



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS

THE HUB SHOPPING CENTER

50,196 Sq Ft Shopping Center | Lubbock, TX
\$22,980,000 | CAP Rate 5.07%



OFFICE

Scott Womack
806 784 3265
swomack@coldwellbanker.com
TX #437816

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**COLDWELL BANKER COMMERCIAL
CAPITAL ADVISORS**
4918 S. Loop 289, Lubbock, TX 79414
806.793.0888

FOR SALE

CBCWORLDWIDE.COM



THE HUB SHOPPING CENTER

7320 | 7604 | 7610 Milwaukee Avenue, Lubbock, TX 79424

SALE



OFFERING SUMMARY

Sale Price: \$22,980,000

NOI: \$1,164,477

Lot Size: 5.49 Acres

Building Size: 50,196 SF

Zoning: C-3

Constructed Phase I - 2015
Phase II - 2016

PROPERTY OVERVIEW

For a complete Offering Memorandum prospective buyers are required to register and sign a confidentiality statement at www.TheHubShoppingCenter.com.

LOCATION OVERVIEW

Anchored by a 1 million square foot regional power center one mile to the north and Walmart one-half mile to the south, The HUB is strategically located along Lubbock's fastest-growing commercial corridor. Current development along the corridor includes residential, retail, restaurants, offices, hotels, multi-family development and automotive sales. Recent and planned commercial and residential development in close proximity continues to enhance this corridor for local residents, while making it an increasingly popular shopping and dining destination for the 640,000 people on the South Plains of Texas and eastern New Mexico that utilize Lubbock's offerings as a destination for shopping, dining, entertainment and medical facilities.

Lubbock's highly skilled and educated workforce, proximity and connection to major national and international markets, and its affordable living costs make it the ideal place to grow a business. Known as the "Hub City" of West Texas, Lubbock's diverse economy is based on manufacturing, agriculture, wholesale and retail trade services, as well as government, education and health care. As the 11th largest city in Texas, Lubbock boasts a trade-area population base of 639,921 people. Home to Texas Tech University, Texas Tech University Health Sciences Center, Lubbock Christian University and a fast-growing community college, Lubbock County boasts more than 50,000 college students. Lubbock is the only city in the nation with a comprehensive university, a health sciences center, an agriculture college and a law school in one location.

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LOCATION INFORMATION

Building Name	The HUB Shopping Center
Street Address	7320 7604 7610 Milwaukee Avenue, Lubbock, TX 79424
City, State, Zip	Lubbock, TX 79424
County	Lubbock
Signal Intersection	No

BUILDING INFORMATION

NOI	\$1,164,477.00
Cap Rate	5.07
Occupancy %	100.0%
Free Standing	Yes



PROPERTY HIGHLIGHTS

- 50,196 Sq. Ft. Shopping Center with Strong Tenant Mix of Local, Regional and Nationally-Affiliated Tenants
- Located on Lubbock's Most Rapidly Developing Commercial Thoroughfare
- The HUB is Anchored by a 1,000,000+ Sq. Ft. Regional Shopping Center one mile to the North at Marsha Sharp Freeway and Walmart, and associated development, one-half mile to the South at 82nd Street
- Surrounded by Single-Family Residential, Multi-Family Residential, Restaurant, Retail, Automotive and Hotel Development
- Lubbock has a Trade Area Population of Nearly 640,000 People in West Texas and Eastern New Mexico
- No State Income Tax

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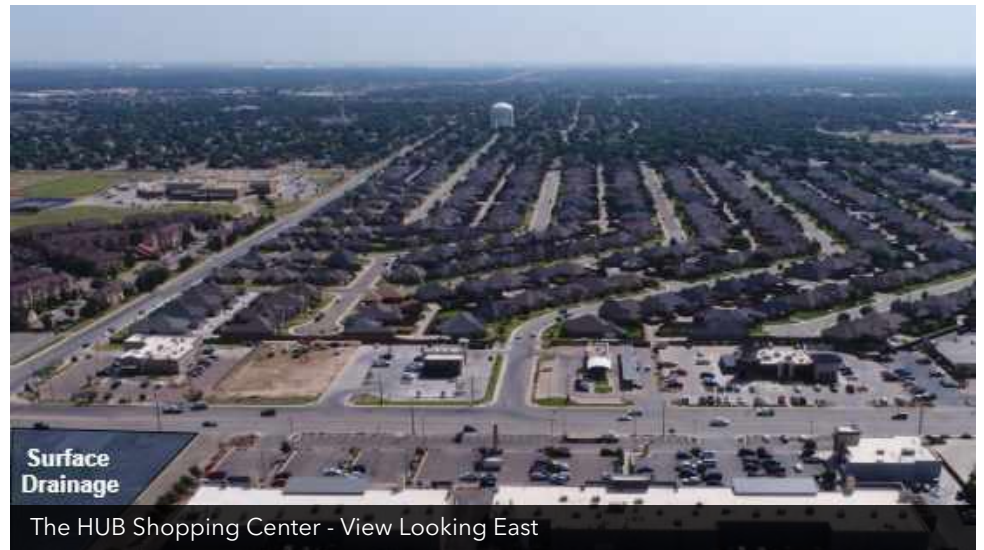
The HUB Shopping Center - View Looking North



The HUB Shopping Center - View /Looking Northeast



The HUB Shopping Center - View Looking Southeast



The HUB Shopping Center - View Looking East

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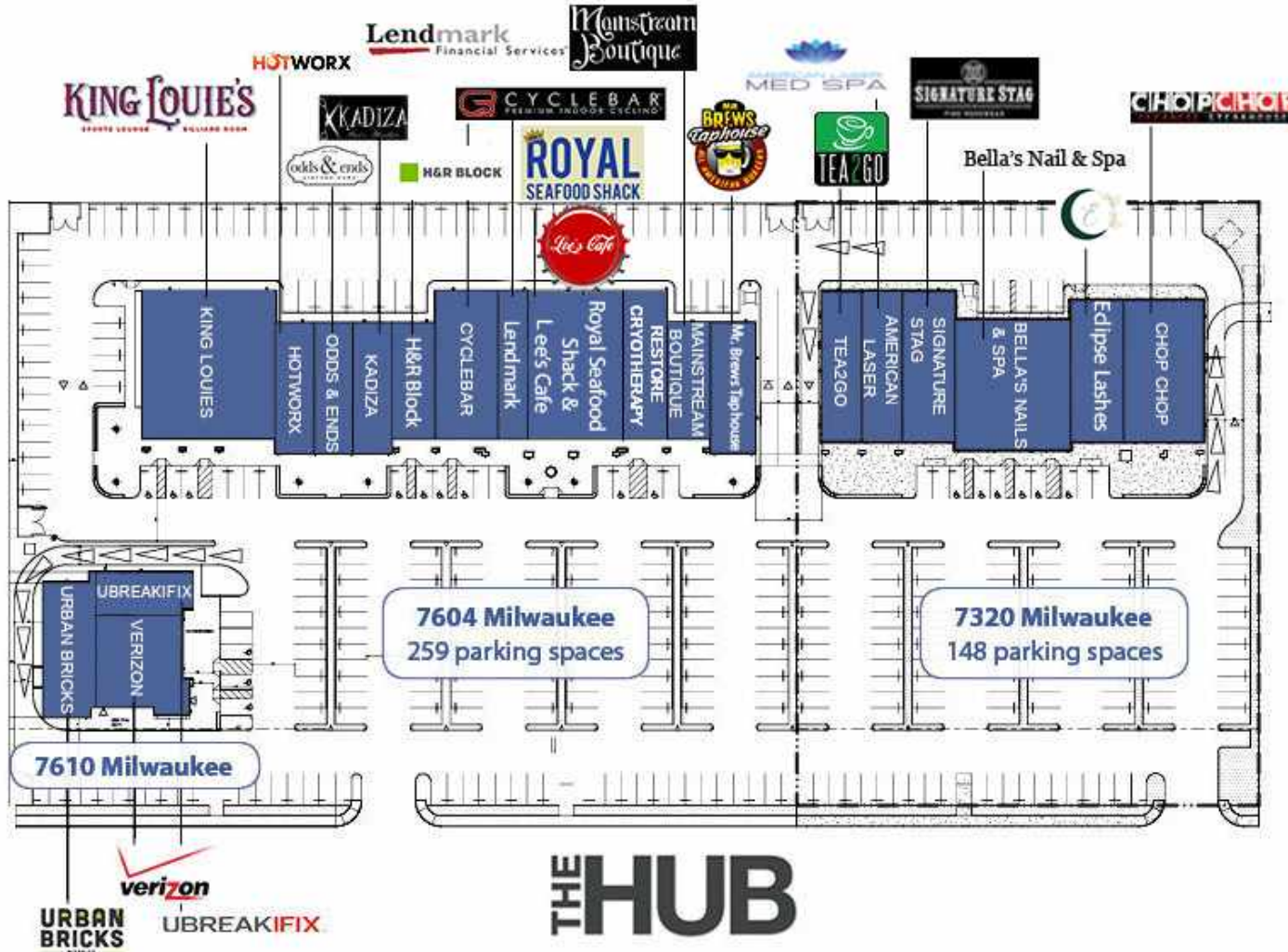




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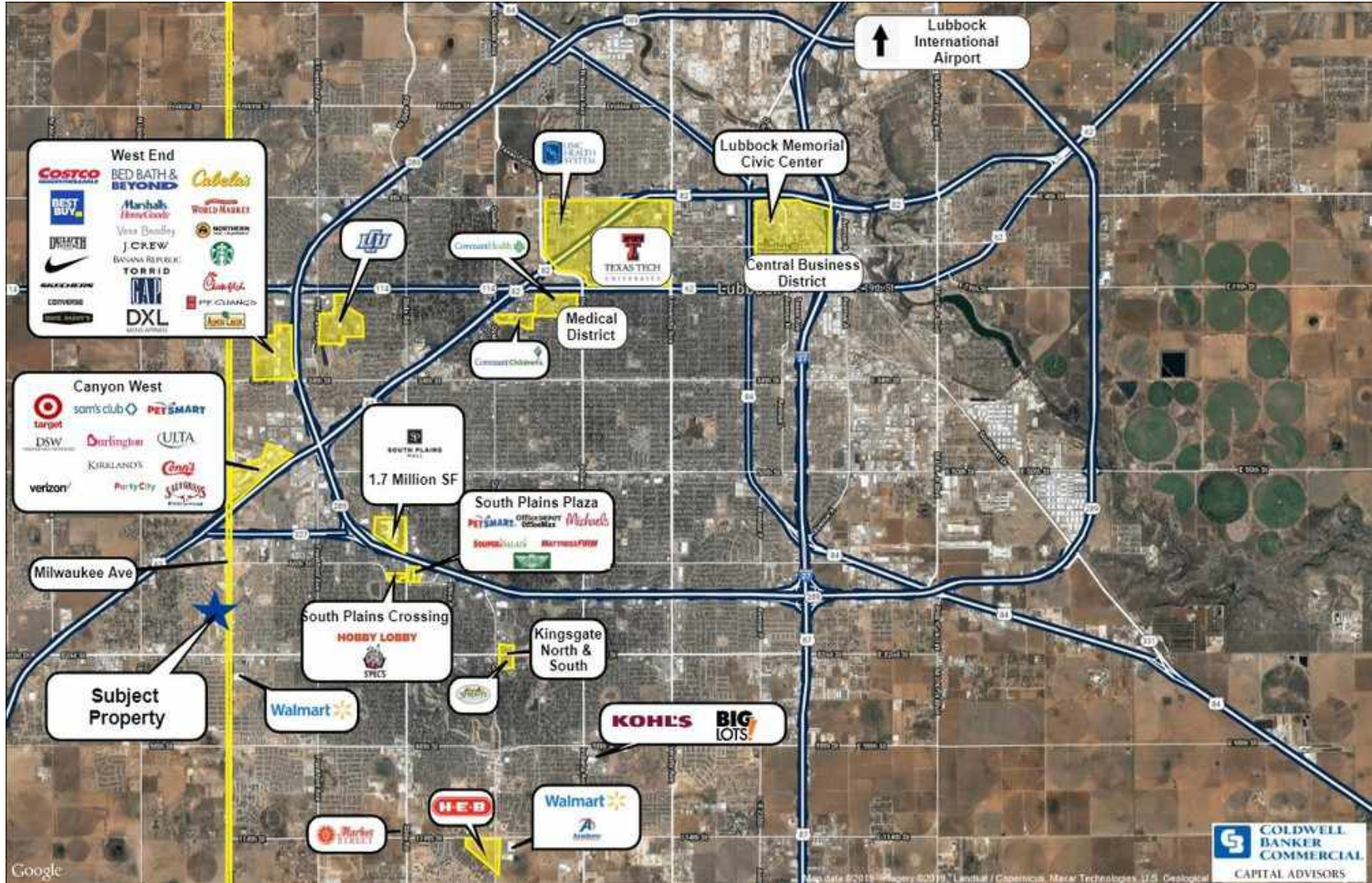
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Information About Brokerage Services

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>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