



9107 MILWAUKEE AVE

Lubbock, TX 79424

SALE



OFFERING SUMMARY

Sale Price:	\$359,375
Lot Size:	31,250sf
Price / SF:	\$11.50

Zoning Apartment-Medical District

PROPERTY OVERVIEW

Coldwell Banker Commercial, Capital Advisors is pleased to offer for sale a 31,250 SF tract of land along Milwaukee Ave in south Lubbock. The subject property is a prime office development location within The Trails Garden Office area. The tract is near Walmart and various new retail/office developments along the highly trafficked Milwaukee corridor.

Lubbock's highly skilled and educated workforce, proximity and connection to major national and international markets, and affordable utility and living costs make it the ideal place to grow a business. Known as the "Hub City" of West Texas, Lubbock's diverse economy is based on manufacturing, agriculture, wholesale and retail trade services, as well as government, education and health care. As the 11th largest city in Texas, Lubbock boasts a trade-area population base of 639,921 people. Home to Texas Tech University, Texas Tech University Health Sciences Center, Lubbock Christian University 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, an agriculture college and a law school in one location, making Texas Tech University the second largest contiguous university campus in the United States.

PROPERTY HIGHLIGHTS

- Sales Price - \$359,375
- Price/SF - \$11.50/PSF
- Tract Size - 31,250 SF
- Zoning - Apartment-Medical District

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ERIC EBERHARDT, CCIM

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TX #617046

PROFESSIONAL BACKGROUND & AFFILIATIONS

- Certified Commercial Investment Member
- Joined Coldwell Banker Commercial Rick Canup, Realtors in January 2012 as a Retail & Investment Sales specialist.
- Licensed by the Texas Real Estate Commission

EDUCATION

- Texas Tech University - Rawls College of Business, Lubbock, Texas
- Bachelors of Business Administration in Marketing - December 2011

Awards & affiliations

- 2018 Costar Power Broker Award Winner - Top Sales Broker
- #5 Coldwell Banker Commercial office nationally in 2012
- #7 Coldwell Banker Commercial office nationally in 2013
- #6 Coldwell Banker Commercial office nationally in 2014
- #8 Coldwell Banker Commercial office nationally in 2015
- #5 Coldwell Banker Commercial office nationally in 2016
- #4 Coldwell Banker Commercial office nationally in 2017
- #4 Coldwell Banker Commercial office nationally in 2018
- Top Producer, 2018 & 2019 Bronze Circle of Distinction

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ALEX EBERHARDT, CCIM

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Direct: 806.784.3258 | **Cell:** 806.577.3032

TX #644944

PROFESSIONAL BACKGROUND

Specializes in analyzing and brokerage of shopping center and single-tenant net leased assets. Member of International Council of Shopping Centers (ICSC) and a RECON attendee. Member of Coldwell Banker Commercial Net Leased Investment Group. Member of Texas Tech Alumni Association and Young Professionals of Greater Lubbock. Featured writer for Texas Real Estate Business Magazine.

EDUCATION

- Texas Tech University - Rawls College of Business, Lubbock, Texas
- Bachelors of Business Administration in Marketing

MEMBERSHIPS

- Licensed By the Texas Real Estate Commission
- Member of (ICSC) International Council of Shopping Centers
- Graduate of Emerging Broker Training, 2015 Coldwell Banker Commercial
- Member of Young Professionals of Greater Lubbock
- Member of the Lubbock Association of Realtors, and National Association of Realtors.

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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
<u>Rick Canup</u> Licensed Supervisor of Sales Agent/ Associate	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Alex Eberhardt</u> Sales Agent/Associate's Name	<u>644944 TX</u> License No.	<u>AlexE@CBCWorldwide.com</u> Email	<u>806-784-3258</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date