



**COLDWELL  
BANKER  
COMMERCIAL**

CAPITAL ADVISORS

## 1101 13TH ST

\$395,000

1101 13th St  
Lubbock, TX 79401

AVAILABLE SPACE  
8,629 SF



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# FOR SALE

CBCWORLDWIDE.COM

### OFFICE

Jef Conn, CCIM, SIOR  
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CAPITAL ADVISORS**  
4918 S. Loop 289, Lubbock, TX 79414  
806.793.0888



# 1101 13TH ST

1101 13th St, Lubbock, TX 79401

SALE



### OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	0.15 Acres
Year Built:	1957
Building Size:	8,629 SF
Renovated:	2015
Price / SF:	\$45.78

### PROPERTY OVERVIEW

The subject property consists of 6,500 SF of office space on the first floor and 2,600 SF of apartment on the 2nd floor. Tremendous redevelopment opportunity in the heart of Downtown Lubbock. Walking distance to the courthouse and Citizen's Tower.

### LOCATION OVERVIEW

Located in the heart of downtown Lubbock, the property sits on the corner of 13th Street and Avenue J. Quick access to I-27 and the Marsha Sharp Freeway.

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,054	51,818	102,812
Total Population	5,423	141,405	267,282
Average HH Income	\$31,998	\$46,696	\$58,268

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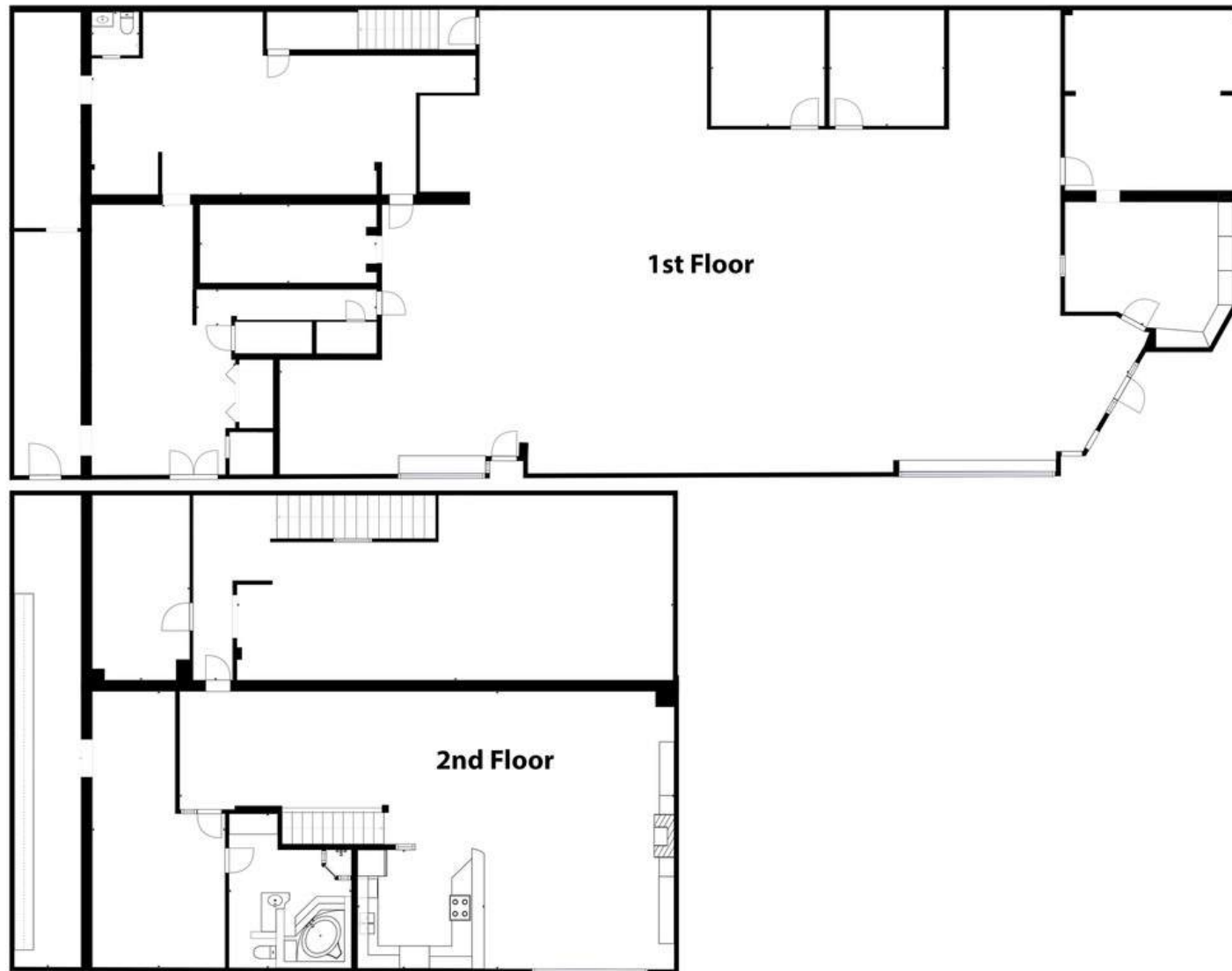
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## 1101 13TH ST - FLOOR PLAN

1101 13th St, Lubbock, TX 79401



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,423	141,405	267,282
Average age	29.7	29.6	31.6
Average age (Male)	28.1	28.2	30.6
Average age (Female)	32.6	31.2	32.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,054	51,818	102,812
# of persons per HH	2.6	2.7	2.6
Average HH income	\$31,998	\$46,696	\$58,268
Average house value	\$137,258	\$136,275	\$141,830

\* Demographic data derived from 2010 US Census

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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.

<b>Coldwell Banker Commercial</b>	<b>431370 TX</b>	<b>rcanup@cbcworldwide.com</b>	<b>(806)793-0888</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Rick Canup</b>	<b>191550 TX</b>	<b>rcanup@cbcworldwide.com</b>	<b>(806)793-0888</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Rick Canup</b>	<b>191550 TX</b>	<b>rcanup@cbcworldwide.com</b>	<b>(806)793-0888</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Jesse Rincones IV</b>	<b>710224 TX</b>	<b>jrincones@cbcworldwide.com</b>	<b>(806)784-3392</b>
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](http://www.trec.texas.gov)

TAR-2501

IABS 1-0 Date

Coldwell Banker Commercial, Capital Advisors, 4918 S Loop 289 Lubbock, TX 79414

Phone: (806)470-0179

Fax:

Jesse Rincones

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# RECENTLY SOLD/ LEASED



1400 Ave J  
7,056 sq ft  
Office



1005 15th St  
1,474 sq ft  
Office



1314 50th St  
1,00sq ft  
Office



8713 Milwaukee  
2,499 sq ft  
Office



10701 Upland Ave  
14,816 sq ft  
Office



3301 66th  
1,107 sq ft  
Office



2864 34th St  
2,140 sq ft  
Office



2602 50th  
1,575 sq ft  
Office



2525 86th  
2,325 sq ft  
Office



1713 Main Street  
2,745 sq ft  
Office



1626 17th St  
2,592 sq ft  
Office



4601 66th St  
2,035 sq ft  
Office