



Office Building For Lease

**5135 69th St,
Suite F**



Dan Williams

Broker

dan@wcorealestate.com

806.777.1310

WILLIAMS & CO Real Estate

918 Ave J Lubbock, TX 79401

Office Building For Lease

5135 69TH ST, STE F



WILLIAMS & CO
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

High-Visibility Retail & Office Spaces for Lease in Southwest Lubbock!

Prime Location | Flexible Suites | Newly Renovated

Position your business for success at our renovated strip center located at 69th & Slide Road—a key connector between Slide Road and South Loop 289. This high-traffic area offers unbeatable convenience and visibility, making it the perfect spot for retail, office, or service-oriented businesses.

Now Leasing: Suites from 1,179 SF to 2,000 SF

Exciting facade updates and modernized interiors
Flexible layouts for retail or office use
Ample parking for customers and employees

Why Southwest Lubbock?

Southwest Lubbock is experiencing rapid growth, fueled by strong residential development, expanding retail corridors, and rising demand for convenient shopping and services. With new neighborhoods, schools, and businesses moving in, this area has become a hotspot for commerce and community life.

OFFERING SUMMARY

Lease Rate:	\$2,356.00 (MG)
Available SF:	1,950 SF
Lot Size:	28,667 SF
Building Size:	11,700 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	331	1,688	5,358
Total Population	768	3,481	11,689
Average HH Income	\$102,312	\$91,077	\$92,995

PROPERTY HIGHLIGHTS

Easy access to South Loop 289 and Slide Road
Close to thriving residential communities
High daily traffic counts for maximum exposure
Contact us today to schedule a tour and secure your space!

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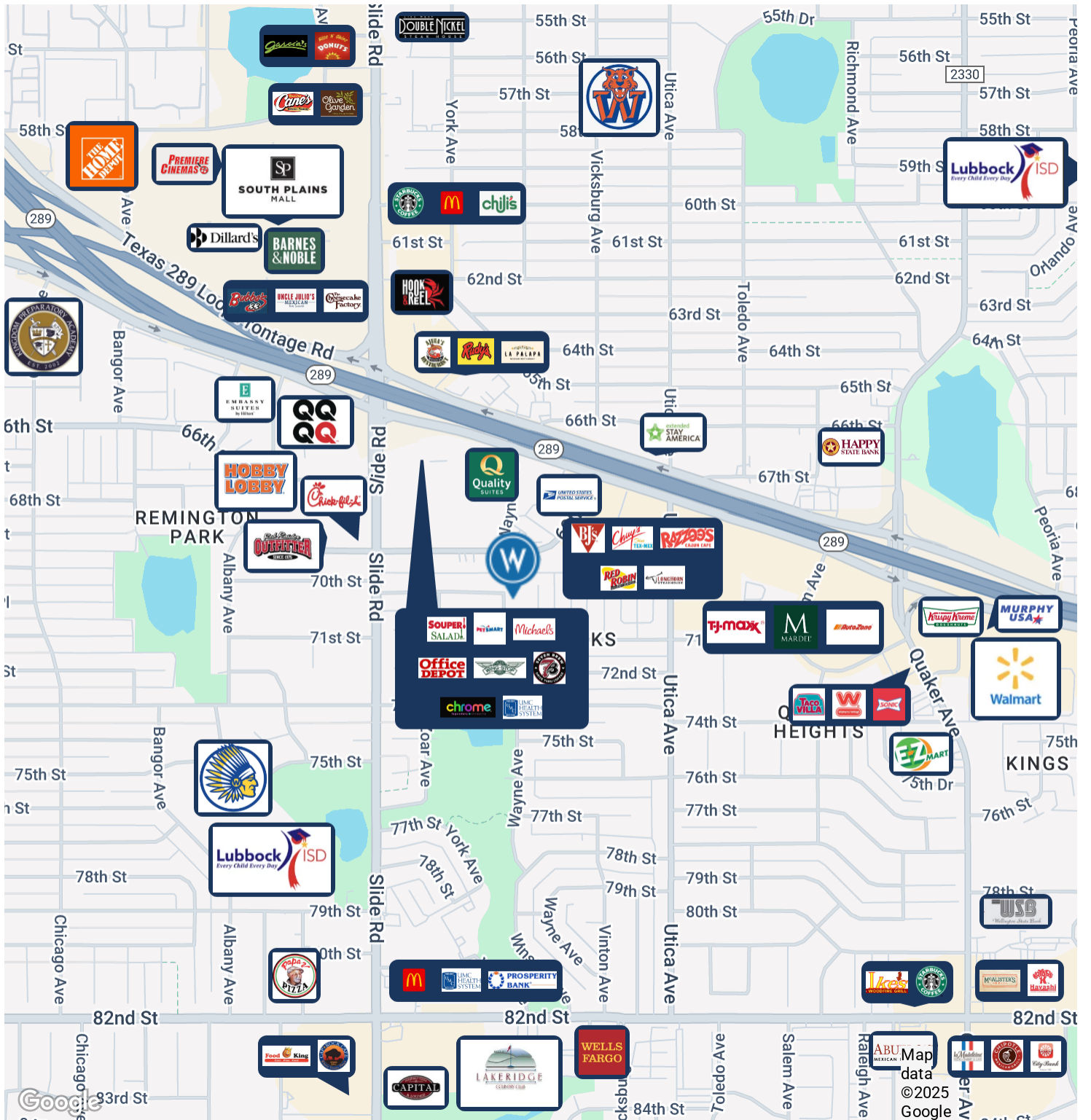
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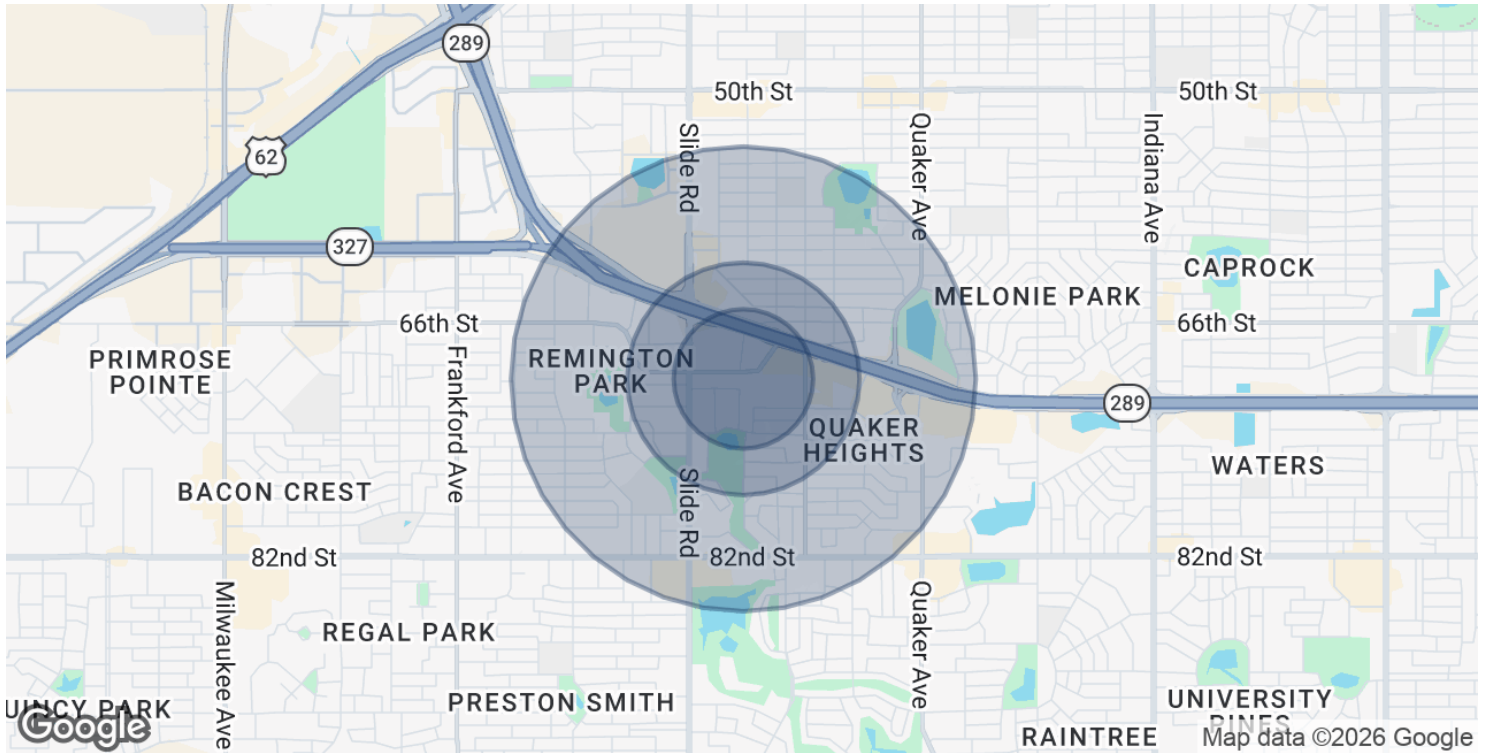
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	768	3,481	11,689
Average Age	39	41	42
Average Age (Male)	38	39	40
Average Age (Female)	40	42	43

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	331	1,688	5,358
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$102,312	\$91,077	\$92,995
Average House Value	\$226,044	\$251,667	\$251,093

2020 American Community Survey (ACS)

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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.

<u>Williams and Company Real Estate</u>	<u>9006022</u>	<u>dan@wcorealestate.com</u>	<u>(806)860-6945</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Dan Williams</u>	<u>550528</u>	<u>dan@wcorealestate.com</u>	<u>(806)777-1310</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Dan Williams</u>	<u>550528</u>	<u>dan@wcorealestate.com</u>	<u>(806)777-1310</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Dan Williams</u>	<u>550528</u>	<u>dan@wcorealestate.com</u>	<u>(806)777-1310</u>
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

IABS 1-0 Date