13715 UNIVERSITY AVE

Lubbock, TX 79423
Office Building For Sale

OFFICE



QUICK FACTS

PRICE	ZONING	TOTAL GLA
$1,100,000	NC	4,216 SF

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Property Summary



PROPERTY DESCRIPTION

This 4,216 square foot freestanding office building is ideally suited for a wide range of professional uses, including medical, dental, legal, financial, insurance, or general office occupancy. South Lubbock's continued population growth, strong household income levels, and robust commercial activity make this an ideal time to acquire a permanent presence along this high-demand corridor.

Additional land lot adjacent to the subject property also listed for sale - contact Beau Tucker with Coldwell Banker Commercial, Capital Advisors for additional information at (806) 784-3254.

PROPERTY HIGHLIGHTS

- Situated in one of South Lubbock's most active and fastest-growing commercial corridors
- Move-in ready — ideal for an owner-user or investor seeking immediate occupancy
- Functional layout featuring a welcoming reception/lobby area for clients and visitors

LOCATION DESCRIPTION

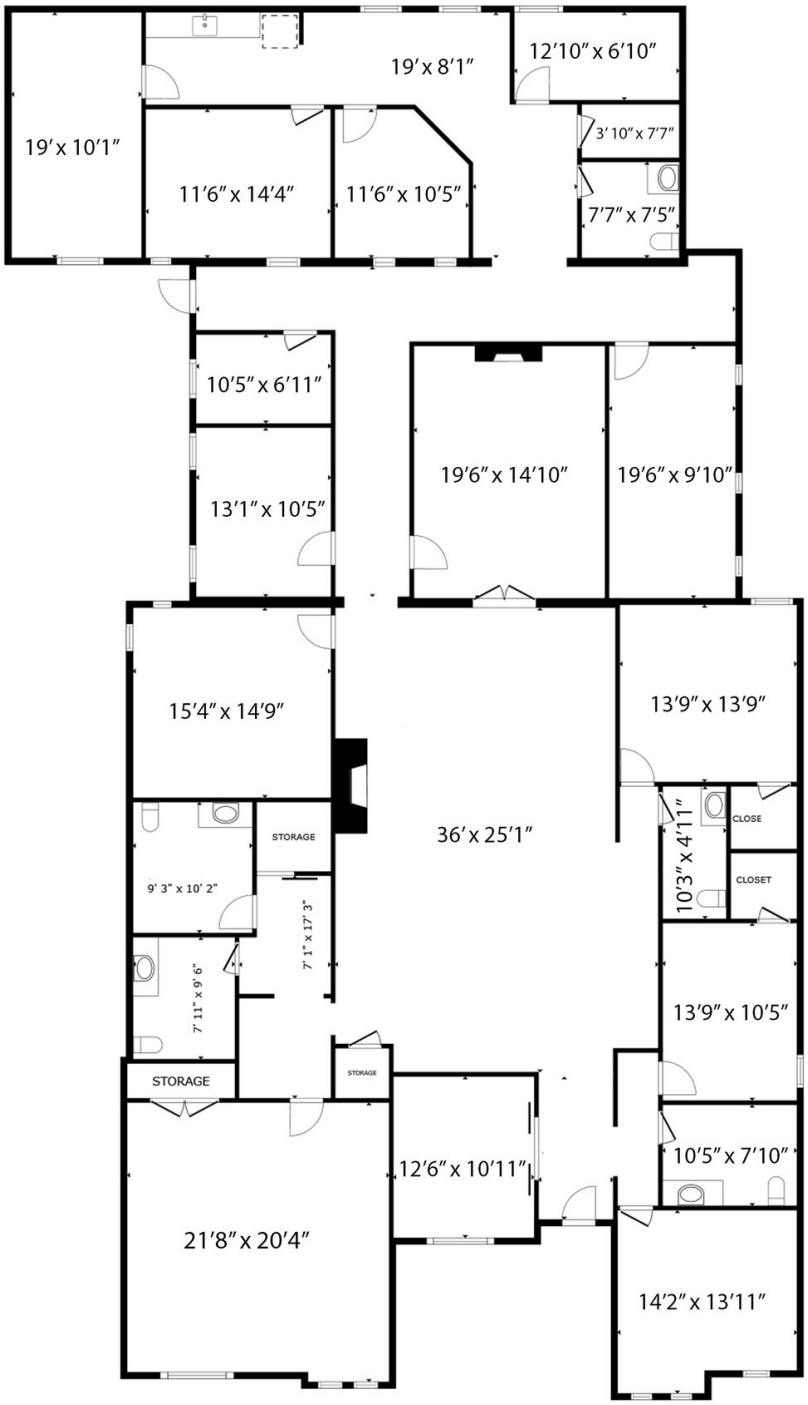
Located at 13715 University Ave in the heart of one of Lubbock's most actively growing south corridors, this property benefits from excellent visibility and accessibility along one of the city's primary north-south arterials - University Ave. The surrounding trade area features an abundance of national and regional retailers, dining establishments, medical services, and financial institutions within close proximity, providing a built-in customer and employee base. The site is well-positioned to capitalize on the continued southward expansion that has made this corridor one of the most sought-after addresses for professional and commercial users in the Hub City.

OFFERING SUMMARY

Sale Price:	$1,100,000
Building Size:	4,216 SF

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Floor Plans



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Additional Photos







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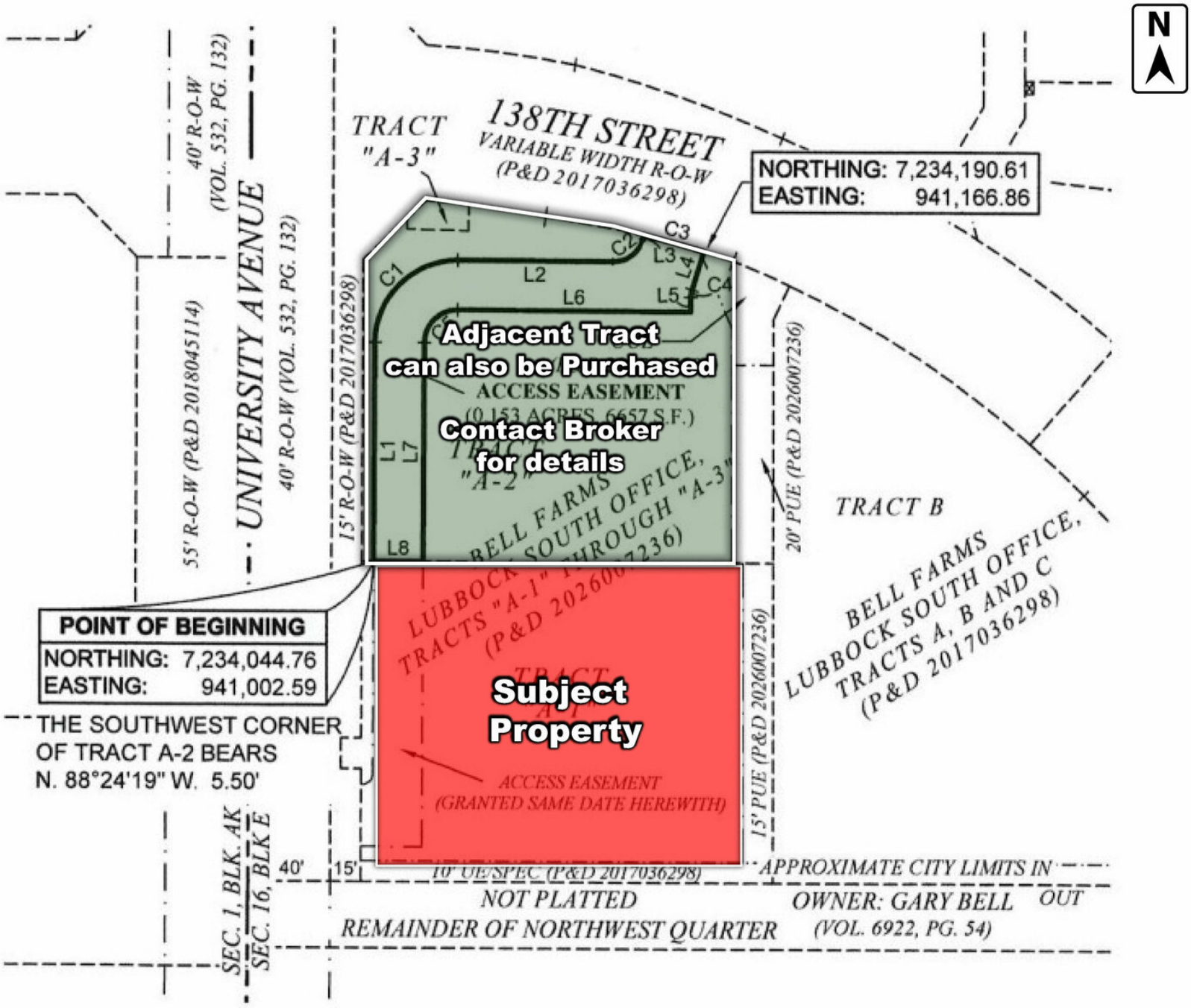
Subject Property Aerial



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Site Plan and Access Easement

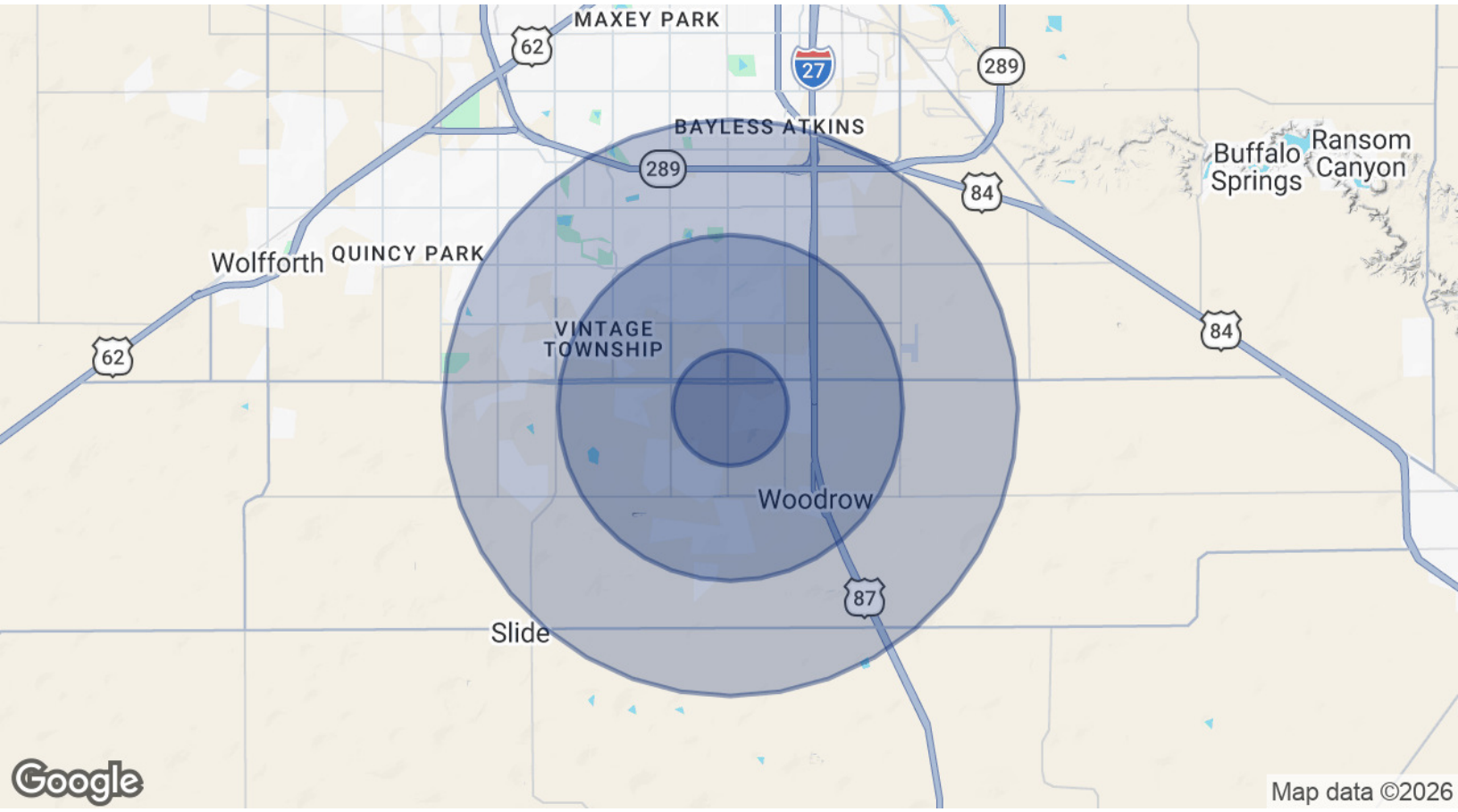


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Demographics





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,215	27,240	82,514
Average Age	33.2	34.3	36.8
Average Age (Male)	33.9	34.4	36.4
Average Age (Female)	32.7	34.4	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	751	9,936	32,303
# of Persons per HH	2.9	2.7	2.6
Average HH Income	$157,075	$123,841	$115,281
Average House Value	$380,651	$311,547	$283,995

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2-10-2025

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.

Coldwell Banker Commercial, Capital Advisors	**431370**	**rcanup@cbccapitaladvisors.com**	**(806)793-0888**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rick Canup	**191550**	**rcanup@cbccapitaladvisors.com**	**(806)793-0888**
Designated Broker of Firm	License No.	Email	Phone
Rick Canup	**191550**	**rcanup@cbccapitaladvisors.com**	**(806)793-0888**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alex Eberhardt	**644944**	**alex@cbccapitaladvisors.com**	**(806)577-3032**
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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