

SALE

VINTAGE TOWNSHIP OFFICE CONDO

12002 Trafalgar Avenue Unit #202 Lubbock, TX 79424



PROPERTY DESCRIPTION

A unique opportunity to purchase Suite 202 at Vintage Township, offering 1,734 SF of prime office space with an unbeatable view overlooking the pool. Currently available, the tenant can vacate the premises with 60 days notice, presenting a versatile opportunity for investors or owner-occupiers. Whether you're seeking an attractive investment or a captivating owner-occupied space, this offering holds the promise of a rewarding venture. Don't miss the chance to secure a space that combines functionality with a picturesque view, making it an ideal choice for a variety of business ventures.

PROPERTY HIGHLIGHTS

- 1,734 SF office building
- Zoned Broadway MU-2
- Rare opportunity at Vintage Township
- Versatile space for office use
- Strategic investment opportunity

OFFERING SUMMARY

Sale Price:	\$295,000
Size (SF):	1,734
Building Size:	1,734 SF
Year Built	2009
Taxes	\$4,696.38
HOA / Condo Fees / Month	\$622.00

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	61	354	1,987
Total Population	171	980	5,308
Average HH Income	\$170,373	\$152,385	\$185,578

Jef Conn, CCIM, SIOR
(806) 787-4779
TX #572358

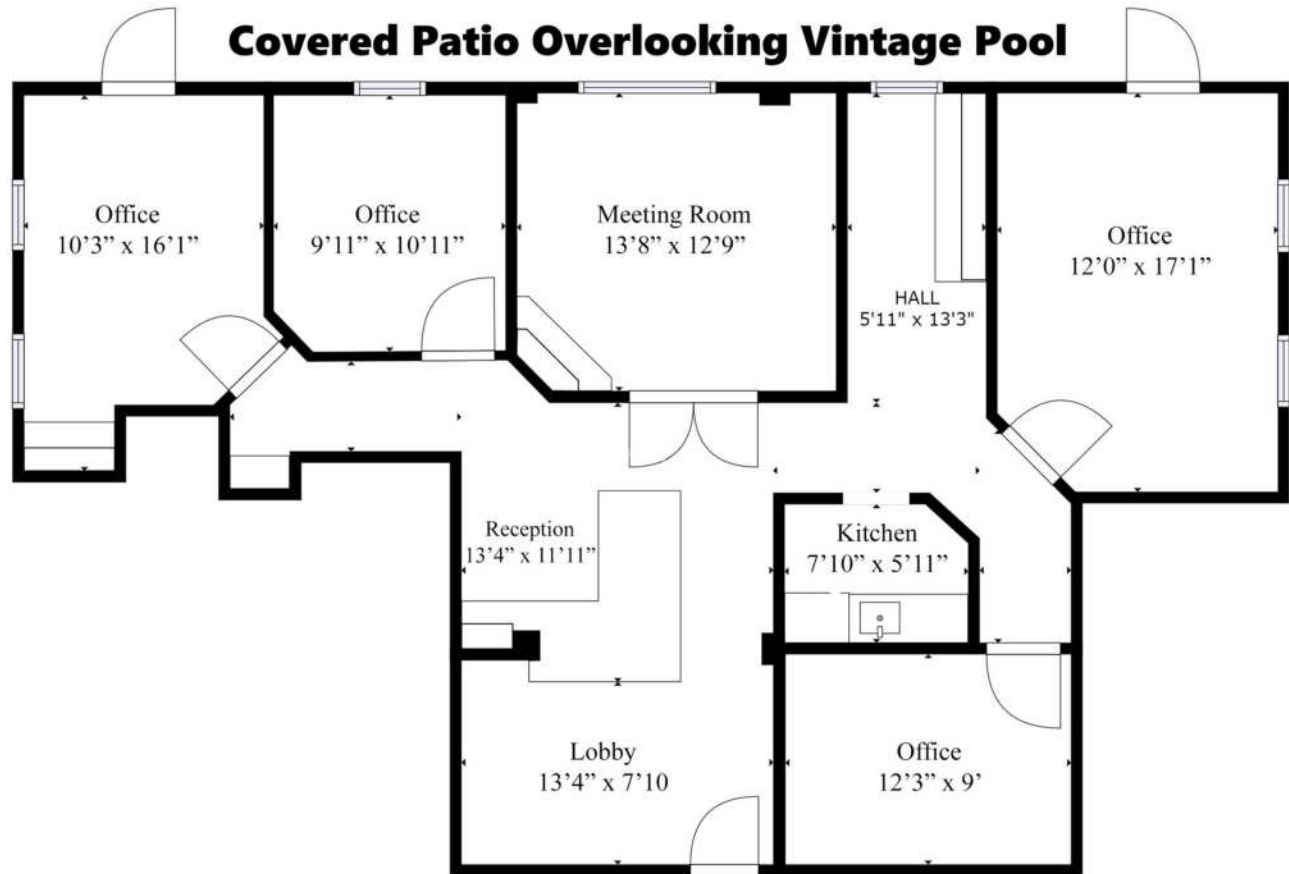
Lexi Beam
(806) 784-3219
TX #818956



**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS

FLOOR PLAN

5 OFFICE (1 CAN BE CONF ROOM)
12002 Trafalgar Avenue Unit #202 Lubbock, TX 79424



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PHOTOS

EXTERIOR & OFFICE

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PHOTOS

OFFICE PHOTOS

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PHOTOS

PRIVATE PATIO OVERLOOKING POOL

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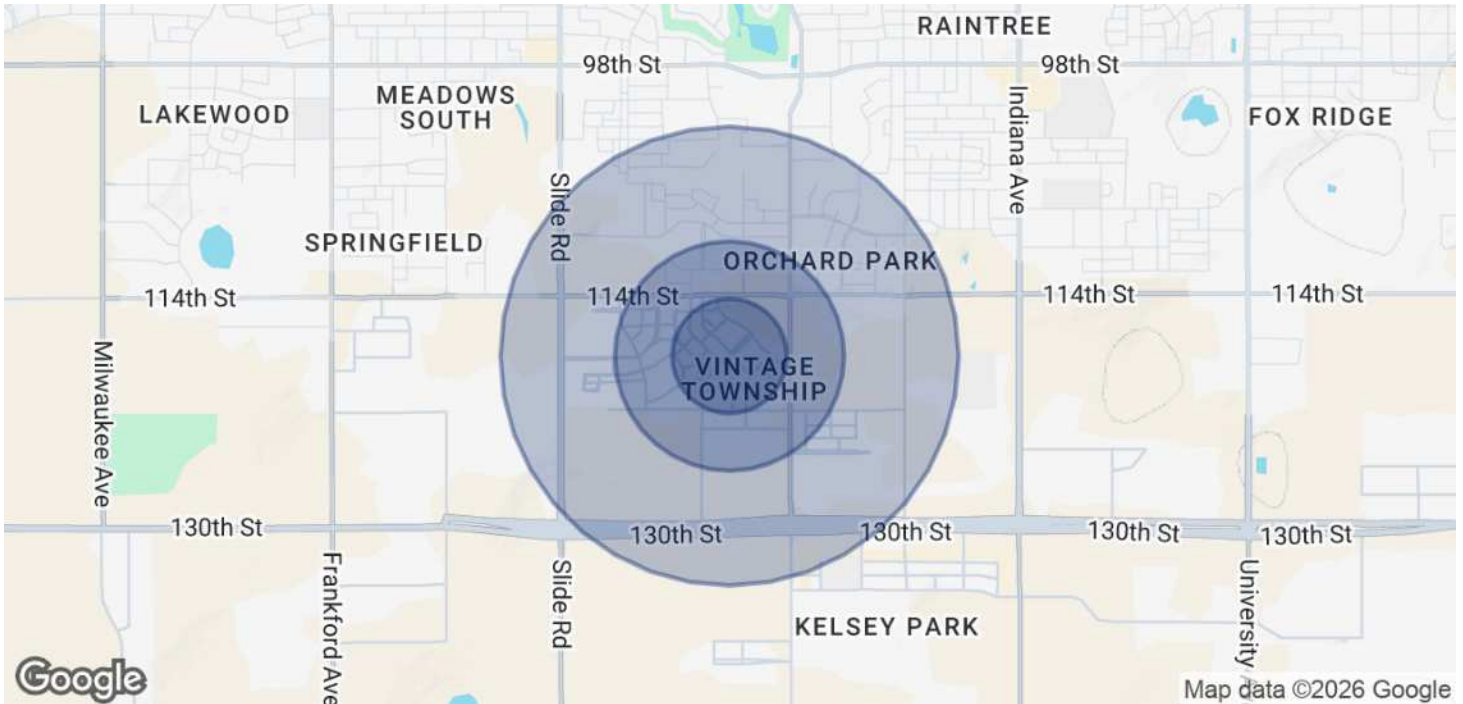


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SALE

12002 TRAFALGAR AVENUE UNIT #202

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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	171	980	5,308
Average Age	39.8	38.4	40.5
Average Age (Male)	38.8	39.4	41.3
Average Age (Female)	40	36.7	39.6

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	61	354	1,987
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$170,373	\$152,385	\$185,578
Average House Value	\$407,650	\$370,506	\$399,942

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.

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@cbccapitaladvisors.com	806-793-0888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rick Canup	191550 TX	rcanup@cbccapitaladvisors.com	806-793-0888
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Lexi Beam	818956 TX	Lexi@CBCCapitalAdvisors.com	806-793-0888
Sales Agent/Associate's Name	License No.	Email	Phone

08/12/2026

Buyer/Tenant/Seller/Landlord Initials

Date