## PAD SITE FOR SALE | 1-ACRE | DENTIST | MEDICAL | OFFICE | GROUND-UP OPPORTUNITY

LUBBOCK, TX | NWC 130TH STREET AND INDIANA AVENUE



- On the hard corner of Indiana Avenue and the new Loop 88 currently under construction
- Prominent intersection in growth corridor
- Across the street from United Grocer
- Lubbock Cooper School district has 4,000 students and growing
- Majority of growth is south

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## DEMOGRAPHICS: 2023 Population

2023 Total Households 2023 Daytime Population 2023 Average HH Income 1 MILE3 MILE5 MILE4,15343,556114,2201,32416,59345,2203,99135,399105,560\$177,698\$138,515\$116,175

FOR MORE INFORMATION, CONTACT:

#### TRAFFIC COUNTS: Indiana Avenue: 12,500 VPD

Loop 88: 12,387 VPD

PURCHASE PRICE: CONTACT BROKER

GROUND LEASE RATES: CONTACT BROKER

### AREA RETAILERS:





HŮTWORX



Great Clips Received



**FIVE GUYS** 



**N** 





LONESTAR

STEVE GREENBERG 214.236.9501 sgreenberg@theretailconnection.net





#### FOR MORE INFORMATION, CONTACT:

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22m 24TH ST BRAUM'S 128th Sr TRACTI TRACT # TRACTO ADACTP -United ALLIANCE ACTS TRACTL TRACEM BRACHES HUALTO ACTION TRACTS TRACTS TRACET BJACRES 12,191 VPD 130th St 12,387 VPD 88 16 1.1. iano/Ave E

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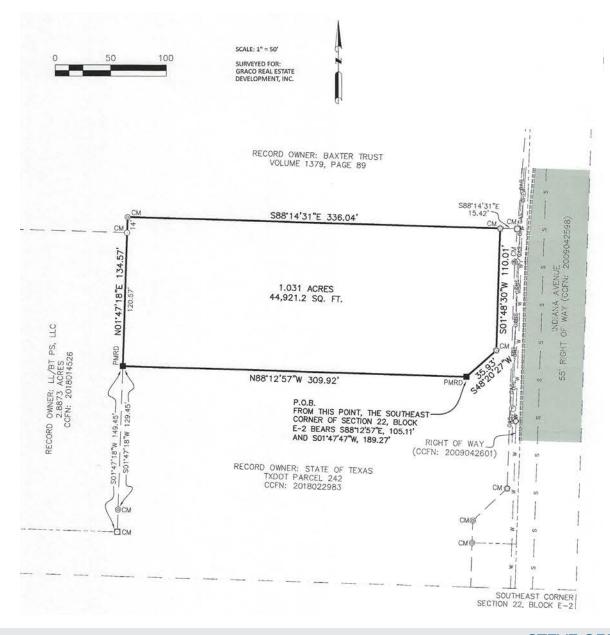
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CURRENT DEVELOPMENT m 53-9 17 OND TRAILS AT REGAL PARK 5-74 KINGSGATE CENTER 229 HOMES AVERAGE HOME PRICE: FUTURE DEVELOPMENT AVERAGE HOME PRICE: \$368,000 \$400,000 DAY ESTATES AVERAGE HOME FOX RIDGE LAKEWOOD ESTATES PRICE: 336 HOMES SOUTHCRES1 AVERAGE HOME PRICE \$270,000 ESTATES AVERAGE HOME PRICE: \$400,000 AVERAGE HOME \$175,000-\$200,000 98TH ST PRICE: \$350,000's LAKERIDGE ABBEY GLENN AVERAGE HOME 260 HOMES Robert D PRICE: \$468,000 AVERAGE HOME PRICE: UPPER \$350,000's THE RIDGE 74 ACRE 38.5 ACRE ORCHARD PARK 138 HOMES FUTURE FUTURE AVERAGE HOME PRICE: VERAGE HOME PRICE: DEVELOPMENT DEVELOPMENT STON EWOOD ESTATES FOUNTAIN HILLS \$692,000 \$270,000 151 HOMES 339 HOMES AVERAGE HOME AVERAGE HOME PRICE: PRICE: \$500,000 LOW \$200,000's THE FALLS 114<sup>TH</sup> AVERAGE HOME PRICE: \$610.000 PRESWICK ESTATES **133 ACRE** UNDER DEVELOPMENT OAKMONT ESTATES AVERAGE HOME PRICE: \$643,000 HATTON PLACE **VINTAGE TOWNSHIP** 669 HOMES AVERAGE HOME **BROOK HEIGHTS** UNDER DEVELOPMENT 133 ACRE PRICE: \$323,000 206 HOMES FUTURE AVERAGE HOME PRICE DEVELOPMENT \$200,000-\$400,000 Inches of Real 30TH ST C. Contraction 18 FUTURE Loop 88 22.12 ACRE .... DEVELOPMENT LANDER FUTURE KELSEY PARK 20 ACRE DEVELOPMENT 800 HOMES FUTURE VERAGE HOME PRICE DEVELOPMENT UPPER \$200,000's 185.47 ACRE 160 ACRE FITTIRE FUTURE RAN DEVELOPMENT DEVELOPMENT SUNDANCE ESTATES DEVELOPMENT 46<sup>TH</sup> ST 46TH ST STRATFORD POINT 61 HOMES KFO 765 HOMES AVERAGE HOME AVERAGE HOME PRICE: PRICE: 400 ACRE LOW \$200,000's \$215,000 FUTURE DEVELOPMENT 220 ACRE 540 ACRE FUTURE FUTURE DEVELOPMENT DEVELOPMENT 27 OODROV

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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.

#### 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:
  - 1. that the owner will accept a price less than the written asking price;
  - 2. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	

