

LEASE

12706 INDIANA AVENUE
12706 Indiana Avenue Lubbock, TX 79423



OFFERING SUMMARY

Lease Rate:	\$28.00 - 30.00 SF/yr (NNN)
Building Size:	11,308 SF
Available SF:	1,058 - 3,573 SF
Year Built:	2022
Zoning:	C-3 General Retail District

PROPERTY OVERVIEW

Now pre-leasing space in shopping center currently under construction on Indiana Avenue in south Lubbock. Anchored by a well-known restaurant on the north end of the center, retail space (including west end with drive-through capability and 1,000 gallon grease trap for restaurant use) is now preleasing for delivery in 4th Q 2022. Suites from 1,058 to 1,809 sq. ft. available with ability to combine for larger contiguous space. Space will be delivered with storefront and concrete slab in place (leave out in rear of space for rough in plumbing). Generous \$25.00 per sq. ft. TI allowance will be provided by landlord for interior improvements.

LOCATION OVERVIEW

Located on the west side of Indiana Avenue approximately three blocks north of 130th Street (Future Loop 88) in south Lubbock in a rapidly-growing area of south Lubbock.

PROPERTY HIGHLIGHTS

- New shopping center under construction in South Lubbock.
- The center is anchored by well-known restaurant on north end.
- South end available for restaurant use, includes drive through capability and 1,000 gallon grease trap.
- Generous \$25.00 per sq. ft. TI Allowance.
- Professionally managed by Coldwell Banker Commercial

Scott Womack
806 784 3265
TX #437816



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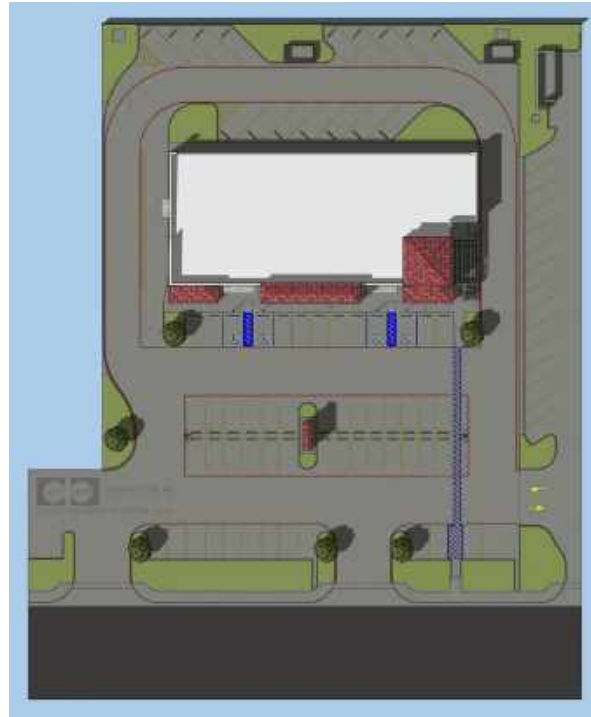


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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 to 120 months
Total Space:	1,058 - 3,573 SF	Lease Rate:	\$28.00 - \$30.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 300	Available	1,058 - 2,774 SF	NNN	\$28.00 SF/yr	Retail space in newly-constructed shopping center. Space will be delivered with storefront in place and concrete slab (leave out for roughed-in plumbing in the rear).
Suite 400	Available	1,716 - 2,774 SF	NNN	\$28.00 SF/yr	Retail space in newly-constructed shopping center. Space will be delivered with storefront in place and concrete slab (leave out for roughed-in plumbing in the rear).
Suite 500	Available	1,764 - 3,480 SF	NNN	\$28.00 SF/yr	Retail space in newly-constructed shopping center. Space will be delivered with storefront in place and concrete slab (leave out for roughed-in plumbing in the rear).

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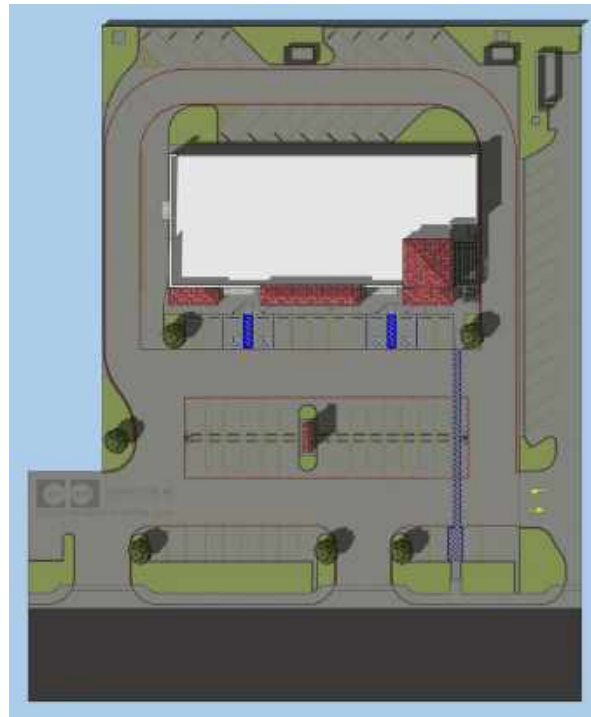


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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Suite 600	Available	1,809 - 3,573 SF	NNN	\$30.00 SF/yr	Endcap space in newly-constructed shopping center. Space will be delivered with storefront in place and concrete slab (leave out for roughed-in plumbing in the rear). The space will be available with 1,000 gallon grease trap and drive through window capability.
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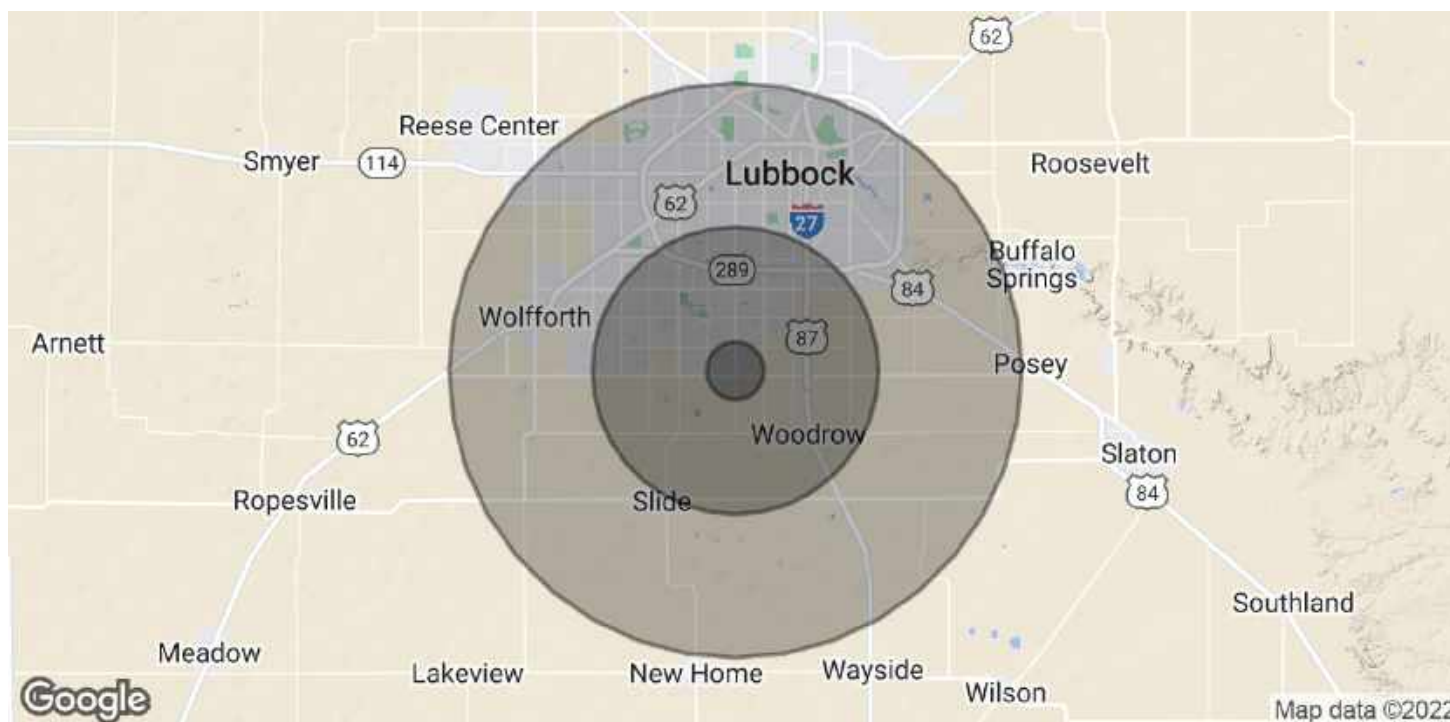


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	563	94,100	267,671
Average Age	38	37.3	31.8
Average Age (Male)	35	35.9	30.9
Average Age (Female)	40.8	38.4	33

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	201	38,841	103,277
# of Persons per HH	2.8	2.4	2.6
Average HH Income	\$74,227	\$72,749	\$60,094
Average House Value	\$129,512	\$148,384	\$148,204

* Demographic data derived from 2020 ACS - US Census

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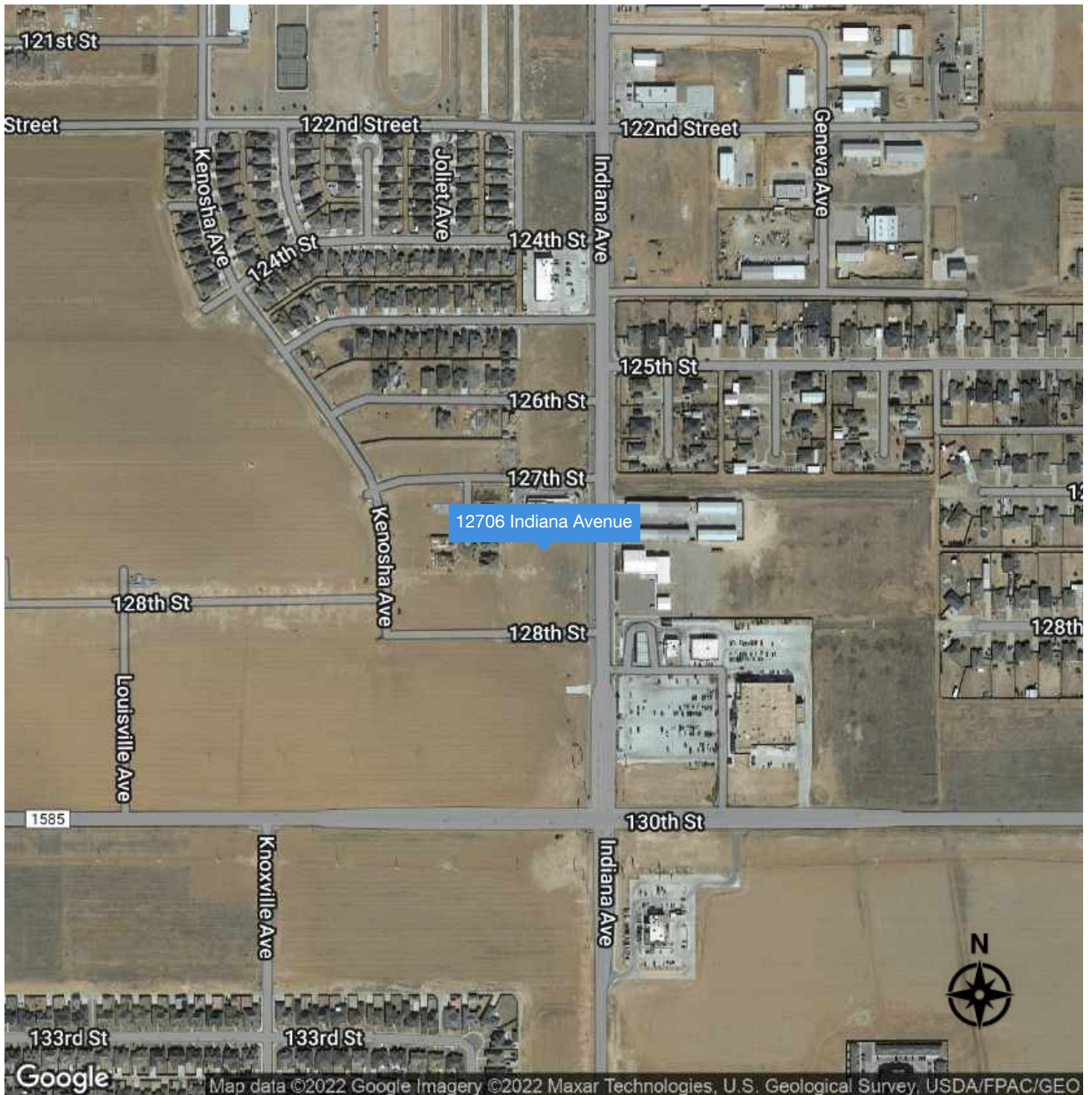


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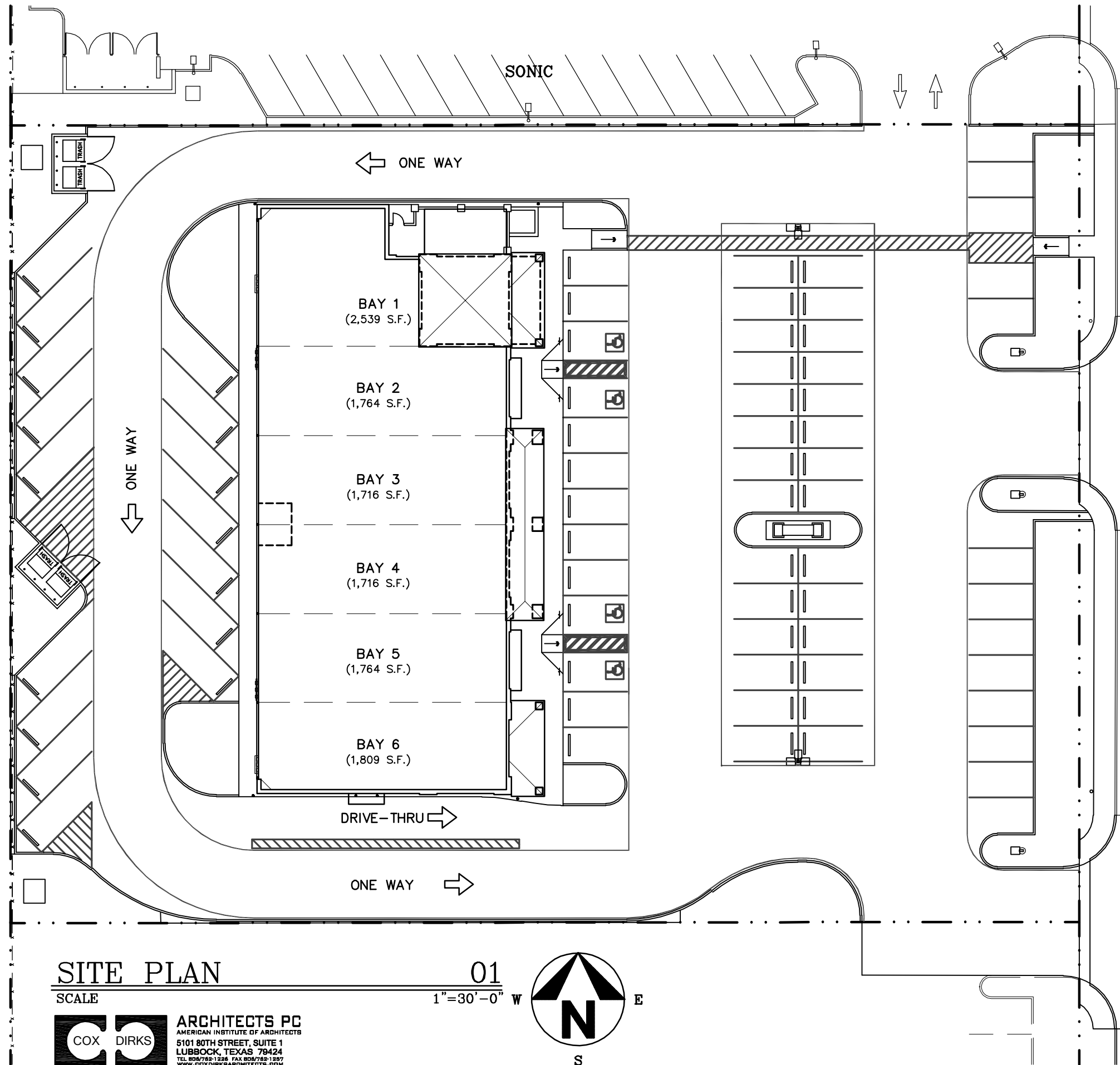


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20'-0" ALLEY

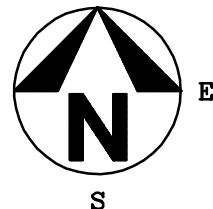


SITE PLAN

SCALE

01

1"=30'-0" W



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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