



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS

13311 INDIANA AVENUE

\$22.00 SF/yr (NNN)

13311 Indiana Avenue
Lubbock, TX 79423

AVAILABLE SPACE

1,500 - 7,030 SF

FEATURES

- New Construction on Indiana Avenue South of Future Loop 88
- Two Drive Throughs Available for Lease
- Spaces Can Be Combined for Larger Requirement



OFFICE

Scott Womack

806.784.3265

SWomack@ColdwellBanker.com

TX #437816

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Capital Advisors. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

COLDWELL BANKER COMMERCIAL
CAPITAL ADVISORS
4924 S. Loop 289, Lubbock, TX 79414
806.793.0888

FOR LEASE

CBCWORLDWIDE.COM



13311 INDIANA AVENUE

13311 Indiana Avenue, Lubbock, TX 79423

LEASE



OFFERING SUMMARY

Available SF: 1,500 - 7,030 SF

Lease Rate: \$22.00 SF/yr (NNN)

Lot Size: 1.2 Acres

Year Built: 2020

Building Size: 7,030 SF

PROPERTY OVERVIEW

Space available for pre-lease in a to-be-constructed shopping center just to the south of future Loop 288 (FM 1585) on the east side of Indiana Avenue. Suites available from 1,500 sq. ft. to 2,340 sq. ft. and the ability to combine spaces for larger requirements. Drive-through access available on the north and south end of the center.

PROPERTY HIGHLIGHTS

- New Construction on Indiana Avenue South of Future Loop 88
- Rapidly Expanding Corridor with New Commercial, Multi-Family and Single-Family Residential Construction
- Two Drive Throughs Available for Lease
- Spaces Can Be Combined for Larger Requirement
- Generous \$30 PSF Tenant Improvement Allowance

CBCWORLDWIDE.COM

Scott Womack
806.784.3265
SWomack@ColdwellBanker.com
TX #437816





13311 INDIANA AVENUE

13311 Indiana Avenue, Lubbock, TX 79423

LEASE



CBCWORLDWIDE.COM

Scott Womack
806.784.3265
SWomack@ColdwellBanker.com
TX #437816

 **COLDWELL
BANKER
COMMERCIAL**
CAPITAL ADVISORS



13311 INDIANA AVENUE

13311 Indiana Avenue, Lubbock, TX 79423

LEASE



CBCWORLDWIDE.COM

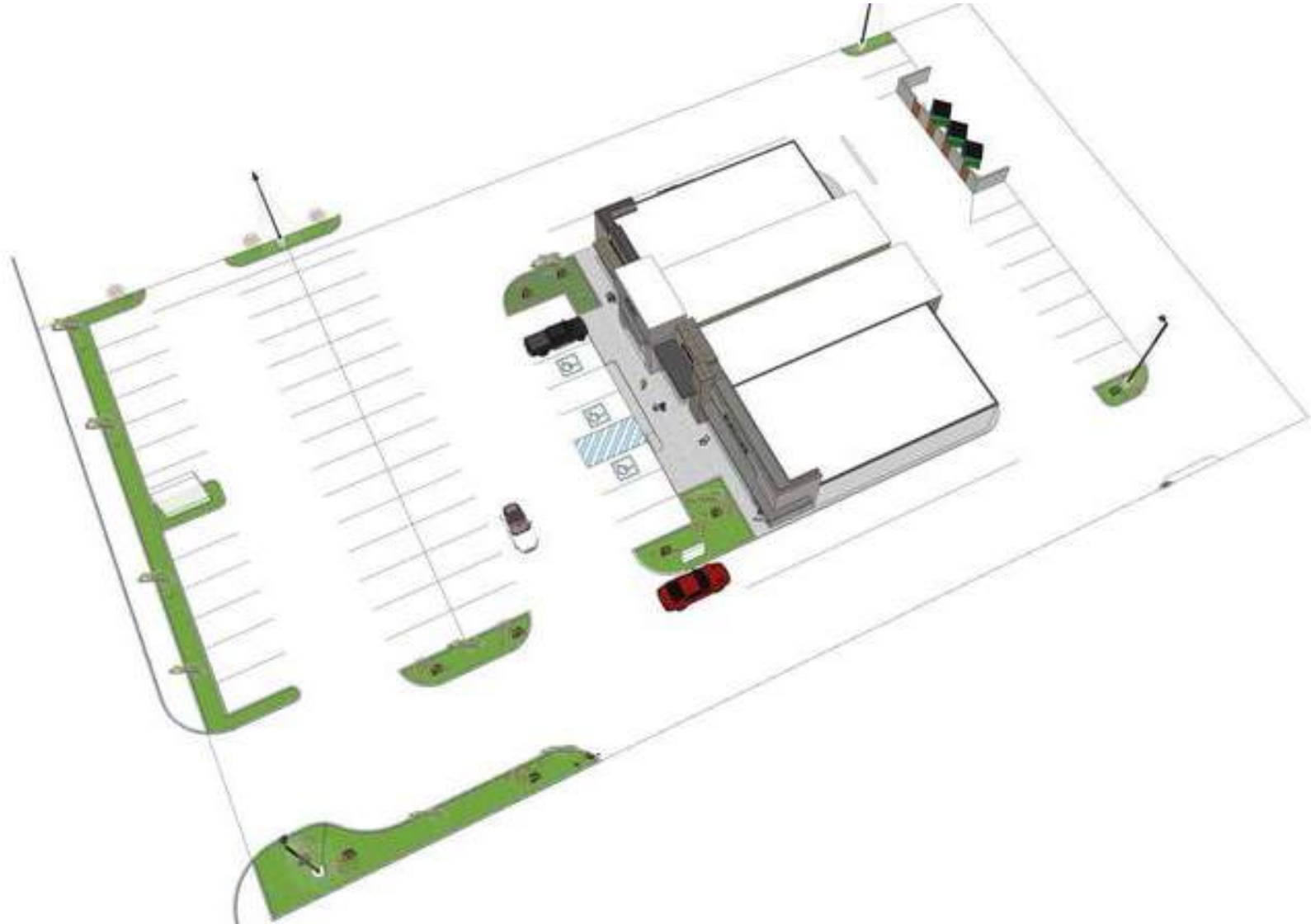
Scott Womack
 806.784.3265
 SWomack@ColdwellBanker.com
 TX #437816

 **COLDWELL
 BANKER
 COMMERCIAL**
 CAPITAL ADVISORS



13311 INDIANA AVENUE

13311 Indiana Avenue, Lubbock, TX 79423



CBCWORLDWIDE.COM

Scott Womack
806.784.3265
SWomack@ColdwellBanker.com
TX #437816

 **COLDWELL
BANKER
COMMERCIAL**
CAPITAL ADVISORS

LEASE



13311 INDIANA AVENUE

13311 Indiana Avenue, Lubbock, TX 79423

LEASE

LEASE TYPE | NNN TOTAL SPACE | 1,500 - 7,030 SF LEASE TERM | 60 TO 120 MONTHS LEASE RATE | -

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	1,690 - 7,030 SF	NNN	\$22.00 SF/yr	Now preleasing end cap space in soon-to-be-constructed shopping center (drive through available). Tenant Improvement Allowance - \$30 PSF
Suite 200	Available	1,500 - 7,030 SF	NNN	\$22.00 SF/yr	Now preleasing in-line space in soon-to-be-constructed shopping center. Tenant Improvement Allowance - \$30 PSF
Suite 300	Available	1,500 - 7,030 SF	NNN	\$22.00 SF/yr	Now preleasing in-line space in soon-to-be-constructed shopping center. Tenant Improvement Allowance - \$30 PSF
Suite 400	Available	2,340 - 7,030 SF	NNN	\$22.00 SF/yr	Now preleasing end cap space in soon-to-be-constructed shopping center (drive through available). Tenant Improvement Allowance - \$30 PSF

CBCWORLDWIDE.COM

Scott Womack
806.784.3265
SWomack@ColdwellBanker.com
TX #437816





13311 INDIANA AVENUE

13311 Indiana Avenue, Lubbock, TX 79423

LEASE



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	332	84,649	257,564
Median age	39.4	37.6	31.7
Median age (Male)	38.5	36.3	30.7
Median age (Female)	40.2	38.7	32.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	103	34,772	99,527
# of persons per HH	3.2	2.4	2.6
Average HH income	\$72,719	\$74,345	\$58,597
Average house value	\$147,000	\$149,158	\$144,685

* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

Scott Womack
 806.784.3265
 SWomack@ColdwellBanker.com
 TX #437816





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>Scott Womack</u> Sales Agent/Associate's Name	<u>437816 TX</u> License No.	<u>SWomack@ColdwellBanker.com</u> Email	<u>806-784-3265</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date