



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS

5316 114TH STREET

4 Units that Can Be Purchased Separately or Together

5316 114th Street
Lubbock, TX 79424

AVAILABLE SPACE
1,815 to 2,090 SF

AREA

Located on the north side of 114th Street between Slide Road and Frankford Avenue in a rapidly-growing area of south Lubbock.



FOR SALE

CBCWORLDWIDE.COM

OFFICE

Scott Womack
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TX #437816

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



5316 114TH STREET

5316 114th Street, Lubbock, TX 79424

SALE



OFFERING SUMMARY

Sale Price:	Separate Pricing for Each Unit - See description to the side.
Year Built:	2020
Building Size:	From 1,820 sq. ft. to 2,090 sq. ft.
Zoning:	GO - Garden Office
Price / SF:	\$135.00 (shell) \$200.00 (finished)

PROPERTY OVERVIEW

5316-A is 1,820 sq. ft. fully-finished office building for sale in 4-unit party-wall development, each of which can be purchased separately or packaged together for an investor. This space is fully finished and ready for near-immediate occupancy. Suitable for professionals of all types, the unit features a large lobby, reception area, three executive offices, break area with coffee bar, and two fully-compliant ADA restrooms. Designer finishes, vinyl plank flooring, beautiful ceiling treatments and upgraded lighting, and large windows are all features you will want to check out in this office space. The price of 5316-A is \$364,000.

5316-B (1,815 sq. ft.): Space in shell condition and can be designed to meet owner-occupants requirement. Space in shell condition is priced at \$245,025 and can be finished out by developer at \$363,000 (\$65 per sq. ft. improvement allowance for interior finish).

5316-C (2,090 sq. ft.): Space in shell condition and can be designed to meet owner-occupants requirement. This space features an upstairs loft office at the front of the building. Space in shell condition is priced at \$282,150 and can be finished out by developer at \$418,000 (\$65 per sq. ft. improvement allowance for interior finish).

5316-D (1,784 sq. ft.): Space in shell condition and can be designed to meet owner-occupants requirement. Space in shell condition is priced at \$240,840 and can be finished out by developer at \$356,800 (\$65 per sq. ft. improvement allowance for interior finish).

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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
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<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