

# SALE

**3025 34TH STREET**  
3025 34th St Lubbock, TX 79410



## PROPERTY DESCRIPTION

Currently operated as Lubbock Escapes, this 3,200 sq ft property features a nice reception area and party / event room along the front of the property. The back area features 4 escape rooms that could be removed for other retail or office space. There are two restrooms at the back of the property. The escape room business can be purchased - contact broker for details. The real estate can be purchased without the escape room, if desired.

This property is currently included with 3021 34th Ste A but is currently being replated so this property will be on its own lot with separate legal description

Please schedule all showings through Jef Conn prior to 3 pm to avoid interrupting the escape room business.

## PROPERTY HIGHLIGHTS

- 3,200 Sq Ft
- Currently an escape room but real estate can be purchased without the business

## OFFERING SUMMARY

Sale Price:	\$285,000
Lot Size:	659,934,000 SF
Building Size:	3,200 SF
Zoning:	C-2

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	7,361	94,854	117,569
Total Population	15,905	220,185	280,407
Average HH Income	\$49,507	\$61,308	\$67,302

**Jef Conn, CCIM, SIOR**

806 787 4779

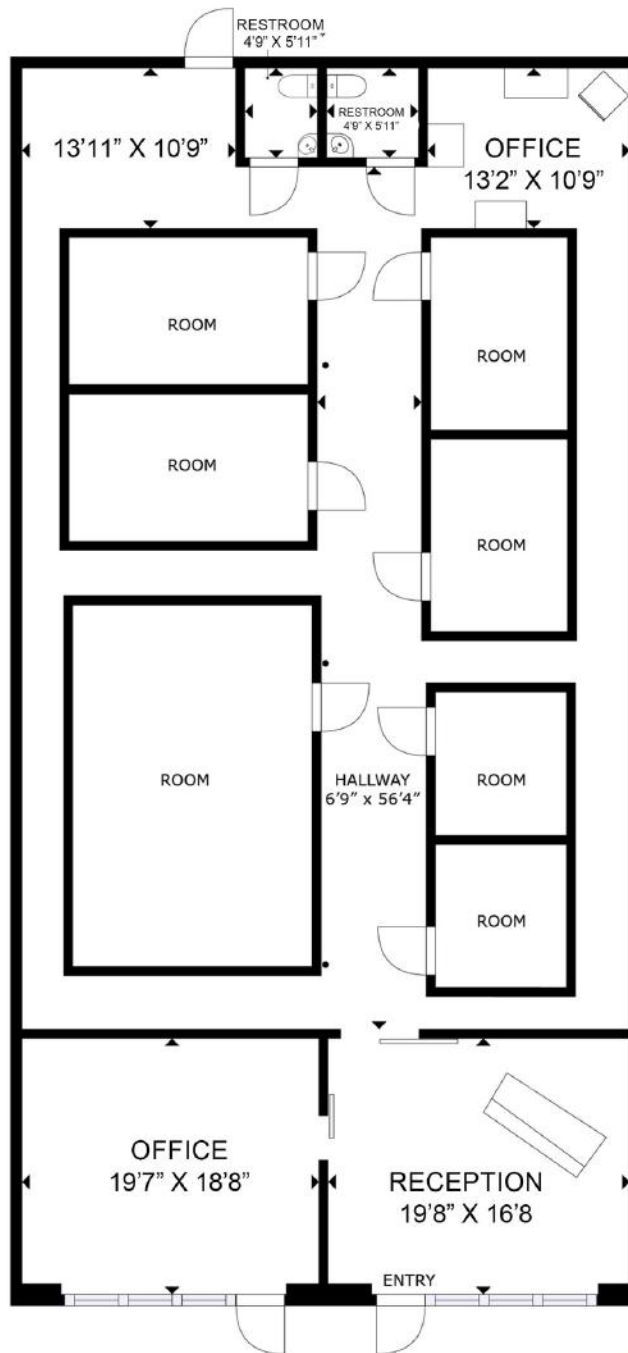
TX #572358



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CAPITAL ADVISORS**

# FLOOR PLAN

**3025 34TH STREET**  
3025 34th St Lubbock, TX 79410



JEF CONN, CCIM, SIOR  
806.784.3216  
JCONN@CBCWORLDWIDE.COM



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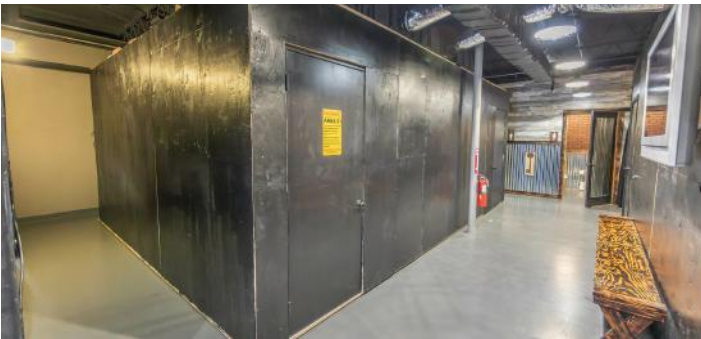
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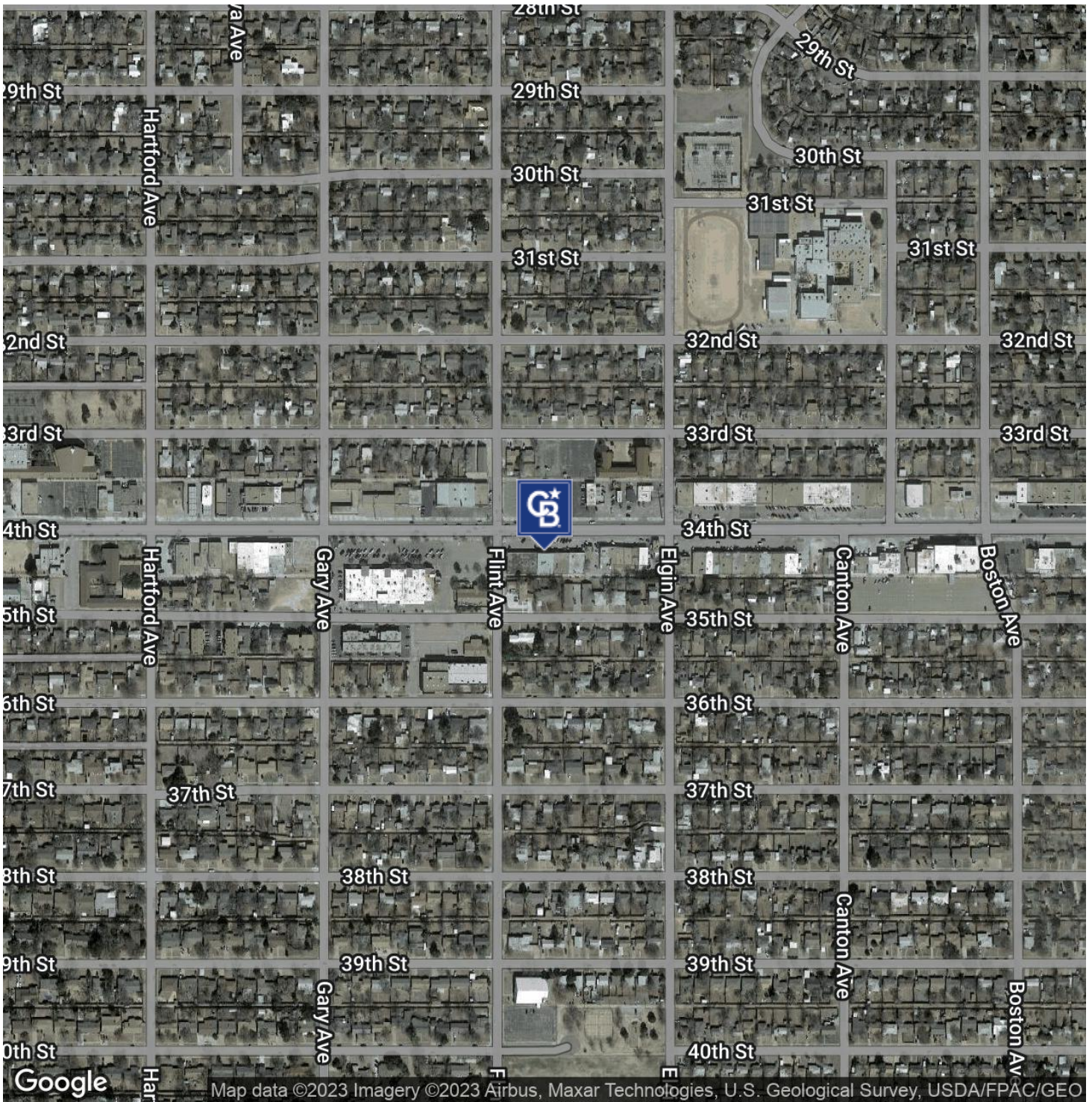


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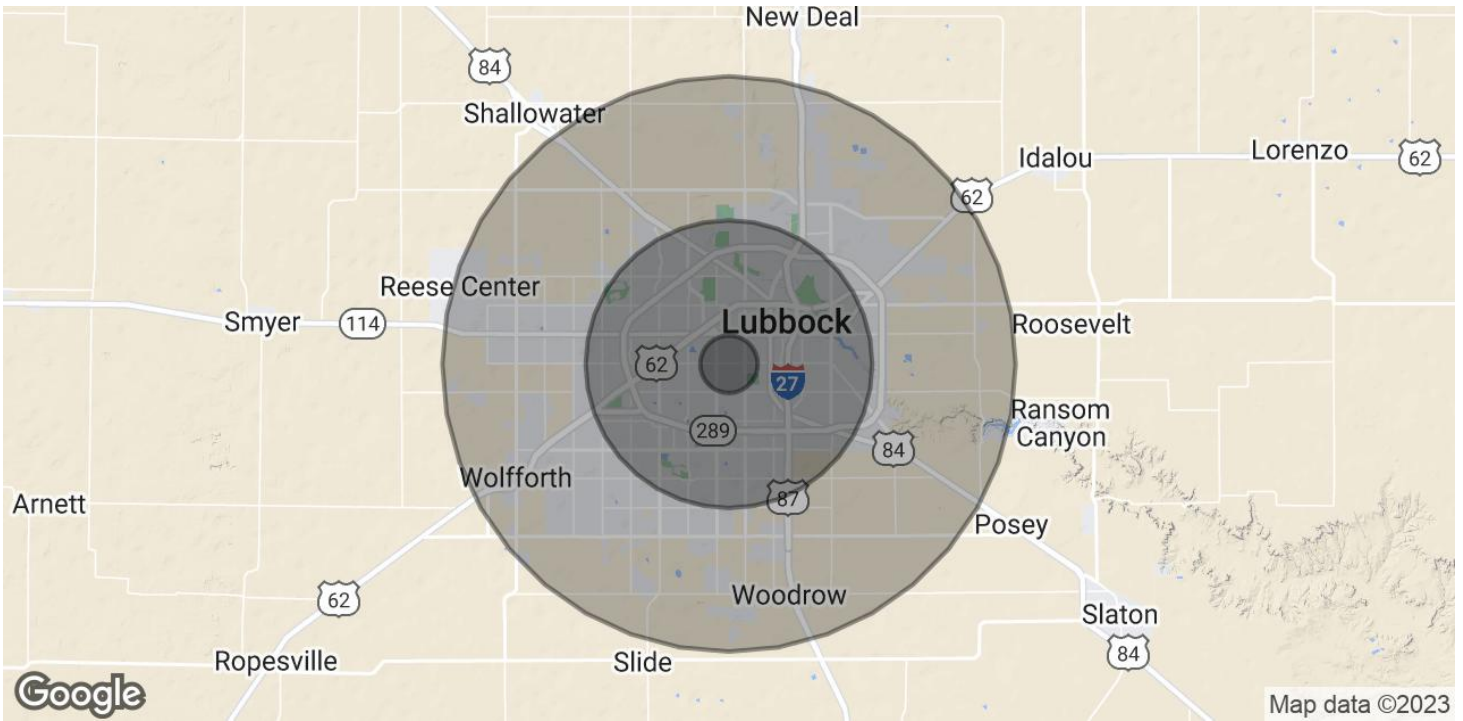
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	15,905	220,185	280,407
Average Age	28.2	32.6	32.9
Average Age (Male)	28.9	32.1	32.5
Average Age (Female)	28.1	34.4	34.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	7,361	94,854	117,569
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$49,507	\$61,308	\$67,302
Average House Value	\$143,891	\$129,806	\$141,925

\* Demographic data derived from 2020 ACS - 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
<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>Jef Conn</u> Sales Agent/Associate's Name	<u>572358 TX</u> License No.	<u>JConn@CBCWorldwide.com</u> Email	<u>806-784-3216</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date