

REDUCED



## Remodeled Office Building For Sale

14 Briercroft Office Park, Lubbock, TX 79412

FOR SALE ~ OFFICE SPACE

Purchase Price: \$300,000  
Remodeled: 2013 and 2015  
Property Size: 6,912 SF

- Kitchen/Breakroom : Yes
- Highway Access: I-27, Hwy 84 and S Loop 289
- Remodeled with Great Finishes

6,912 SF building in Briercroft Office Park with 17 offices, robust reception area, large clerical work space, 5 ADA restrooms (1 could be converted to laundry), conference room, server/security room, break room and multiple storage closets. An added feature is the security camera system installed on the exterior and interior of the building. Located on one half acre with 30 parking spaces. West side of building was medical at one time with water capped in the walls. PERFECT for an owner interested in leasing one side for additional income or using the large portion as the executive offices and remainder as back office operations!



**Crystal Edwards**  
806.776.2837 Office  
cedwards@westmarkcommercial.com

4105 84th Street, Lubbock, TX 79423  
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# Additional Photos



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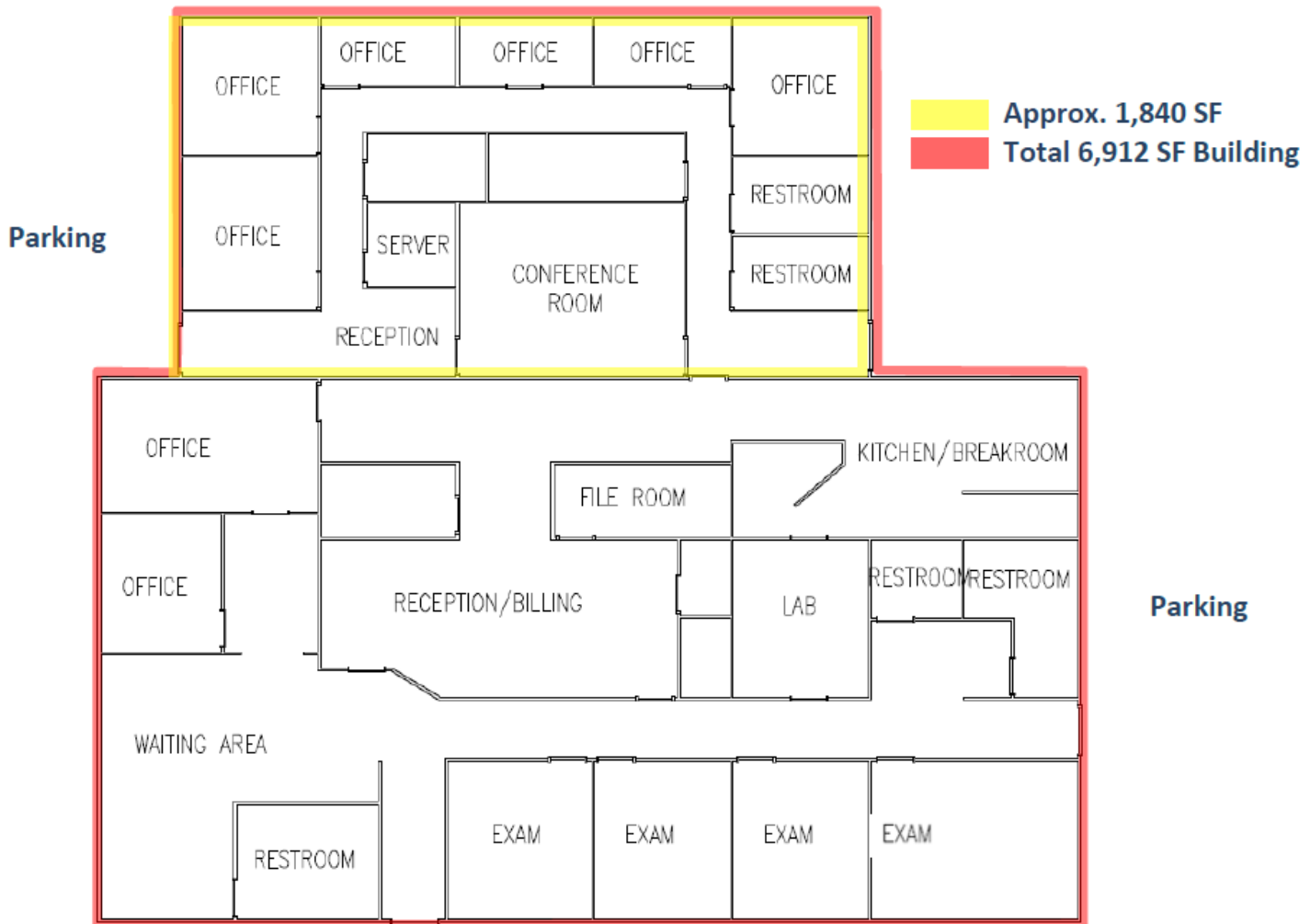


# Floor Plan



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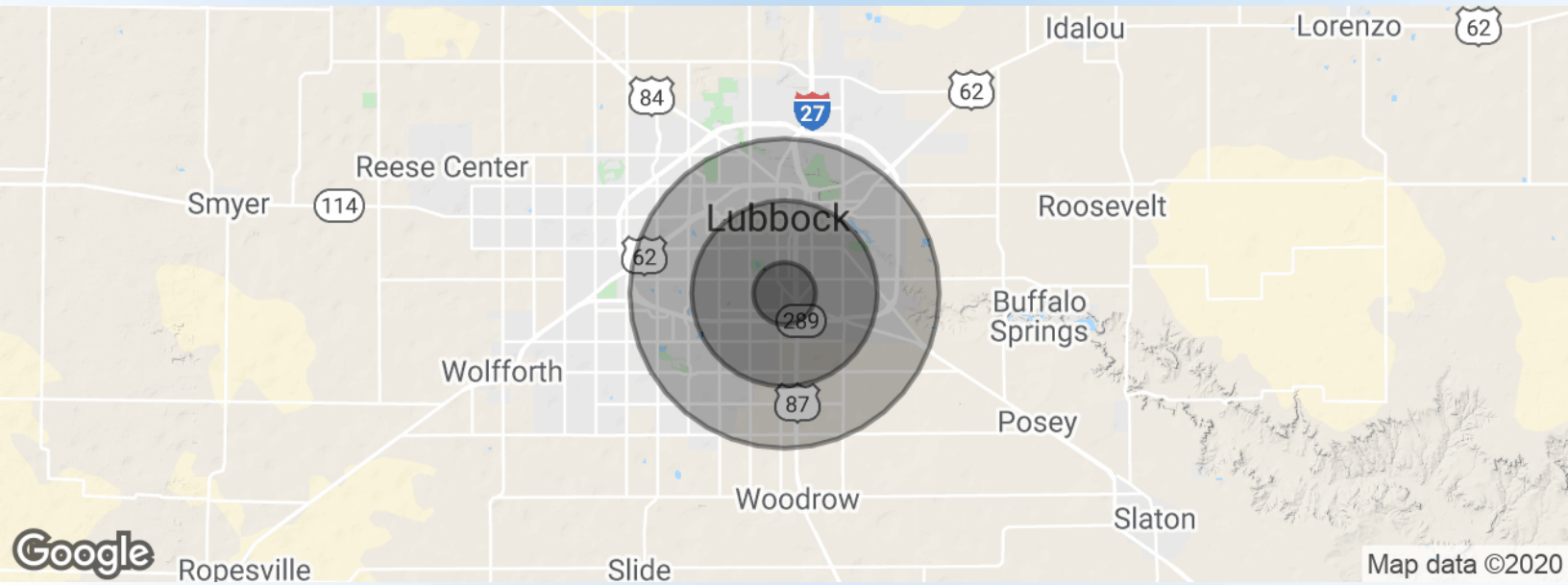


# Demographics Map & Report



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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,571	74,316	156,186
Median age	30.4	30.6	31.6
Median age (Male)	29.1	29.5	30.4
Median age (Female)	30.8	31.9	33.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,238	29,257	60,280
# of persons per HH	2.7	2.5	2.6
Average HH income	\$39,999	\$47,009	\$53,707
Average house value	\$82,228	\$118,262	\$139,089

\* Demographic data derived from 2010 US Census



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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:
  - 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.

WestMark Commercial   TCN Worldwide	9000344	info@westmarkcommercial.com	806.794.3300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Linda Ferguson	TX #200808	lferguson@westmarkcrealtors.com	806.776.2903
Designated Broker of Firm	License No.	Email	Phone
Marty Cleckler	TX #0421600	mcleckler@westmarkcommercial.com	806-794-3300
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Crystal Edwards	TX #0595583	cedwards@westmarkcommercial.com	806.776.2837
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date