Lease

12516 Chicago Ave

Lubbock, TX 79424





360° VIRTUAL TOUR

PROPERTY DESCRIPTION

12516 Chicago Ave features a large 9,900 sq ft warehouse on 1.51+ acres of land. The office area features a reception area, 4 private offices and a breakroom. There is a bathroom inside the office area and a second one in the warehouse. The warehouse features 25 ft ceiling height in the center of the fully insulated warehouse. There are 4 OH doors and a large, fenced in stack lot. Property was annexed into the city limits and is on well and septic. Property sits just south of Loop 288 on Chicago Ave.

Owner will be relocating to a new building but building can be available within 30 days.

PROPERTY HIGHLIGHTS

- 9,900 Sq Ft on 1.51 Acres
- 4 offices, breakroom + 2 bathrooms

OFFERING SUMMARY

Lease Rate:	$10,500 / month (NNN)
NNN (Taxes, Insurance, Maintenence)	$2.50/SF/YR - $2,062.50/mo
Total Rent (not including utilities)	$12,562.50/mo
Available SF:	9,900 SF
Lot Size:	1.51 Acres
Building Size:	9,900 SF
Zoning:	Annexation Zoning (2016) - Low Density Single Family Residential SF-2. Zoning change may be required depending on your use.

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Floor Plan

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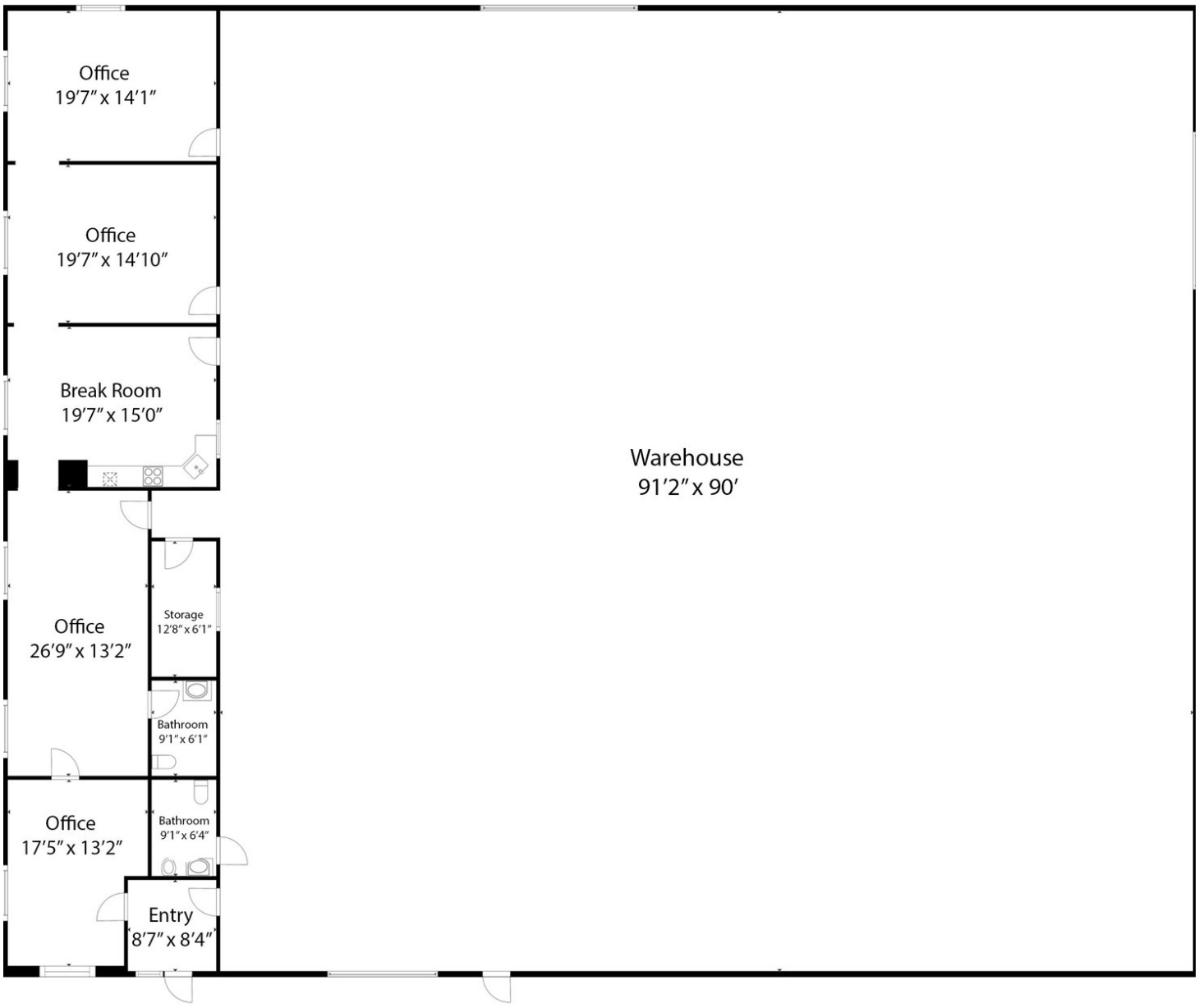

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Photos

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Location

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Demographics

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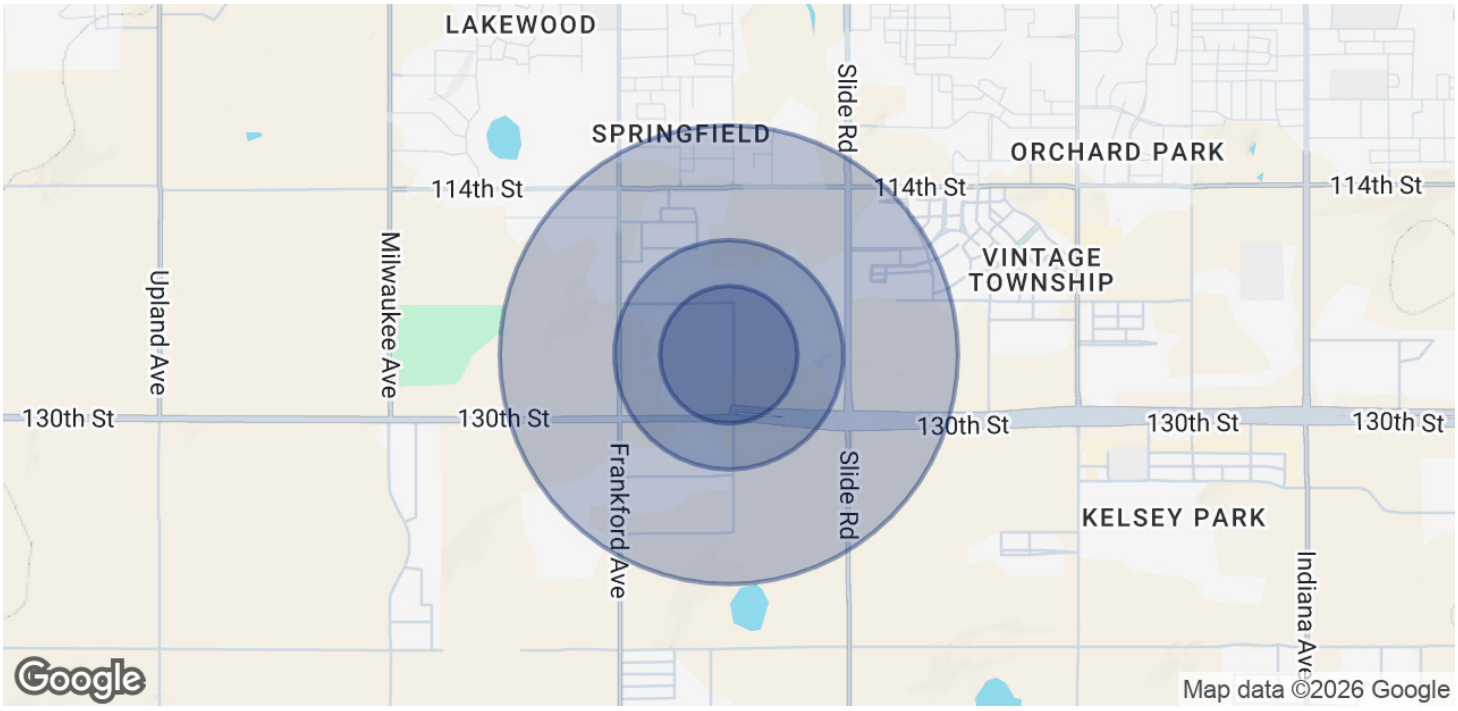

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	258	596	2,753
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	94	218	994
# of Persons per HH	2.7	2.7	2.8
Average HH Income	$137,606	$137,606	$148,379
Average House Value	$398,987	$398,987	$391,290

2020 American Community Survey (ACS)

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EQUAL HOUSING OPPORTUNITY

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.

Coldwell Banker Commercial Licensed Broker /Broker Firm Name or Primary Assumed Business Name	431370 TX License No.	RCanup@CBCWorldwide.com Email	806-793-0888 Phone
Rick Canup Designated Broker of Firm	191550 TX License No.	RCanup@CBCWorldwide.com Email	806-793-0888 Phone
Rick Canup Licensed Supervisor of Sales Agent/ Associate	191550 TX License No.	RCanup@CBCWorldwide.com Email	806-793-0888 Phone
Jef Conn Sales Agent/Associate's Name	572358 TX License No.	JConn@CBCWorldwide.com Email	806-784-3216 Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date