



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS

OAK TREE VILLAGE

\$20.00 SF/yr (NNN)

3701 19th
Lubbock, TX 79410

AVAILABLE SPACE
1,595 SF

FEATURES

- Lease Rate - \$20psf NNN
- Located directly across the street from Texas Tech University
- Located next door to Covenant Health Hospital
- Covenant Hospital employs over 5,000 people
- Covenant Hospital has over 600 physicians on staff
- Located near United Market Street



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FOR LEASE

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4924 S. Loop 289, Lubbock, TX 79414
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3701 19th, Lubbock, TX 79410

LEASE



OFFERING SUMMARY

Available SF:	1,595 SF
Lease Rate:	\$20.00psf
Lot Size:	1.52 Acres
Year Built:	1980
Lease Type:	NNN
Market:	TX-Lubbock

PROPERTY OVERVIEW

Coldwell Banker Commercial is pleased to offer for lease Oak Tree Village in Lubbock, TX. The property is located directly across the the street from Texas Tech University on 19th Street. The property is located next door to Covenant Health center which employs over 5,000 people and has more than 600 physicians on staff. The property is ideally located near Marsha Sharp freeway, providing quick and easy access to all parts of the city.

Located on the South Plains of West Texas, Lubbock has long been known as the "Hub City". The Nickname is related to Lubbock's accessible location on the crossroads of Interstate 27 and four major U.S. highways. Lubbock is in the central time zone and is equal distance to both coasts, allowing for ease of U.S. distribution. Within the city, you will find a well-planned transportation network with an average commute time of 16 minutes.

PROPERTY HIGHLIGHTS

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LUBBOCK, TX

"The Hub City"

CITY INFORMATION

- Population - 253,000
- Texas Tech University enrollment over 38,000 students
- Economic Drivers - Agriculture, Healthcare, Education
- Lubbock - 11th largest city in Texas
- Labor Force - over 207,000 employees

CITY HIGHLIGHTS

- Lubbock, Texas has long been known as the "hub" of the South Plains of Texas. Lubbock is a thriving city of over 250,000 people with a MSA exceeding 300,000 people. Lubbock has a strong, diverse economy that is based on agriculture, health care, manufacturing, wholesale and retail trade, and education. Lubbock is home to five institutions of higher learning, showcased by Texas Tech University, which currently serves over 50,000 students annually.
- As the 11th largest city in Texas, Lubbock boasts a regional population base of 639,921 people. Lubbock's size affords businesses access to dedicated community leaders and personalized service while providing you with a pipeline of personnel to fill your workforce needs. Home to Texas Tech University, Texas Tech University Health Sciences Center and a fast-growing community college. Lubbock county boasts more than 50,000 college students. Lubbock is the only city in the nation with a comprehensive university, a health sciences center, and Agriculture College and a law school in one location, making

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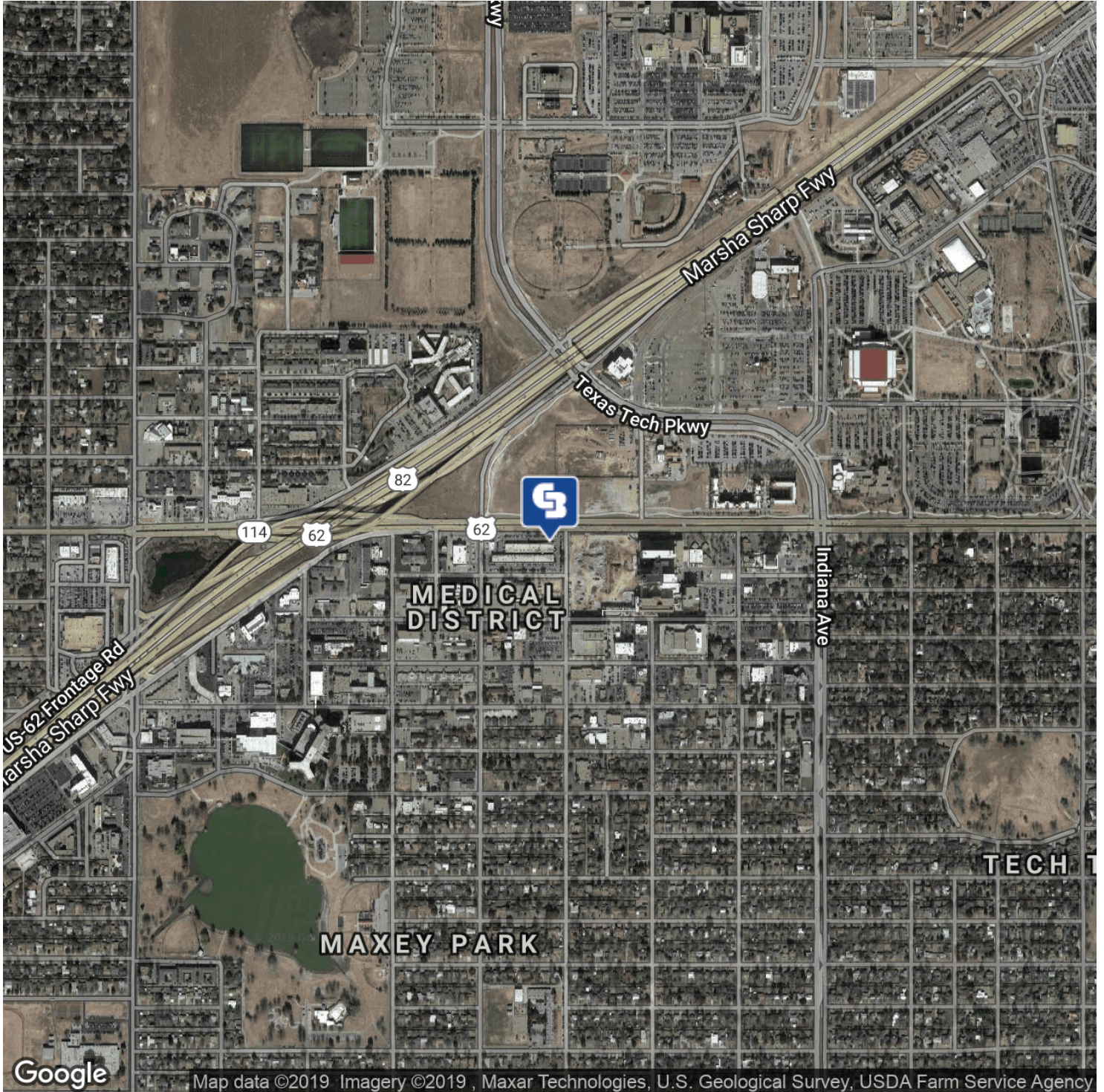




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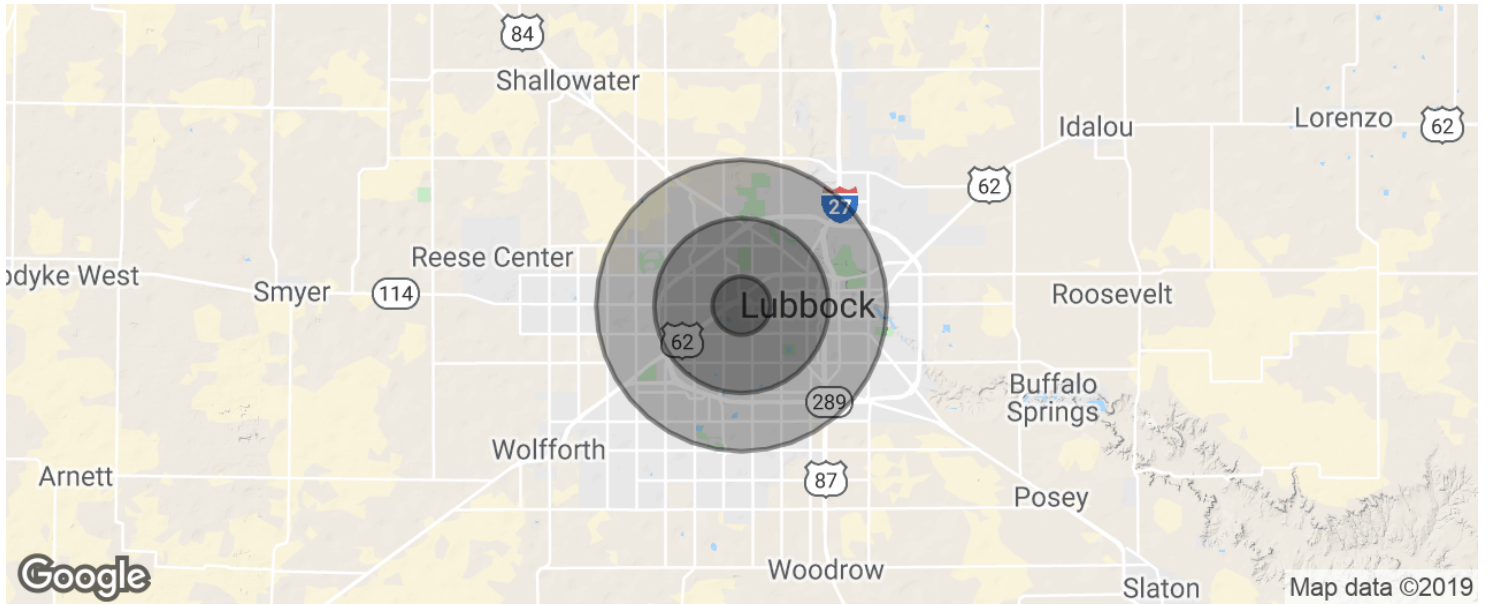
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,643	108,011	205,969
Median age	24.3	28.3	30.7
Median age (Male)	23.4	27.6	29.8
Median age (Female)	26.3	29.5	31.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,773	40,725	80,338
# of persons per HH	3.5	2.7	2.6
Average HH income	\$63,108	\$49,304	\$54,129
Average house value	\$228,945	\$140,807	\$135,960

* 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.

<u>Coldwell Banker Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>431370 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Designated Broker of Firm	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
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<u>Eric Eberhardt</u> Sales Agent/Associate’s Name	<u>617046 TX</u> License No.	<u>EricE@CBCWorldwide.com</u> Email	<u>806-784-3239</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date