

SALE

13810 QUAKER AVENUE

13810 Quaker Avenue Lubbock, TX 79424

SALE PRICE

\$1,399,720



**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS

Scott Womack

806 784 3265

TX #437816

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OFFERING SUMMARY

Sale Price:	\$1,399,720
Building Size:	4,733 SF
Lot Size:	27,784 SF
Price / SF:	\$295.74
Year Built:	2024
Zoning:	OF - Office

PROPERTY OVERVIEW

This brand-new office building at 13810 Quaker Avenue, Lubbock, TX is an ideal opportunity for your business or investment portfolio. Priced at \$1,399,720, this 4,733 SF property sits on a spacious 27,784 SF lot and offers endless potential. Featuring two suites with multiple offices, lobby, ADA-compliant restrooms, kitchenette, and more, the interior is waiting for your personal touch with customization options available. Benefit from the large concrete parking lot, xeriscape landscaping, and the prime location in the fast-growing south Lubbock area in Lubbock-Cooper ISD. Whether you're looking for owner-occupancy, investment potential, or a mix of both, this property provides flexibility and an exciting opportunity. Don't miss out on making 13810 Quaker Avenue your next business venture. Contact Scott Womack at Coldwell Banker Commercial Capital Advisors for more details.

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.

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- 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 landscaping for ease of maintenance.
- Located in rapidly growing area of south Lubbock.
- Located in highly-desirable Lubbock Cooper ISD.



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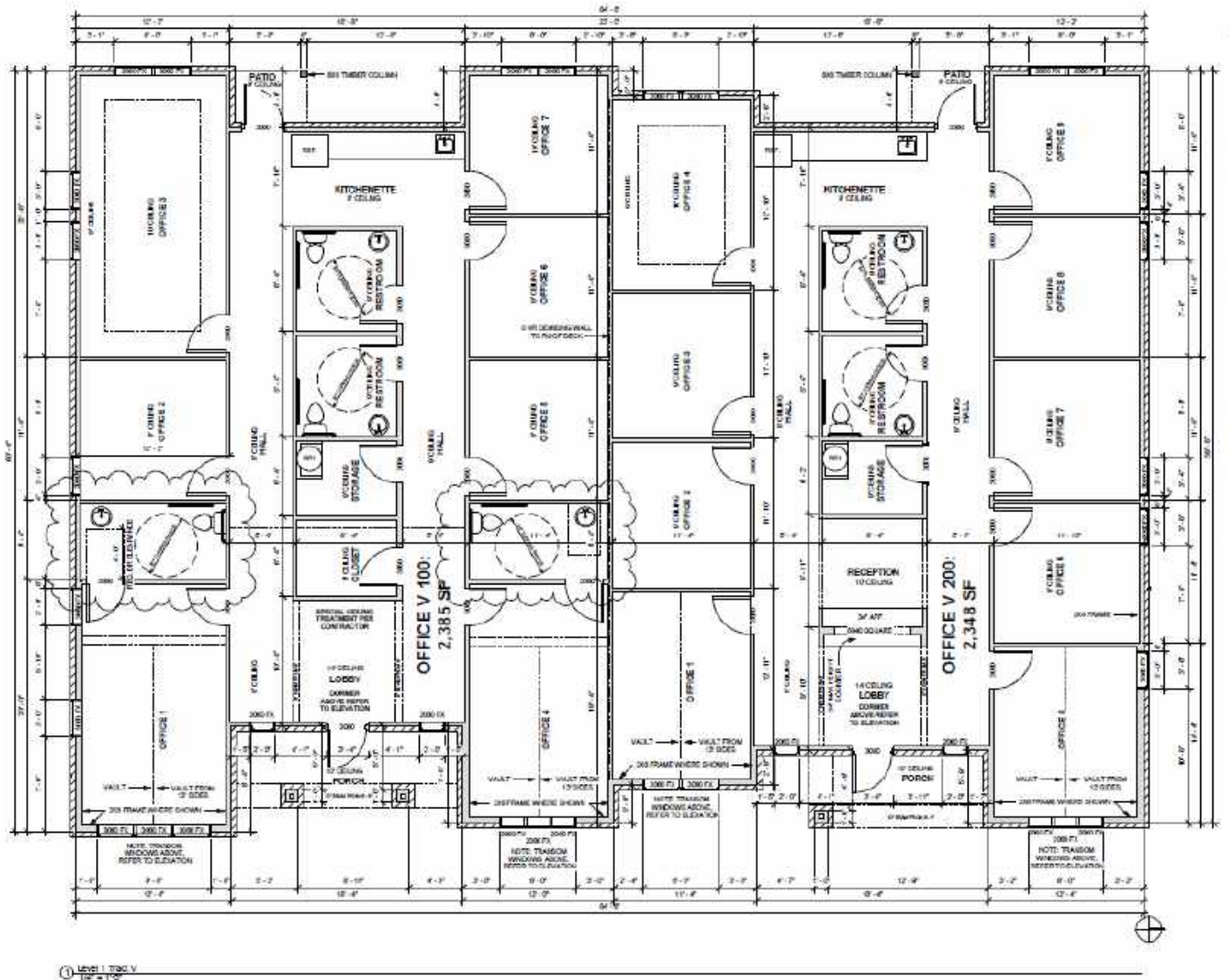


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Information About Brokerage Services

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
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<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