

SALE

3805 146TH STREET

Lubbock, TX 79423



SALE PRICE \$2,595,000

SIZE: 6,742 SF

LAND: 1 Acre

Jef Conn, CCIM, SIOR

(806) 787-4779

TX #572358

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**COLDWELL BANKER
COMMERCIAL
CAPITAL ADVISORS**

SALE

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Lubbock, TX 79423



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Incredibly rare opportunity to purchase one of the nicest offices in Lubbock. This 6,742 sq ft office is a piece of art and a functional office at the same time. Meticulously designed by HOME by Lyons, this office has elevated finishes, wall coverings, layout and bonus amenities you'd find in high end custom homes. This office boasts multiple conference rooms, private offices and clusters of private work spaces with room to accommodate 25+ employees/offices in its current layout. The property boasts a large 1 acre lot with enough room to add an additional approx 4,000 sq ft office at the back of the property for additional office space or to lease out for additional income.

Current ownership is relocating to a new office to better serve their clients. Please schedule all tours in advance by calling broker.

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LOCATION DESCRIPTION

Located in south Lubbock on 146th Street between Quaker and Indiana Ave just east of Red Feather Golf Course.

OFFERING SUMMARY

Sale Price:	\$2,595,000
Building Size:	6,742 SF
Lot Size:	1 acre
Taxes:	\$23,557.13
Year Built	2023
Zoning:	NC - Neighborhood Commercial

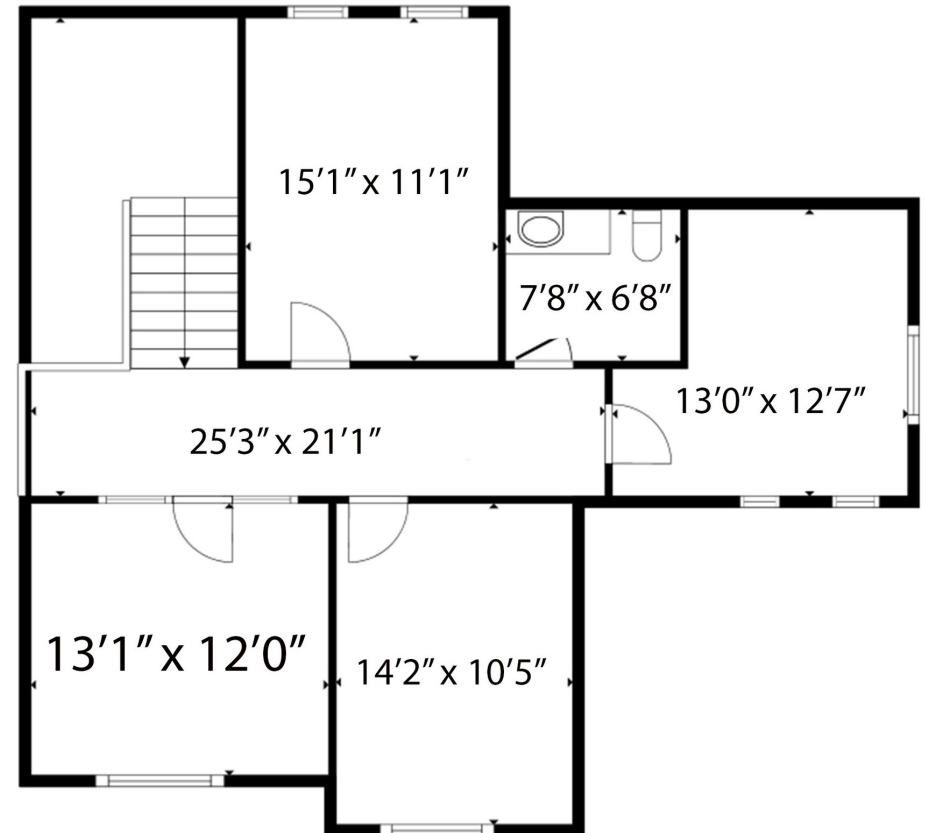
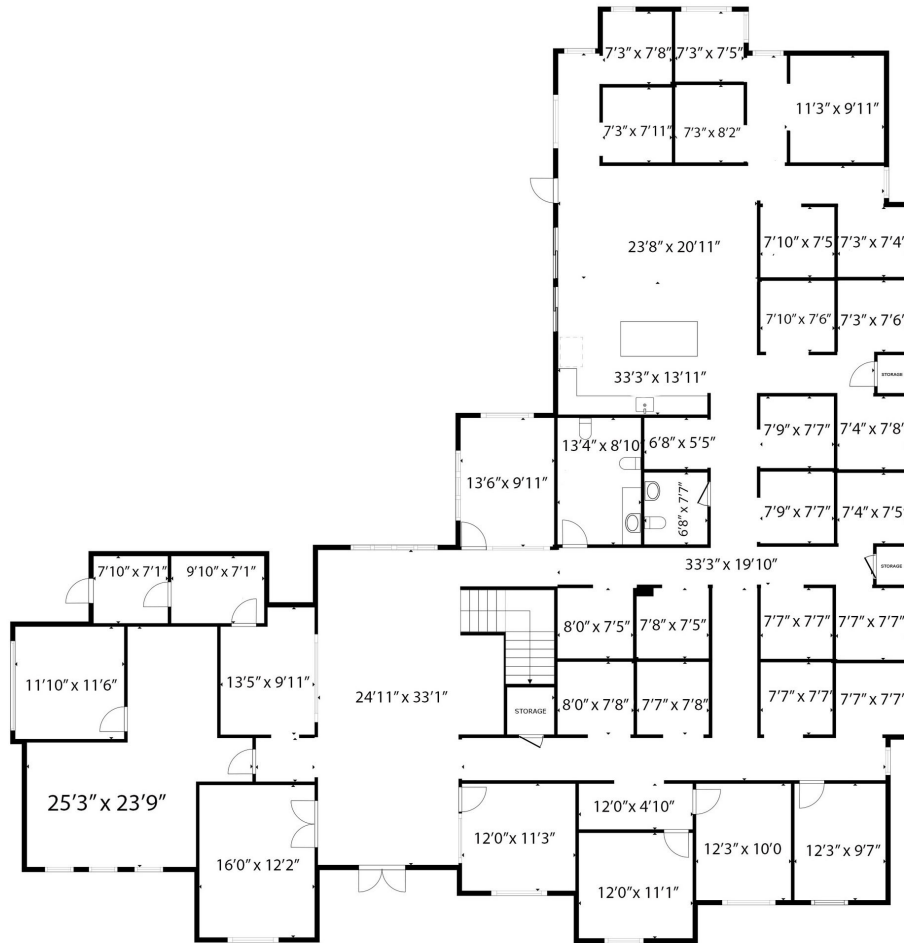


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FLOOR PLAN

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INTERIOR PHOTOS

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LOCATION MAP

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DEMOGRAPHICS

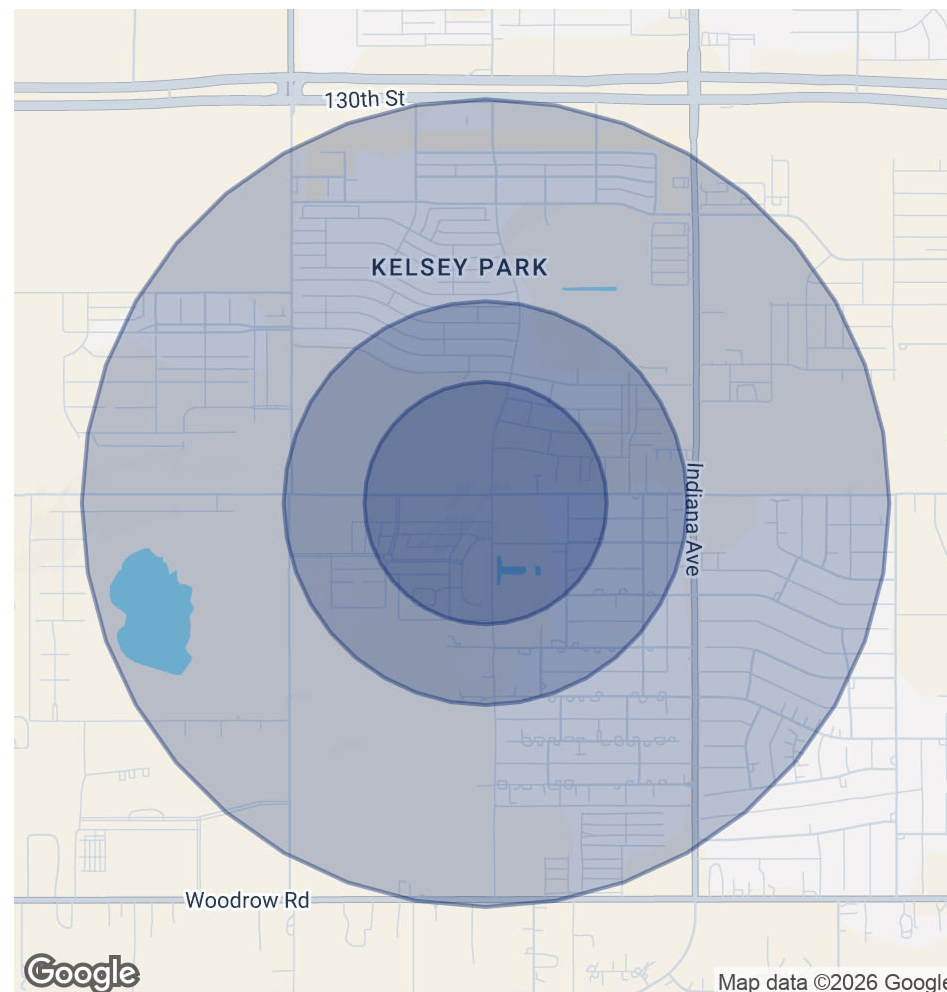
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Lubbock, TX 79423

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	134	583	3,180
Average Age	33	34	34
Average Age (Male)	33	33	33
Average Age (Female)	34	34	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	46	200	1,089
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$180,439	\$180,439	\$180,172
Average House Value	\$418,797	\$418,797	\$418,479

Demographics data derived from AlphaMap



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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 TX	RCanup@CBCWorldwide.com	806-793-0888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Rick Canup	191550	RCanup@CBCWorldwide.com	806-793-0888
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jef Conn	572358	JConn@CBCLubbock.com	806-787-4779
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date