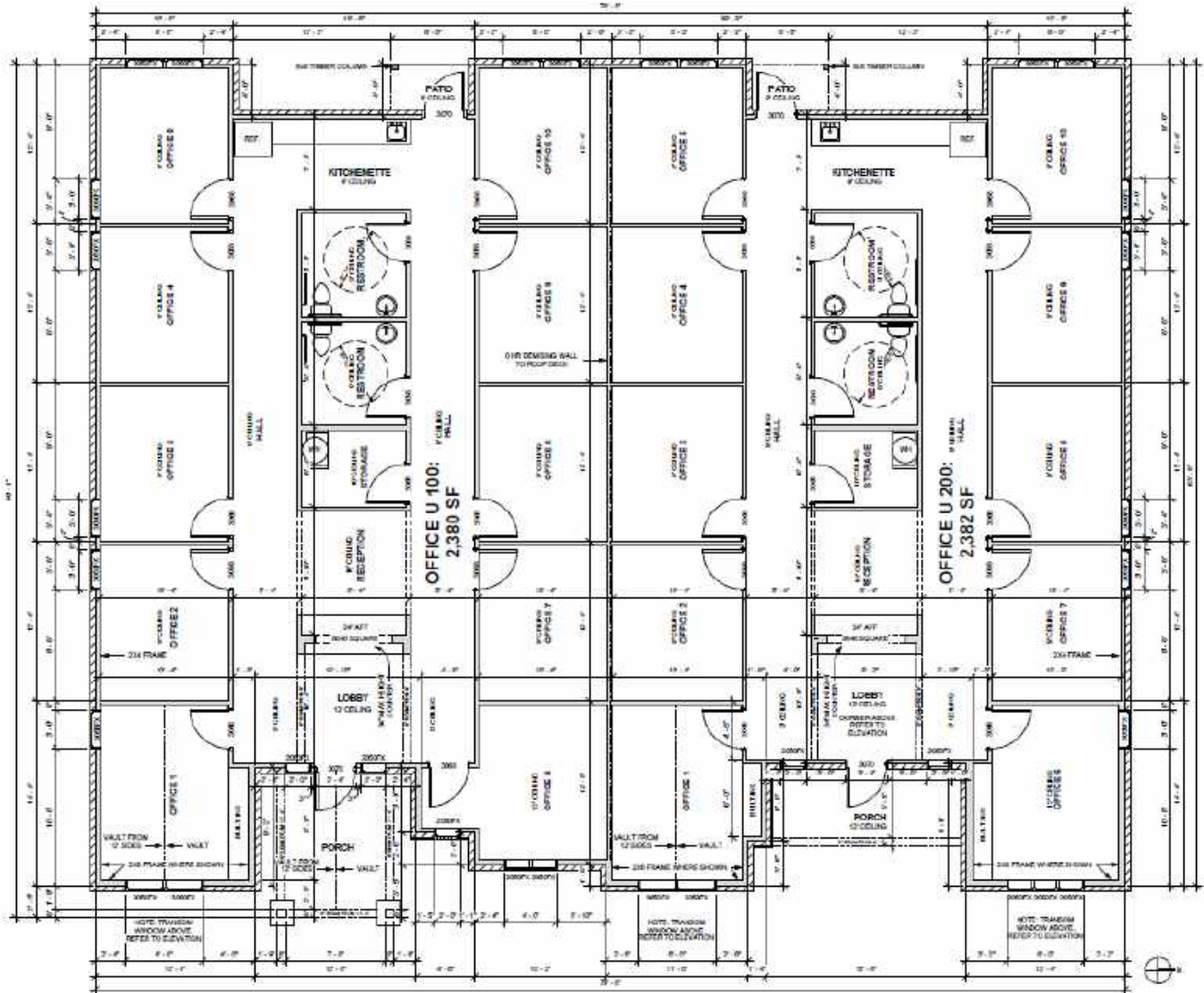


**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS

SALE

13806 QUAKER AVENUE

13806 Quaker Avenue Lubbock, TX 79424



2. Level 1-Third U

Scott Womack
806 784 3265
TX #437816



**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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