

# FOR LEASE

## MILWAUKEE PLAZA

7717 Milwaukee Ave Lubbock, TX 79424



COLDWELL BANKER  
**COMMERCIAL**  
CAPITAL ADVISORS

**Alex Eberhardt, CCIM**

806 784 3258

TX #644944

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# SUMMARY

## MILWAUKEE PLAZA

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### PROPERTY DESCRIPTION

Milwaukee Plaza has one (1) vacant space for lease. Milwaukee Avenue is a major thoroughfare in Lubbock, Texas that runs north-south through the western part of the city. The avenue is a significant commercial and residential area, with a mix of businesses, shops, restaurants, and residential neighborhoods.

### PROPERTY HIGHLIGHTS

- Frontage along high retail corridor, Milwaukee Ave
- Located in fast-growing southwest sector of Lubbock, TX
- Property offers concrete parking lot

### OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	1,480 SF
Lot Size:	0.93 Acres
Zoning:	C-3 (General Retail District)

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,520	65,028	115,464
Total Population	10,088	151,314	274,848
Average HH Income	\$89,796	\$79,183	\$68,402

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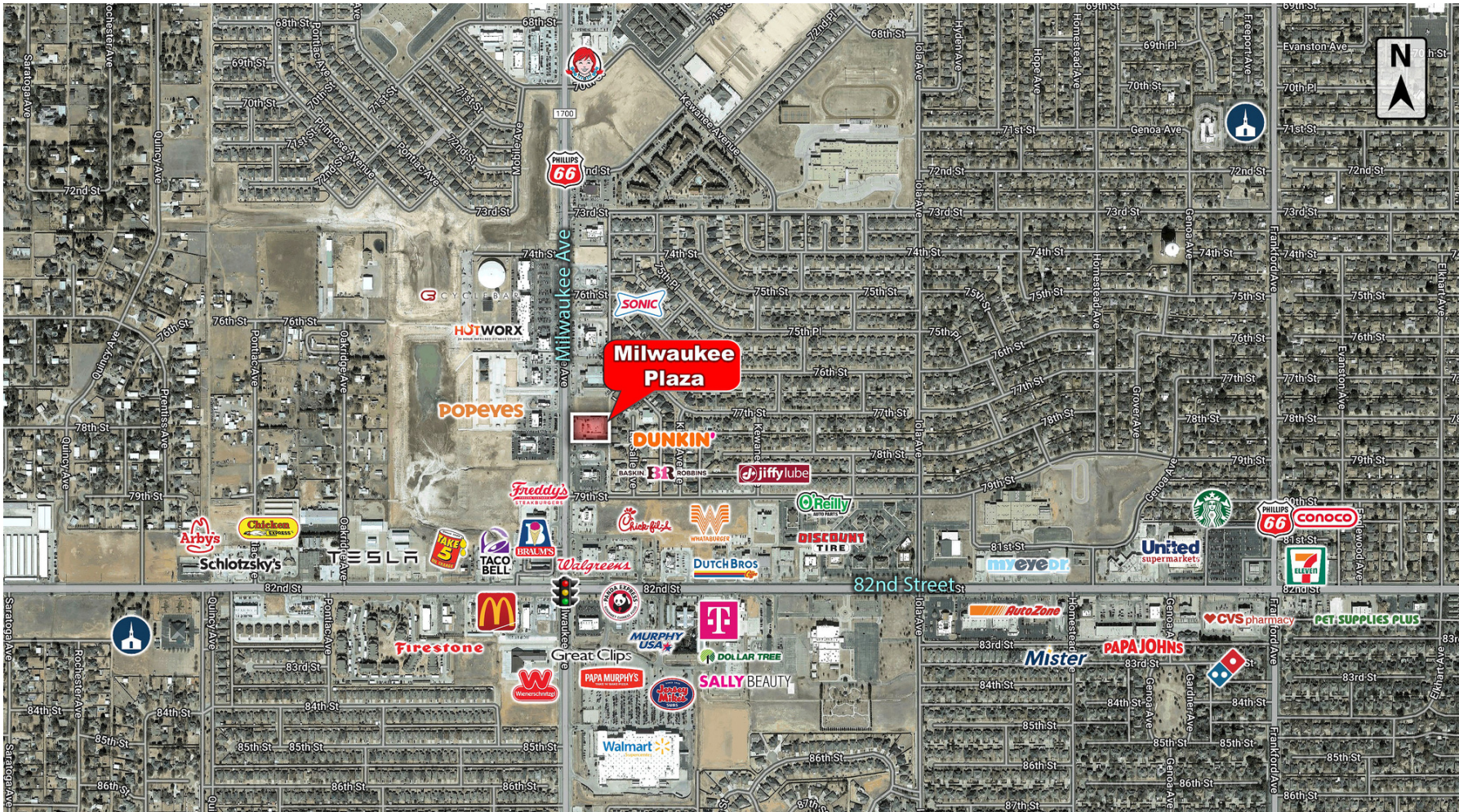
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# RETAIL AERIAL

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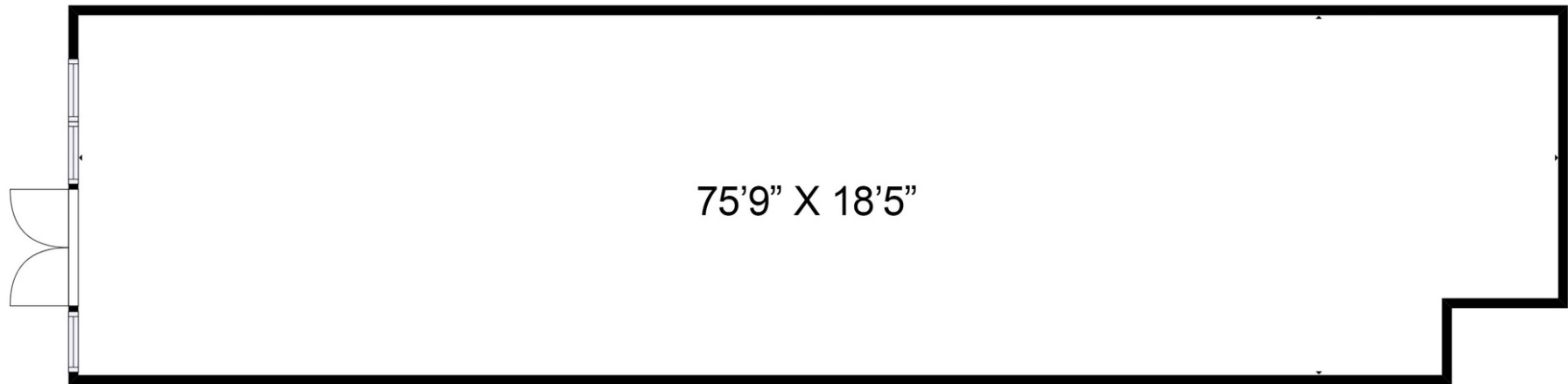
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# FLOOR PLAN

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# LUBBOCK, TX

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### LOCATION DESCRIPTION

Lubbock, TX is located in West Texas with a population of approximately 256,000 people. The city serves as a regional hub for education, healthcare, and agriculture, with Texas Tech University, the Texas Tech University Health Sciences Center, and a thriving farming and ranching industry all located in or near the city.

In terms of its economy, Lubbock has a diverse mix of industries including healthcare, education, manufacturing, retail, and services. The city is home to several major employers such as Covenant Health, University Medical Center, United Supermarkets, X-FAB Texas, and the coming soon Leprino Foods cheese factory. Additionally, the city is home to a number of small and medium-sized businesses that contribute to the local economy.



Another important industry in Lubbock is agriculture. The city is located in the heart of the Texas High Plains, which is one of the largest cotton-growing regions in the world. Additionally, the area is known for its production of cattle, dairy, and other agricultural products.

Lubbock's location along major highways and its status as a transportation hub also make it an important distribution center for goods and services in West Texas. Overall, Lubbock is a vibrant and growing city with a diverse economy that offers a range of opportunities for businesses and residents alike.

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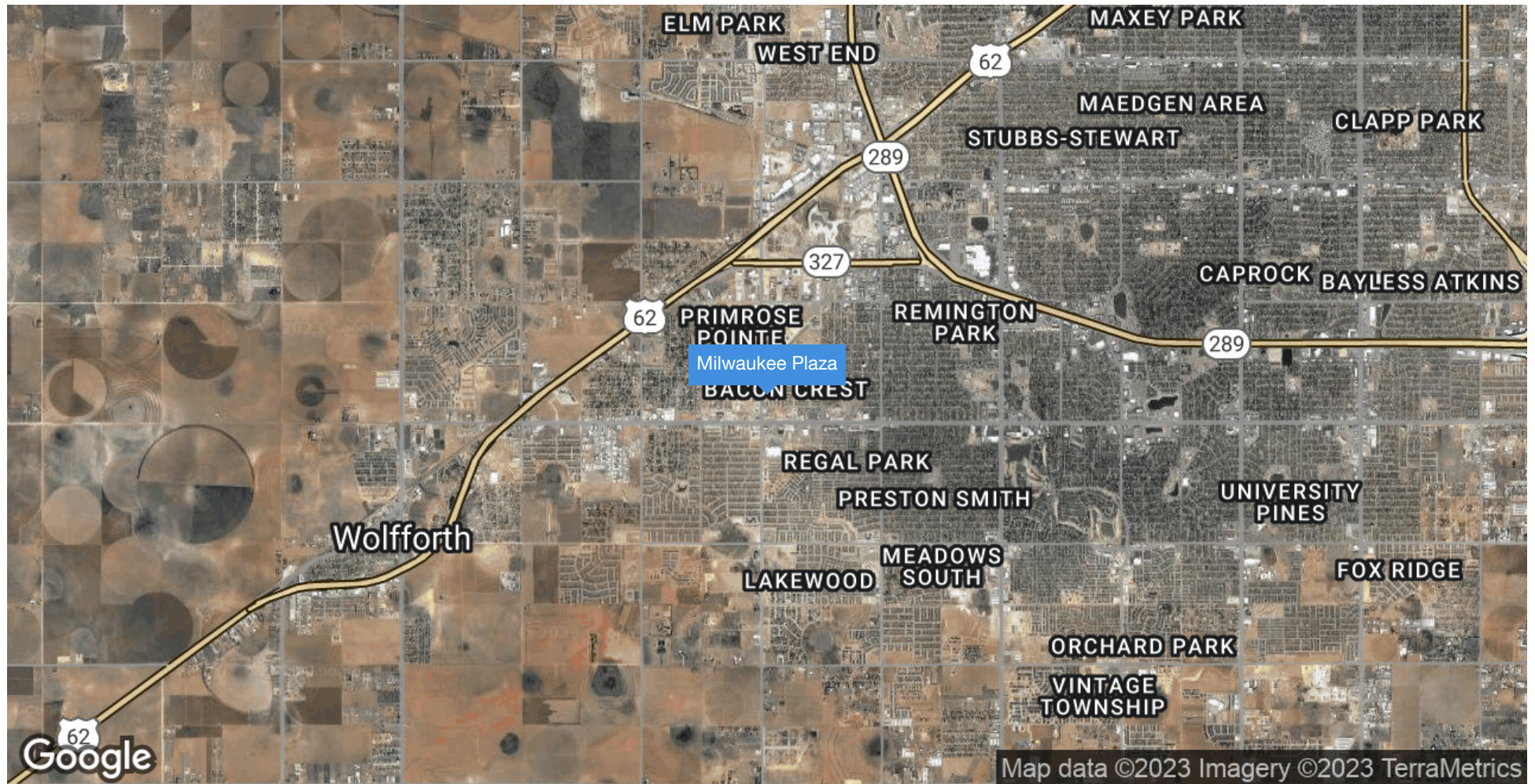
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# LOCATION MAP

## MILWAUKEE PLAZA

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# DEMOGRAPHICS

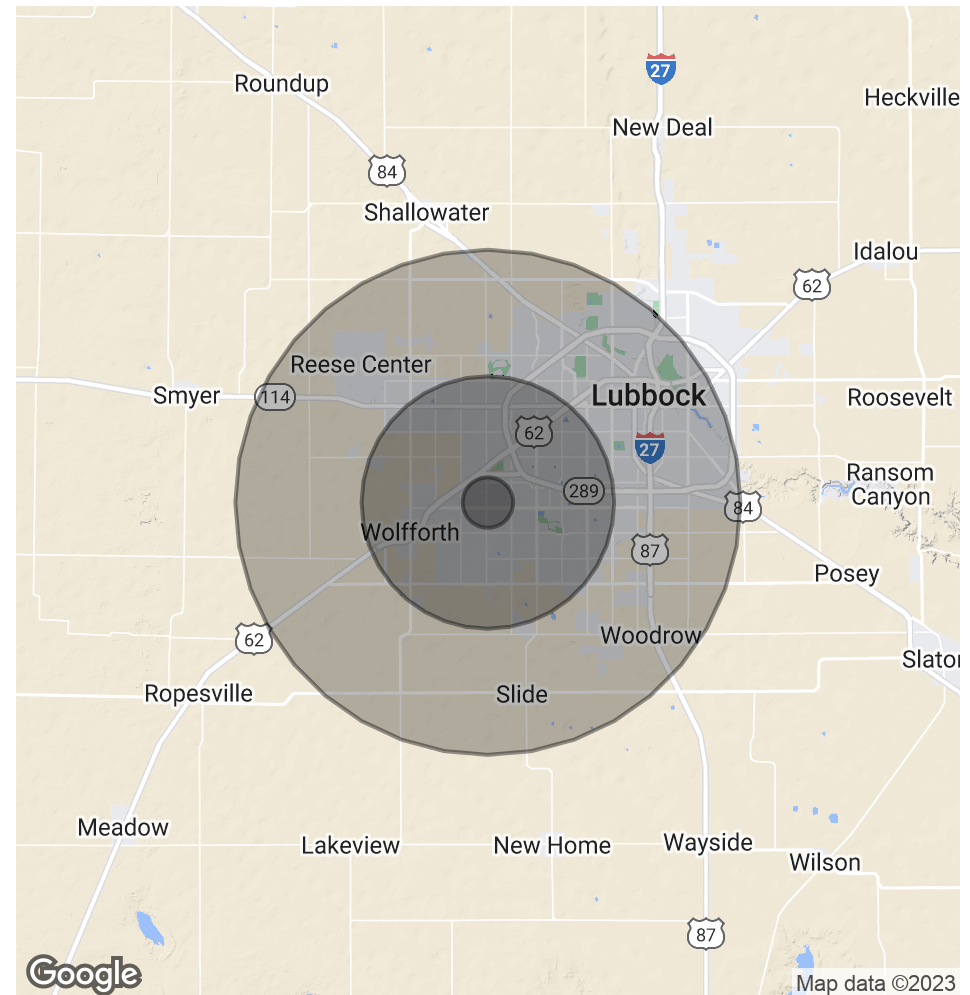
## MILWAUKEE PLAZA

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,088	151,314	274,848
Average Age	35.6	34.4	32.9
Average Age (Male)	33.9	33.5	32.6
Average Age (Female)	41.5	35.8	34.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,520	65,028	115,464
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$89,796	\$79,183	\$68,402
Average House Value	\$220,637	\$168,426	\$145,621

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

\_\_\_\_\_  
Date