



PRIME HARD CORNER LOCATION

612 N. Broadway Street, Post, TX 79356

Retail/QSR Property For Sale or Lease

RETAIL



QUICK FACTS



PRICE

\$475,000
Contact Broker
for Lease Info



TOTAL ACREAGE

13,680 SF



TRAFFIC COUNT

13,000+



TOTAL GLA

1,792 SF

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Property Description



Positioned on a high-visibility hard corner in the heart of Post, Texas, this restaurant property at 612 N. Broadway St is available for SALE OR LEASE and offers an outstanding opportunity for restaurant, retail, office, or service-oriented users. Site boasts 13,000+ vehicles per day (VPD) along Broadway Street.

The property features excellent frontage along N. Broadway St with strong visibility and traffic exposure, making it ideal for businesses seeking a highly accessible commercial location. The site is drive-thru capable and INCLUDES MULTIPLE ACCESS POINTS with convenient INGRESS AND EGRESS, allowing for efficient customer circulation and easy accessibility from multiple directions.

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Additional Photos



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Site Aerial



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City Information



POST, TX

Post, Texas is a strategically positioned West Texas community located approximately 40 miles southeast of Lubbock along U.S. Highway 84, serving as an important regional corridor connecting Lubbock to the Permian Basin and surrounding rural markets. Known for its strong agricultural roots, small-town business environment, and proximity to major West Texas economic drivers, Post continues to attract regional traffic, local commerce, and service-related businesses.

The community benefits from consistent highway traffic generated by commuters, agricultural operations, oilfield-related activity, and travelers moving throughout West Texas. Its location along a major transportation corridor provides excellent accessibility for retail, restaurant, hospitality, automotive, and service-oriented businesses seeking visibility and convenience.

Post offers a stable economic foundation supported by agriculture, energy-related industries, education, healthcare services, and local commerce. The market also serves as a regional hub for surrounding rural communities, drawing consumers from throughout Garza County and neighboring areas for dining, shopping, fuel, and essential services.

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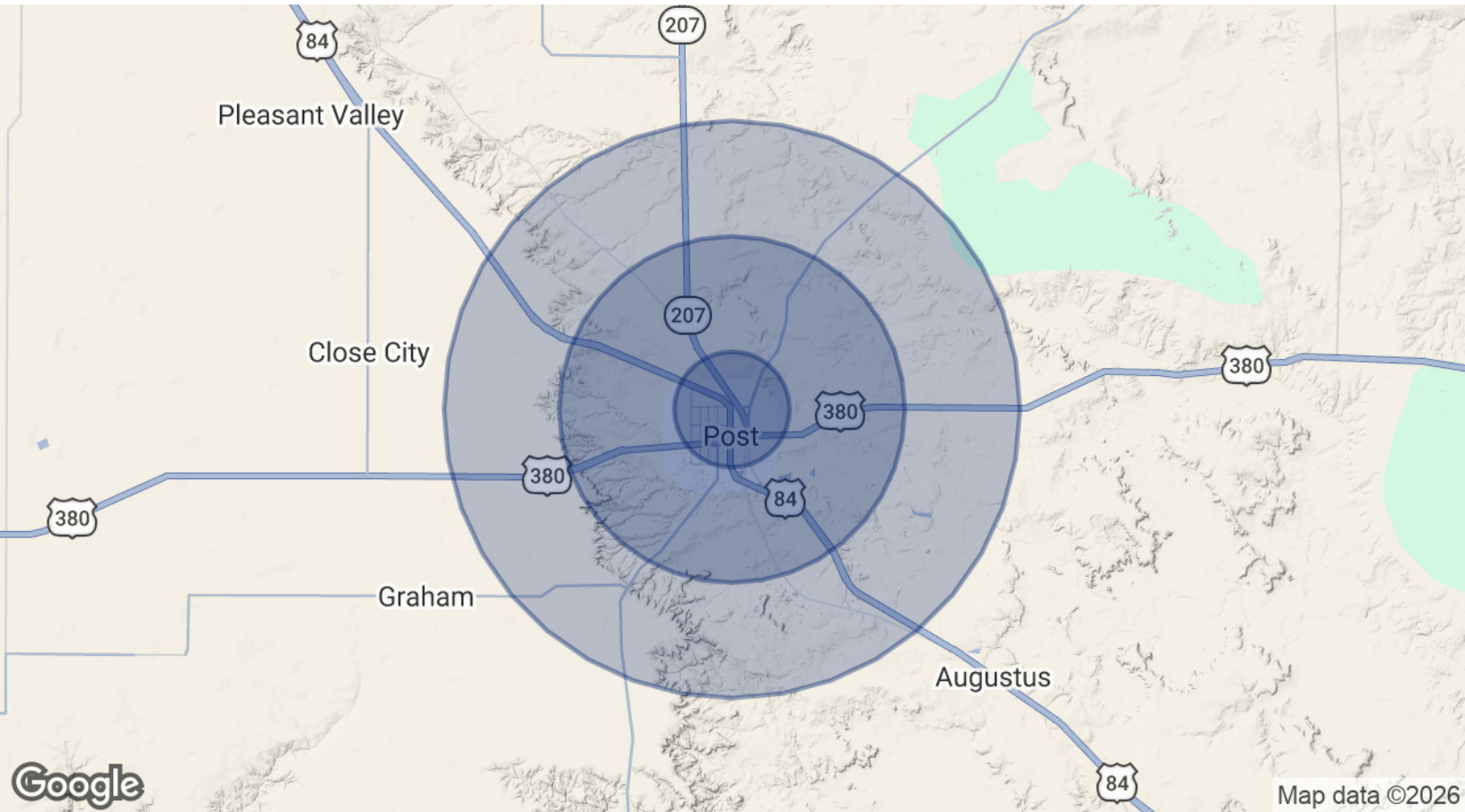
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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,957	4,189	4,934
Average Age	38.0	36.3	36.1
Average Age (Male)	39.9	39.3	38.9
Average Age (Female)	12.5	24.1	25.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	250	986	1,214
# of Persons per HH	7.8	4.2	4.1
Average HH Income	\$67,270	\$62,762	\$61,513
Average House Value	\$174,446	\$127,743	\$114,373

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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.

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Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Rick Canup</u>	<u>191550</u>	<u>rcanup@cbcccapitaladvisors.com</u>	<u>(806)793-0888</u>
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<u>Rick Canup</u>	<u>191550</u>	<u>rcanup@cbcccapitaladvisors.com</u>	<u>(806)793-0888</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Alex Eberhardt</u>	<u>644944</u>	<u>alex@cbcccapitaladvisors.com</u>	<u>(806)577-3032</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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