

SALE

FORMER DUNKIN DONUTS

7901 University Ave Lubbock, TX 79423

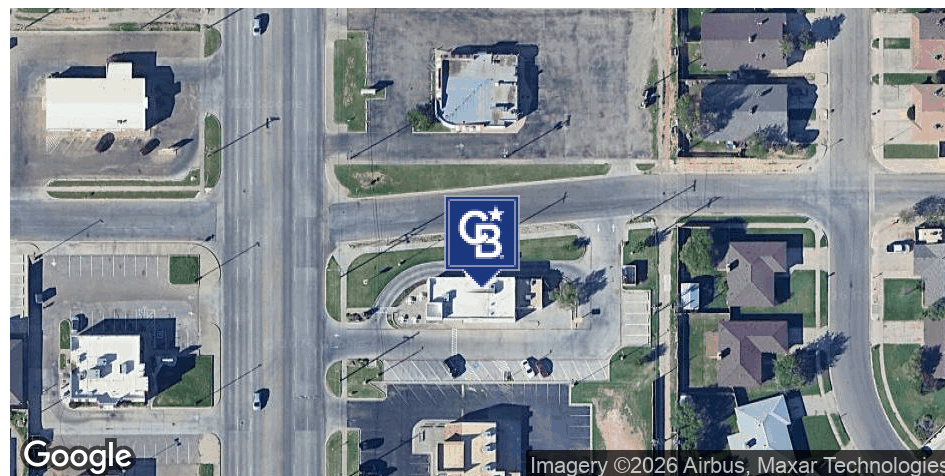


PROPERTY DESCRIPTION

Coldwell Banker Commercial, Capital Advisors is pleased to offer for sale a vacant quick-service restaurant (QSR) property located at 7901 University Avenue in Lubbock, Texas. This highly visible site features an existing drive-thru configuration, presenting a rare opportunity for an owner-user or investor to acquire a second-generation restaurant asset in a premier retail corridor.

Strategically located along University Avenue, one of Lubbock's primary north-south corridors, the property benefits from strong traffic counts, excellent accessibility, and direct exposure to both commuter and neighborhood traffic. The site is located just minutes from Texas Tech University, a major regional driver with over 40,000 students and faculty, generating consistent daytime population and consumer demand.

Surrounded by rapidly growing residential neighborhoods and established retail, the property is positioned within a dense and expanding trade area that supports strong quick-service restaurant performance. Its proximity to Texas Tech further enhances its appeal for operators seeking access to a large, stable customer base of students, faculty, and staff.



Eric Eberhardt, CCIM

(806) 784-3239

TX #617046



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Building Name	Former Dunkin Donuts
Property Type	Retail
Property Subtype	Restaurant
APN	R52958
Building Size	2,272 SF
Lot Size	28,506 SF
Year Built	2014

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- 2nd Generation QSR with drive-thru
- Prime University Avenue Frontage – Located on one of Lubbock's primary north-south corridors with strong daily traffic counts and excellent visibility
- Proximity to Texas Tech University – Minutes from a 40,000+ student campus providing a consistent and dense customer base
- Strong Retail Synergy – Nearby national and regional retailers drive consistent consumer traffic to the corridor
- Excellent Accessibility & Ingress/Egress – Convenient access from University Avenue with strong commuter and neighborhood connectivity

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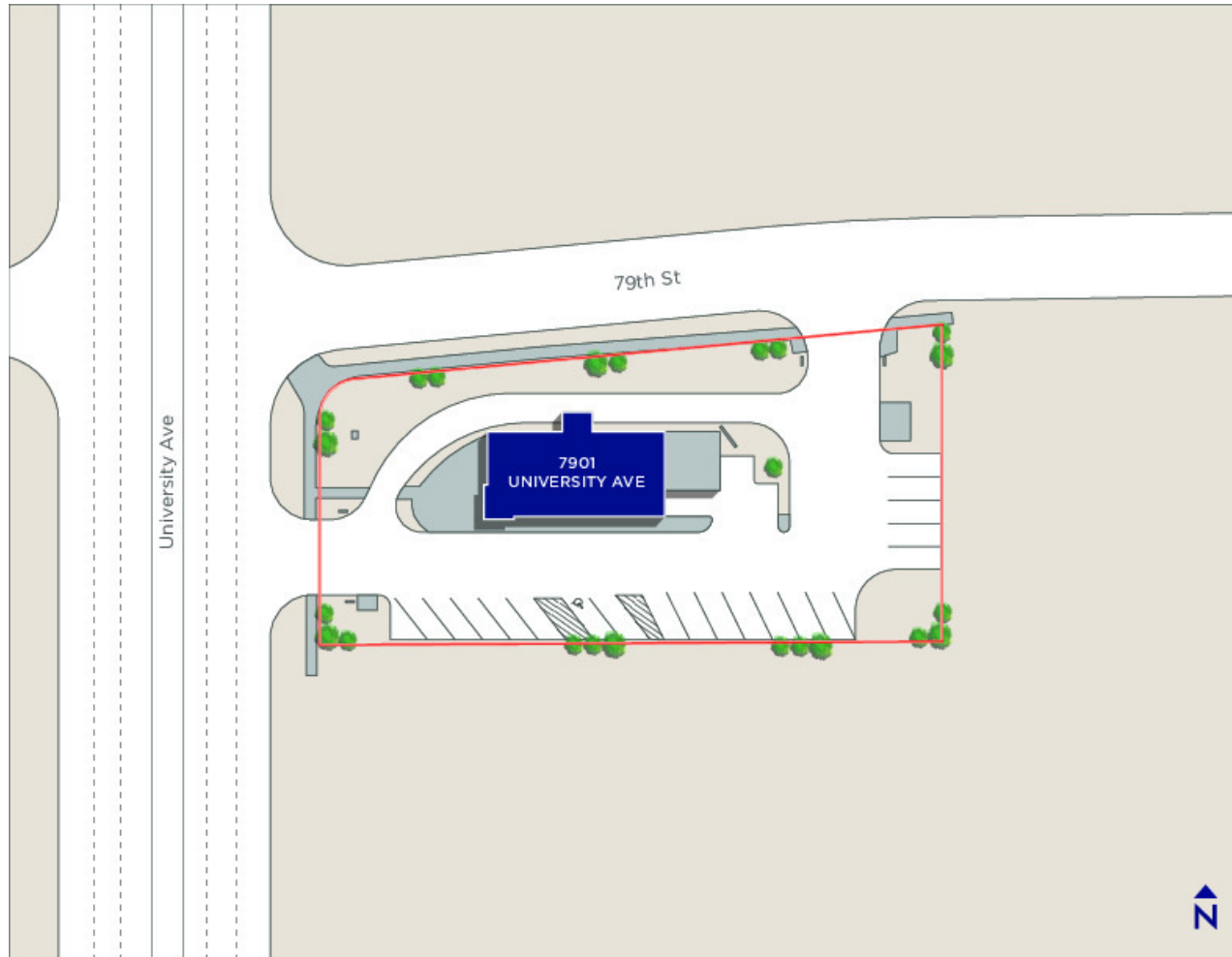


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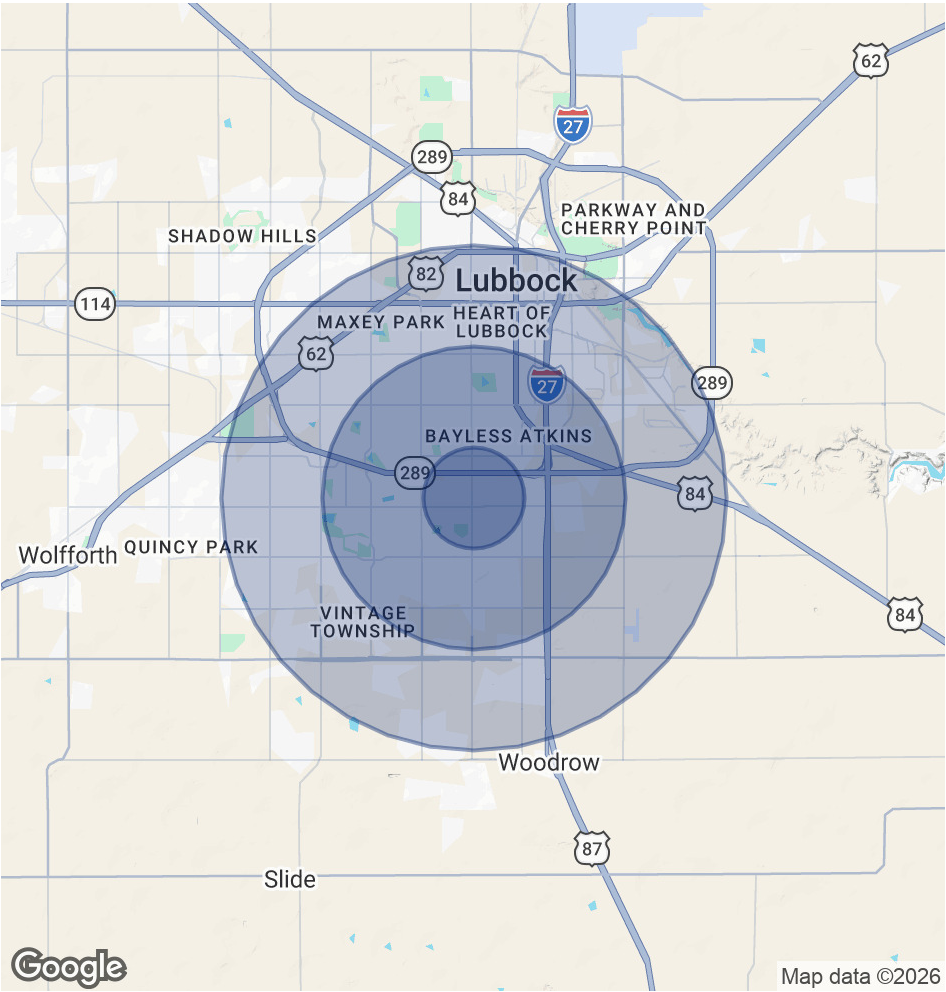
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,361	88,280	181,754
Average Age	33.7	35	34
Average Age (Male)	32.5	35.1	33.8
Average Age (Female)	33.6	35.3	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,327	35,402	73,169
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$75,715	\$95,415	\$90,121
Average House Value	\$198,219	\$230,802	\$239,466

2023 American Community Survey (ACS)



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Coldwell Banker Commercial	431370-BB	rcanup@cbcworldwide.com	(806) 793-0888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Rick Canup	191550	rcanup@cbcworldwide.com	(806) 793-0888
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Eberhardt	617046	erice@cbcworldwide.com	(806) 784-3239
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date