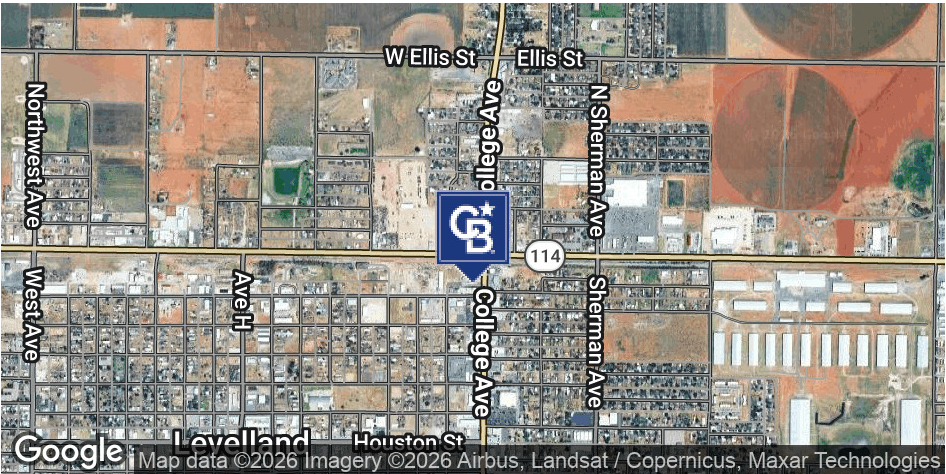


SALE

QUICK SERVICE RESTAURANT

106 S College Avenue Levelland, TX 79336



PROPERTY DESCRIPTION

Levelland, TX is located approximately 30 miles to the west of Lubbock, TX and has a population of approximately 13,500 people. Levelland is home to South Plains College which has a total enrollment of approximately 9,500 students.

"Levelland, Texas is a vibrant community of hardworking people on the south plains of northwest Texas. Located in the heart of the 5-state region comprised of Texas, New Mexico, Colorado, Kansas, and Oklahoma the community is blessed with natural resources that drive a thriving economy dominated by agriculture and energy production. Agriculture products include grain, grapes/wine and peanut production among others, but cotton is king. About twenty-five percent of the world's cotton is grown in the Levelland area. Community pride is evidenced throughout the city from the school system to city parks, the downtown business district, Levelland Industrial Rail Park and more. First class college education and workforce training are provided through South Plains College a major community partner." - City of Levelland

OFFERING SUMMARY

Sale Price:	Call Broker for Details
Building Size:	2,050 SF
Land Size	1.09 acres
Year Built	2018

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,482	3,828	5,875
Total Population	3,139	9,017	13,844
Average HH Income	\$38,739	\$47,287	\$51,273

Eric Eberhardt, CCIM
(806) 784-3239
TX #617046



COLDWELL BANKER
COMMERCIAL
CAPITAL ADVISORS

SALE

QUICK SERVICE RESTAURANT

106 S College Avenue Levelland, TX 79336



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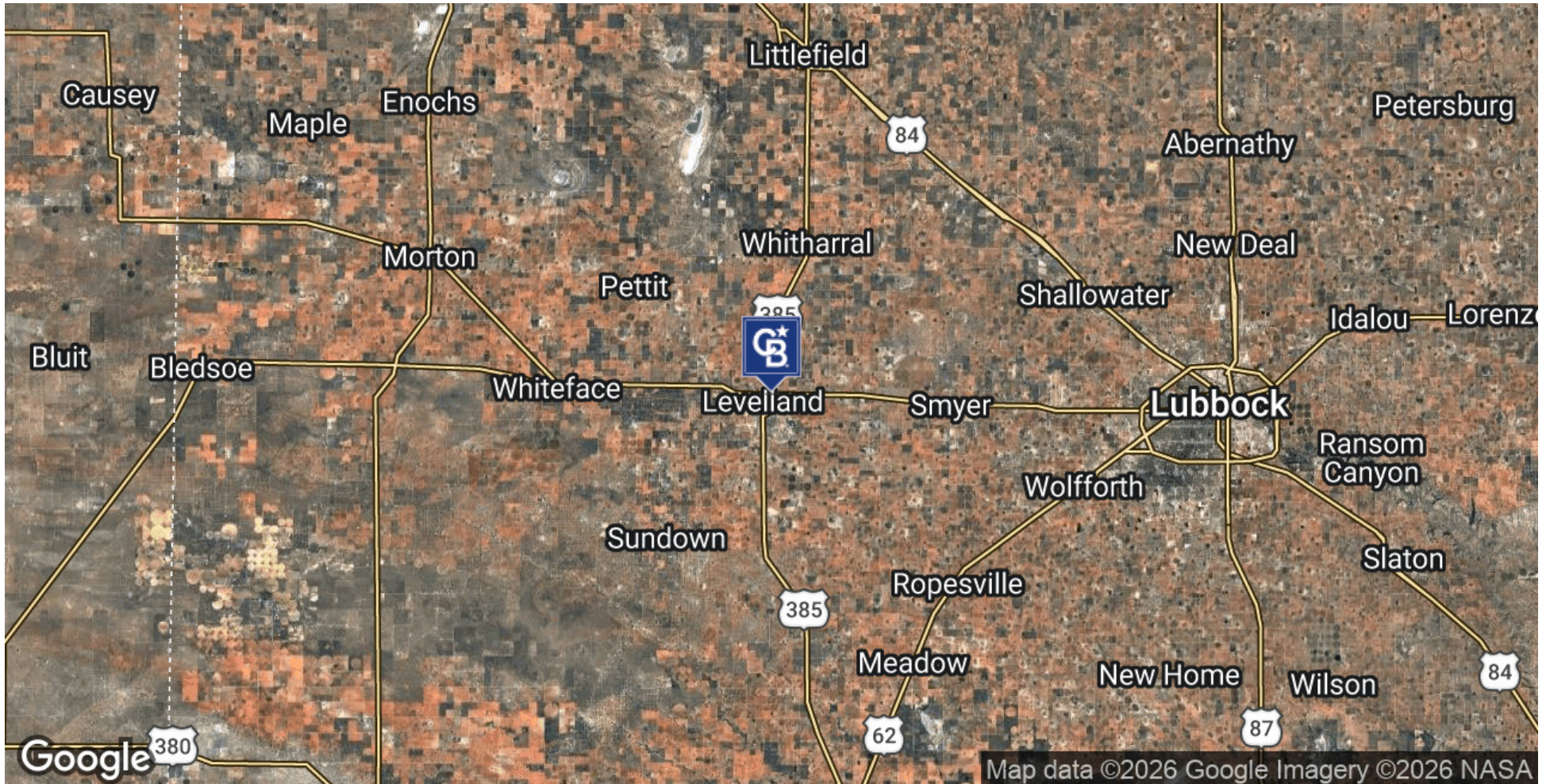


**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS

SALE

QUICK SERVICE RESTAURANT

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**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS

SALE

QUICK SERVICE RESTAURANT

106 S College Avenue Levelland, TX 79336



LOCATION DESCRIPTION

Levelland, TX is located approximately 30 miles to the west of Lubbock, TX and has a population of approximately 13,500 people. Levelland is home to South Plains College which has a total enrollment of approximately 9,500 students.

"South Plains College is a comprehensive, two-year community college that serves the great South Plains area of Texas with innovative educational programs that span the arts and sciences, technical education, continuing education and workforce development. Serving a 15-county area that comprises the southern portion of the Texas High Plains, the college's main campus is located in Levelland. SPC maintains two extension center in Lubbock that are located at the Reese Center and the Byron Martin Advanced Technology Center. Additional extension centers are maintained in Plainview, Muleshoe and Denver City.

The college's educational program includes academic transfer courses which parallel university programs for students who plan to earn a bachelor's degree. SPC also maintains a diverse offering of one and two-year technical programs for students who want to develop specific job skills and then enter the world of work.

More than 9,000 students take advantage of the educational offerings available at SPC each semester, and nearly half of all SPC students are the first in their families to attend college. An additional 5,600 students enroll in non-credit continuing education or workforce development programs each year. Overall, the college serves more than 17,000 individuals annually through its various educational programs.

South Plains College's accessibility, its excellent facilities, and its qualified, friendly teachers are what bring about student success at SPC. Personal attention in and out of the classroom is a way of life." - South Plains College (<https://www.southplainscollege.edu/about-spc.php>)

Eric Eberhardt, CCIM
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TX #617046



**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS

SALE / LEASE

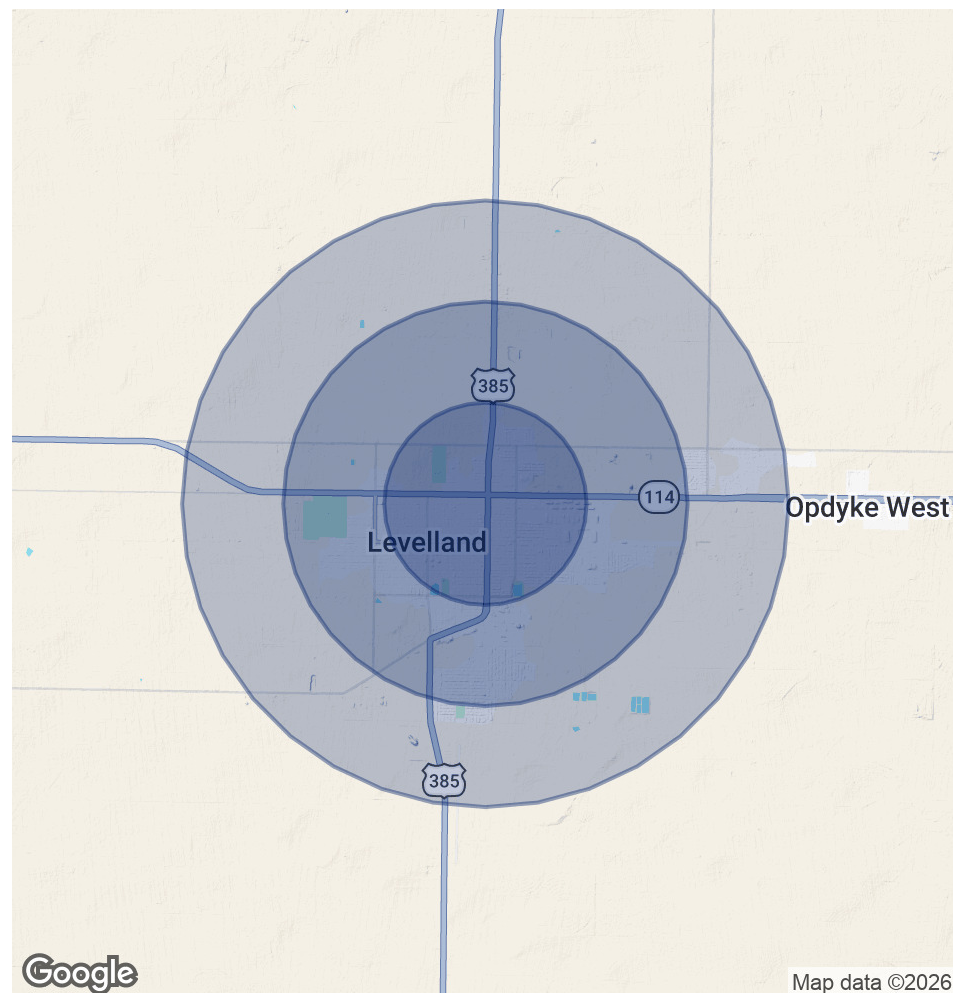
QUICK SERVICE RESTAURANT

106 S College Avenue Levelland, TX 79336

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,139	9,017	13,844
Average Age	30.9	32.3	33.9
Average Age (Male)	29.7	30.8	32.3
Average Age (Female)	31.8	33.5	35.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,482	3,828	5,875
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$38,739	\$47,287	\$51,273
Average House Value	\$68,174	\$158,976	\$169,479

* 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>Eric Eberhardt</u> Sales Agent/Associate's Name	<u>617046 TX</u> License No.	<u>EricE@CBCWorldwide.com</u> Email	<u>806-784-3239</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date