Lease

The Shops at River Way

11804 Indiana Avenue Lubbock, TX 79423



OFFERING SUMMARY

Lease Rate:	$25.00 (NNN)
Building Size:	6,210 SF
Available SF:	1,577 SF
Year Built:	2019
Zoning:	AC - Auto Urban Commercial

PROPERTY OVERVIEW

End cap second generation restaurant space for lease in recently constructed shopping center on the southwest corner of 118th Street & Indiana Avenue in south Lubbock. A 1,577 sq. ft. end cap space with drive through and 1,000-gallon grease trap is currently available on the south end of the center. The other two co-tenants in the center include Farmhouse Café (breakfast and lunch) and Happy's Shaved Ice.

LOCATION OVERVIEW

Strategically located on the west side of Indiana Ave between 114th Street & 130th Street in rapidly growing south Lubbock. The property is situated along a major N-S commercial corridor serving an expanding residential population, with numerous established and developing neighborhoods in the surrounding area. Continued residential construction and commercial investment have positioned this area as one of Lubbock's most active growth corridors. The property benefits from visibility along Indiana Ave, convenient accessibility, and proximity to surrounding residential communities, making it an attractive location for retail, professional services, and neighborhood-oriented businesses.

Scott Womack
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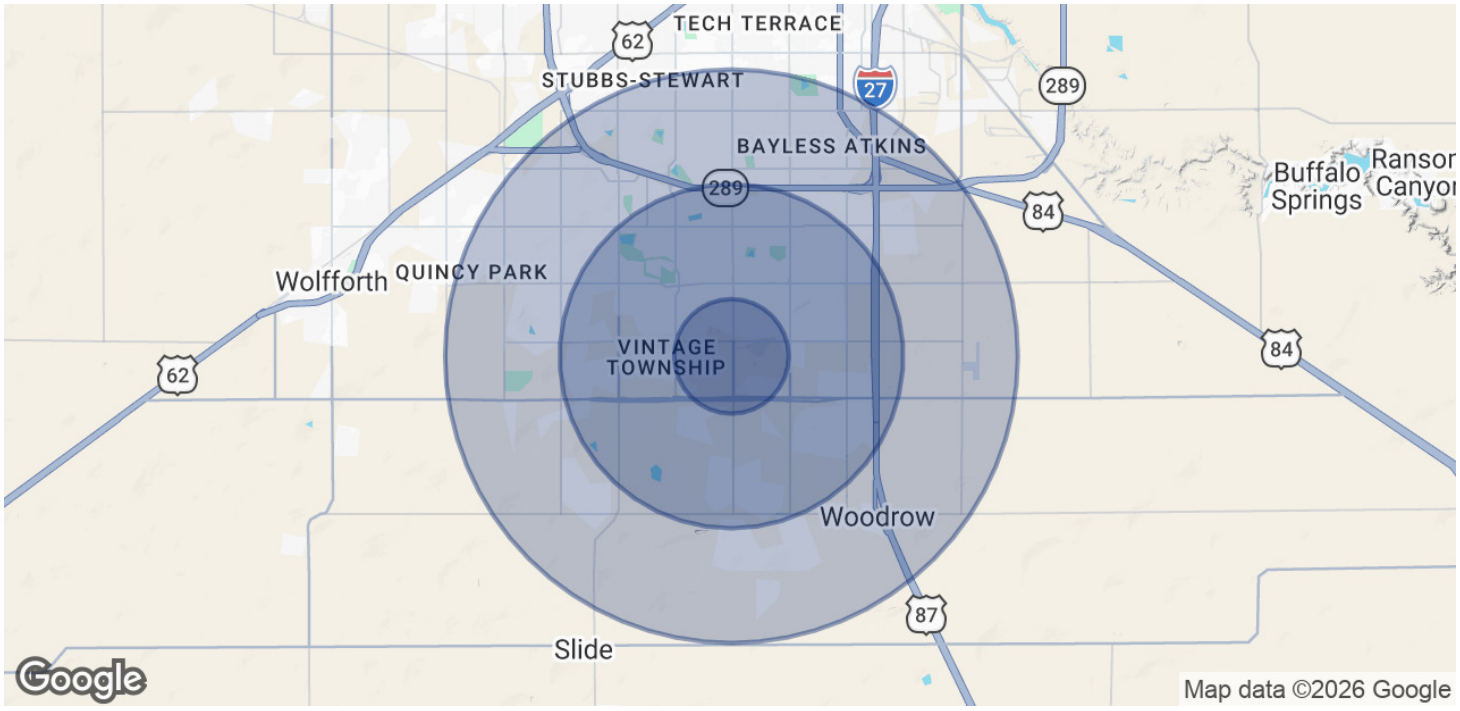

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,329	53,095	131,680
Average Age	37.2	37.3	36.3
Average Age (Male)	37.7	37	35.8
Average Age (Female)	36.9	37.4	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,420	20,963	54,048
# of Persons per HH	2.6	2.5	2.4
Average HH Income	$119,113	$128,819	$102,437
Average House Value	$329,471	$301,958	$263,624

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.

EQUAL HOUSING OPPORTUNITY

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____