



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS

2527 86TH STREET

\$15.50 SF/yr (NNN)

2527 86th St
Lubbock, TX 79423

AVAILABLE SPACE
2,355 SF

AREA

Located in the New Summerfield Office Park on 86th Street just west of University Avenue, this property has quick access via 82nd Street and South Loop 289.



©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.

OFFICE

Nick Eyhorn, CCIM
806.784.3215
neyhorn@cbcworldwide.com

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

SALE & LEASE

CBCWORLDWIDE.COM



2527 86TH STREET

2527 86th St, Lubbock, TX 79423



OFFERING SUMMARY

Available SF: 2,355 SF

Sales Price: \$413,300

Lease Rate: \$15.50 SF/yr (NNN)

Base Rent: \$3,041.88

Year Built: 2019

Building Size: 2,355 SF

CBCWORLDWIDE.COM

Nick Eyhorn, CCIM
806.784.3215
neyhorn@cbcworldwide.com

PROPERTY OVERVIEW

Newly completed office building on 86th Street. Built by Clearview Custom, the property consists of a reception/open work space, 7 private offices, kitchen/break area, and two ADA restrooms. High end finishes and fixtures.

LOCATION OVERVIEW

Located in the New Summerfield Office Park on 86th Street just west of University Avenue, this property has quick access via 82nd Street and South Loop 289.

DEMOGRAPHICS

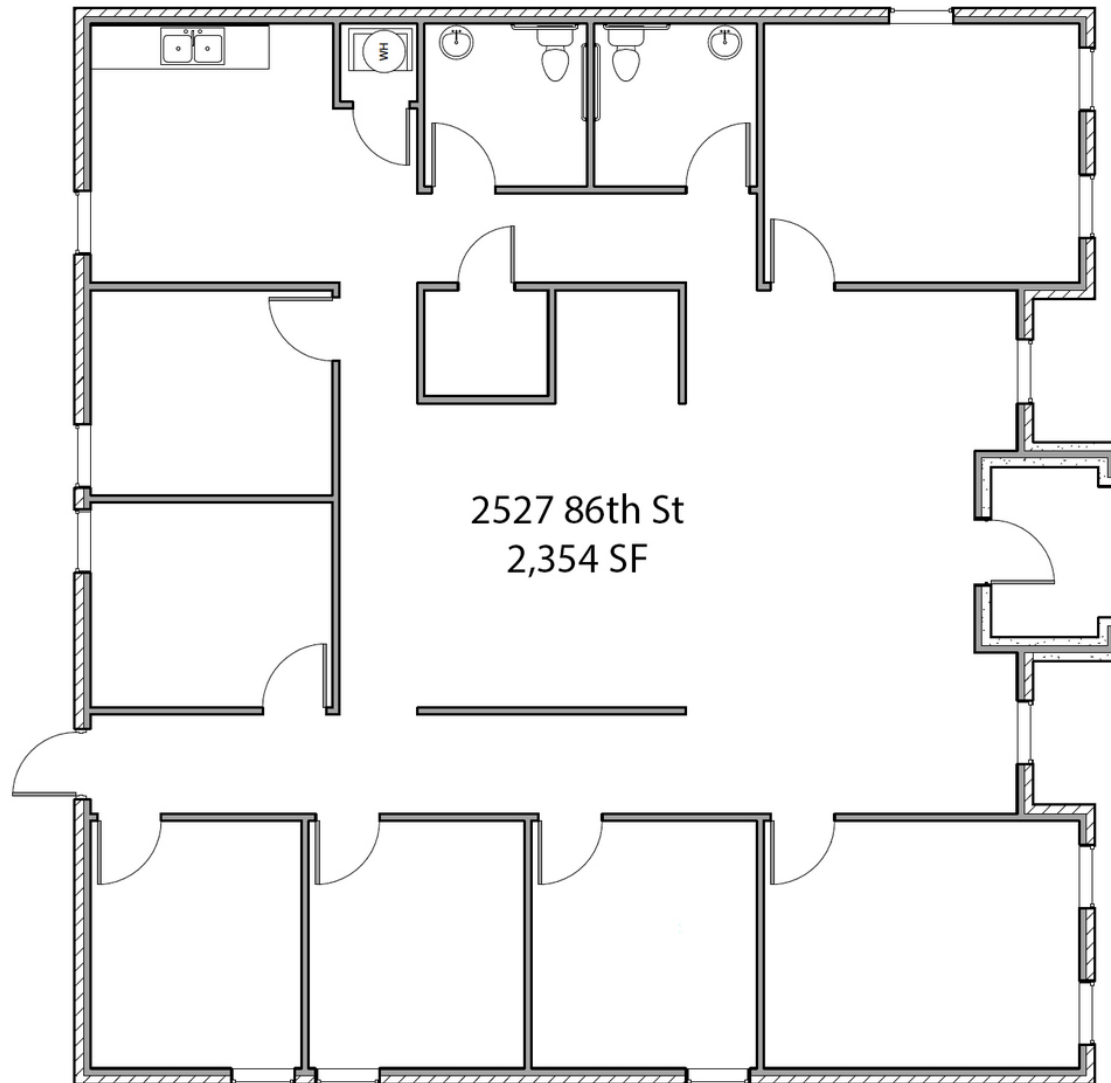
	1 MILE	3 MILES	5 MILES
Total Households	4,825	29,259	64,606
Total Population	11,824	71,816	160,683
Average HH Income	\$58,104	\$66,377	\$60,369





2527 86TH STREET

2527 86th St, Lubbock, TX 79423



CBCWORLDWIDE.COM

Nick Eyhorn, CCIM
806.784.3215
neyhorn@cbcworldwide.com

 **COLDWELL
BANKER
COMMERCIAL**
CAPITAL ADVISORS



2527 86TH STREET

2527 86th St, Lubbock, TX 79423



CBCWORLDWIDE.COM

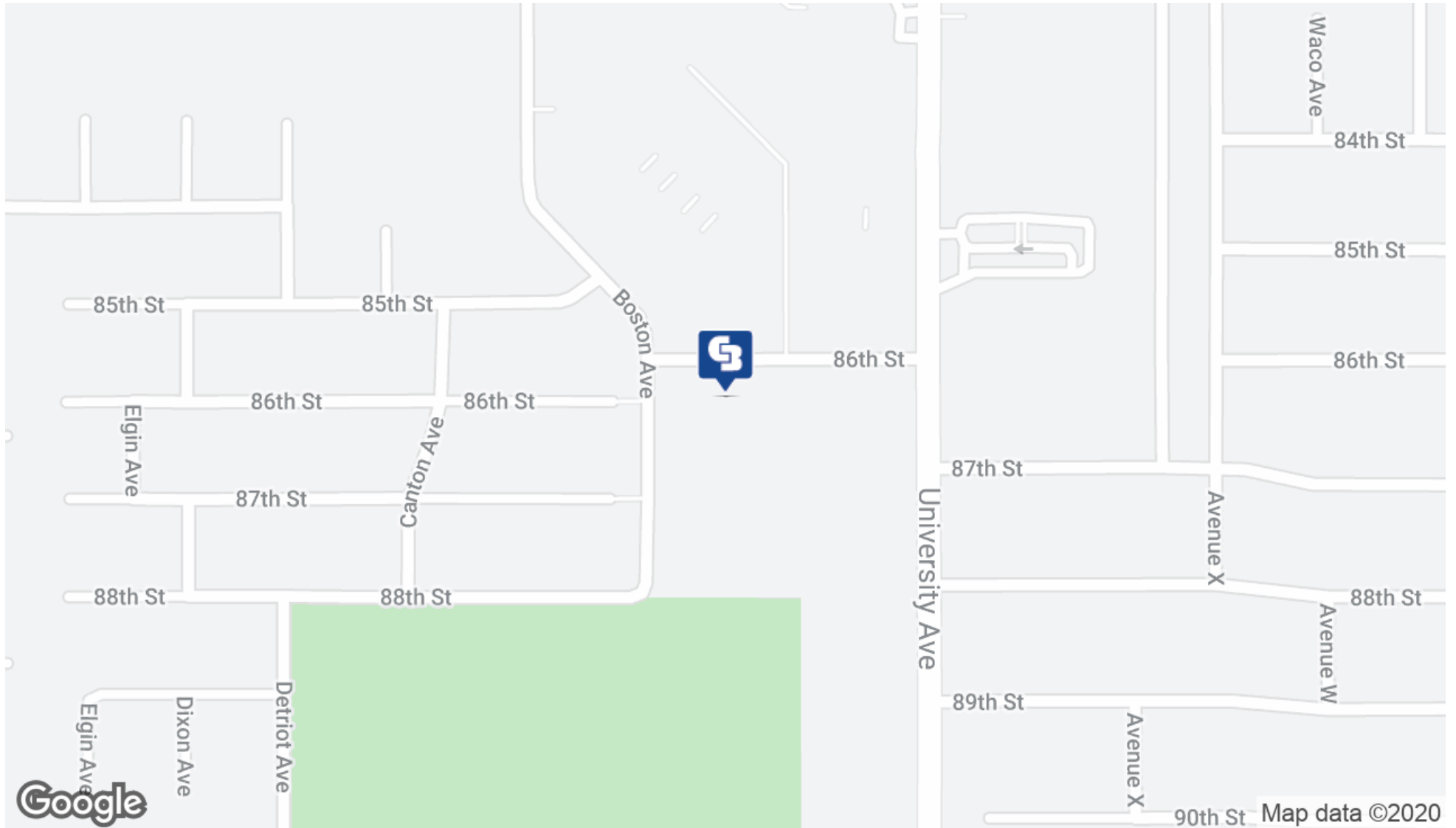
Nick Eyhorn, CCIM
806.784.3215
neyhorn@cbcworldwide.com





2527 86TH STREET

2527 86th St, Lubbock, TX 79423



CBCWORLDWIDE.COM

Nick Eyhorn, CCIM
806.784.3215
neyhorn@cbcworldwide.com

 **COLDWELL
BANKER
COMMERCIAL**
CAPITAL ADVISORS



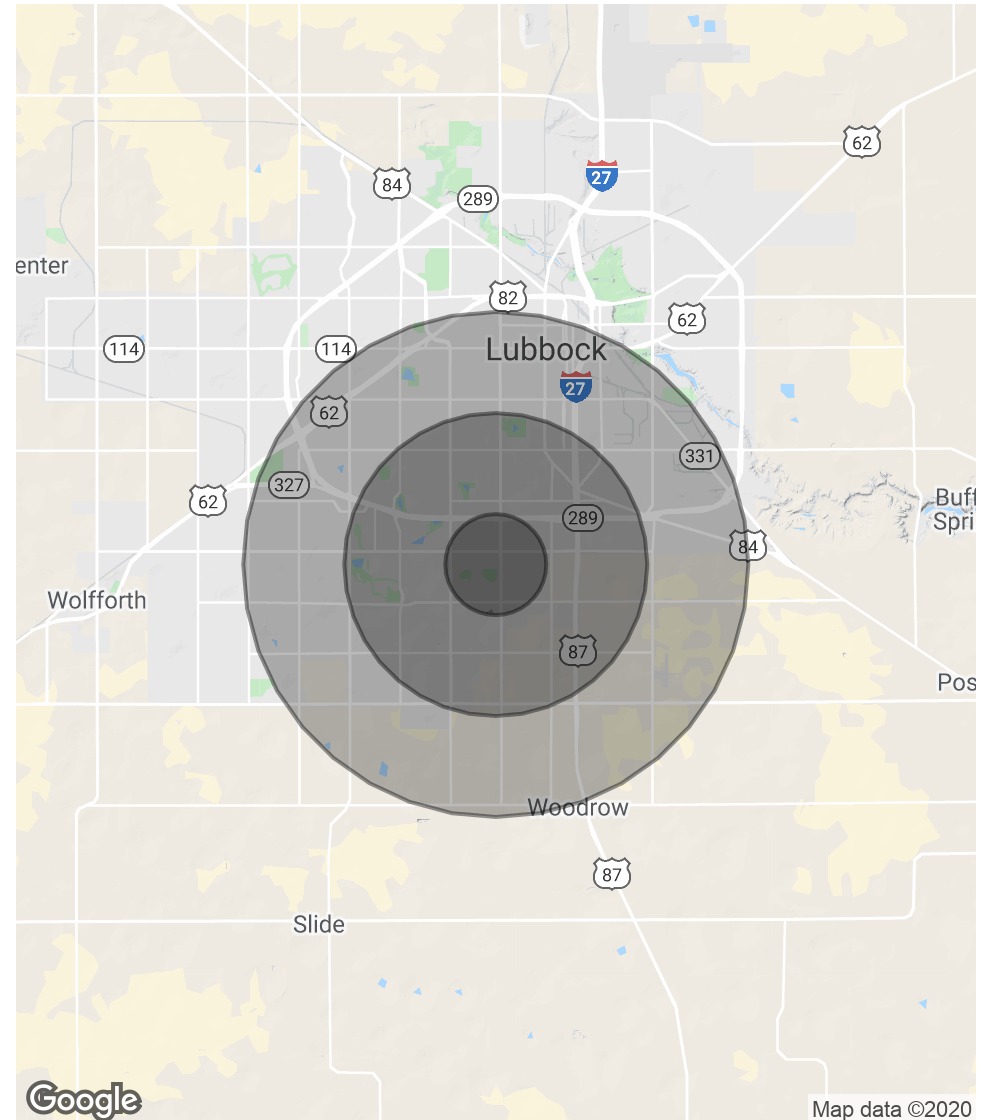
2527 86TH STREET

2527 86th St, Lubbock, TX 79423

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,824	71,816	160,683
Median age	33.4	35.3	33.4
Median age (Male)	34.3	34.0	32.1
Median age (Female)	34.0	36.7	34.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,825	29,259	64,606
# of persons per HH	2.5	2.5	2.5
Average HH income	\$58,104	\$66,377	\$60,369
Average house value	\$112,883	\$139,820	\$139,693

* Demographic data derived from 2010 US Census



CBCWORLDWIDE.COM

Nick Eyhorn, CCIM
806.784.3215
neyhorn@cbcworldwide.com

 **COLDWELL
BANKER
COMMERCIAL**
CAPITAL ADVISORS



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>Nick Eyhorn</u> Sales Agent/Associate's Name	<u>617811 TX</u> License No.	<u>NEyhorn@CBCWorldwide.com</u> Email	<u>806-784-3215</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date