



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS

10307 HWY 87

Lubbock, TX 79423

AVAILABLE SPACE

16,781 SF

ASKING PRICE

\$1,100,000

AREA

This property is located within the city limits of Lubbock, with frontage on Highway 87. Situated east of Highway 87 and south of East 98th st, this site receives excellent visibility upon entering the city limits.

FOR SALE

CBCWORLDWIDE.COM



Retail / Industrial

Jesse Rincones IV

806.784.3292

jrincones@cbcworldwide.com

Jef Conn, CCIM, SIOR

806.784.3216

JConn@CBCWorldwide.com

TX #572358

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4924 S. Loop 289, Lubbock, Texas 79414
806.793.0888



10307 HWY 87

Lubbock, TX 79423

SALE



OFFERING SUMMARY

Sale Price: \$1,100,000

Lot Size: 2.9 Acres

Year Built: 1961

Building Size: 16,781 SF

Renovated: 2014

Price / SF: \$65.55

PROPERTY OVERVIEW

This former auto dealership features showroom and back office space, an auto repair shop, and a detailing garage. This site boasts excellent parking with high visibility on a primary commercial thoroughfare. Additionally, the property maintains three 14' x 12' overhead doors.

LOCATION OVERVIEW

This property is located within the city limits of Lubbock, with frontage on Highway 87. Situated east of Highway 87 and south of East 98th st, this site receives excellent visibility upon entering the city limits.

PROPERTY HIGHLIGHTS

- 16,781 sf building
- High visibility and easy access from hwy 87
- Detailing garage and service shop
- Showroom with front office space
- Excellent parking in front and rear

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,279	90,950	263,924
Median age	30.1	34.3	31.7
Median age (Male)	29.2	33.1	30.7
Median age (Female)	30.7	35.4	33.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	925	35,815	101,482
# of persons per HH	2.5	2.5	2.6
Average HH income	\$63,710	\$61,359	\$58,236
Average house value	\$128,910	\$136,317	\$144,835

* Demographic data derived from 2010 US Census

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Lubbock, TX 79423

SALE



JESSE RINCONES IV

Retail Leasing Specialist

jrincones@cbcworldwide.com

Direct: 806.784.3292 | Cell: 806.470.0179

BACKGROUND

Jesse Rincones IV is a trusted real estate advisor specializing in Retail Leasing, Brokerage, and Tenant Representation. As part of the #1 Coldwell Banker Commercial office in Texas, he also provides valuable insight about the retail real estate market to his team and community. Jesse is a member of the international council of Shopping Centers (ICSC) and a RECON attendee. He is actively pursuing his Certified Commercial Investment Member (CCIM) certification.

Jesse and his wife Destiny are both proud West Texas natives, attenders of Redeemer Church of Lubbock, and strong supporters of Texas Tech and Texas Tech Athletics.

PRIMARY SPECIALTY

- Retail Leasing, Brokerage, and Tenant Representation

EDUCATION

- Texas Tech University - Rawls College of Business, Lubbock, Texas
- John T. Riordan School for Retail Real Estate Professionals

MEMBERSHIPS & ASSOCIATIONS

- Licensed by the Texas Real Estate Commission
- Member of International Council of Shopping Centers (ICSC)
- Member, National Association of Realtors
- Member, Lubbock Association of Realtors
- #1 Coldwell Banker Commercial office in Texas for 2010 - 2018
- #4 Coldwell Banker Commercial office nationally in 2018
- #4 Coldwell Banker Commercial office nationally in 2017
- #5 Coldwell Banker Commercial office nationally in 2016

CAPITAL ADVISORS

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SALE



JEF CONN, CCIM, SIOR

Investment Specialist

JConn@CBCWorldwide.com

Direct: 806.784.3216 | Cell: 806.787.4779

BACKGROUND

Jef is an industrial, office and investment specialist at Coldwell Banker Commercial Rick Canup, REALTORS. He is a graduate of the Rawls College of Business at Texas Tech University, 2009 & 2010. Jef, a well-respected commercial real estate industry agent, has earned numerous distinctions throughout his career in real estate. Jef has served as the President & Chairman of the Lubbock Association of REALTORS 2017, sat on the Board of Directors, 2013-current, and currently serves as the Regional Vice President, Region 1, for the Texas Association of Realtors and a member of the executive board of the Texas Realtors. Jef also serves on the Texas Association of Realtors Executive Board and the National Association of Realtors Commercial Committee. Jef consistently ranked in the top brokers city-wide and has been the top Industrial broker for the last 8 years. Jef's clients have ranged from individuals needing small shop space to large Industrial parks taking up hundreds of thousands of square feet. Jef achieved the Certified Commercial Investment Member (CCIM) designation in 2010 and the Society of Industrial and Office Realtors (SIOR) designation in 2018.

PRIMARY SPECIALTY

Brokerage & Leasing Specialist: Industrial, Office, and Investments

EDUCATION & AWARDS

Texas Tech University, Lubbock, TX, 2009

Finance, Accounting, Economics

Masters of Business Administration (MBA) 2010

2 time Mentor/Protégé of the Year Globally for Coldwell Banker Commercial Commercial, 2008, 2012

2015 Texas Assoc. of Realtors Commercial Transaction of the Year 2016 National Association of Realtors Commercial Realtor of the Year

#1 CBC office in Texas 2011-2018 (8 years running) Global Company Rankings: 2014 - #6, 2015 - #8, 2016 - #5, 2017 - #4, 2018 - #4

Ranking in Texas 2015 - #15, 2017 #13, 2018 #9

DESIGNATIONS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

Texas Realtors Leadership Program (TRLP)

2019 Members National Association of Realtors Leadership Academy (NARLA)

NOTABLE CLIENTS — Current & Previous (Partial List)

- TireCenters, LLC - Zions First National Bank - Star Care of Lubbock - Texas General Land Office
- East West Bank - Bayview Financial - Michellin - Loomis
- Gicon Pumps,LTD Tigris - Cententially Bank - Holdings, LLC - CBRE - McKesson
- Porter Manufacturing - ATNI, Inc. - Pilot Logistics - Marcus & Millichap - Jones Lang LaSalle

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Coldwell Banker Commercial	431370 TX	rcanup@cbcworldwide.com	(806)793-0888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rick Canup	191550 TX	rcanup@cbcworldwide.com	(806)793-0888
Designated Broker of Firm	License No.	Email	Phone
Rick Canup	191550 TX	rcanup@cbcworldwide.com	(806)793-0888
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jesse Rincones IV	710224 TX	jrincones@cbcworldwide.com	(806)784-3392
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR-2501

IABS 1-0 Date

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Phone: (806)470-0179

Fax:

Jesse Rincones

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