

OFFICE/RETAIL FOR LEASE

OFFICE/ RETAIL SPACE ON 34TH ST. FOR LEASE

2127 & 2201 34th Street, Lubbock, TX 79411



PRICE PER UNIT:	\$1300-\$1475/Monthly (MG)
AVAILABLE SF:	3,115 SF -6,550 SF
LEASE RATE:	\$5.00/Per SF/Yearly
LOT SIZE:	0.49 Acres
BUILDING SIZE:	6,650 SF
YEAR BUILT:	1967
ZONING:	C2
CROSS STREETS:	University & Avenue U

PROPERTY OVERVIEW

Two large flex office spaces that can be combined or leased separately. Great frontage on 34th Street. 3,115 SF & 3,535 SF Perfect space for a Church, retail business, general office space, or educational center.

PROPERTY FEATURES

- Location has street frontage to the heart of the redeveloping 34th Street
- Flex Space
- Property located close to the newly built Alliance Credit Union and Meals on Wheels
- Great front, rear and side parking areas
- Employee break room areas in both spaces
- Private Office areas
- Two Storage/Supply rooms in each unit

THE POWELL GROUP
806.239.0804
10210 Quaker Avenue
Lubbock, TX 79424

DAVID POWELL
Commercial Broker/ Murphy Business Broker
806.239.0804
lubbockcommercial@gmail.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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2127 34TH STREET SPACE

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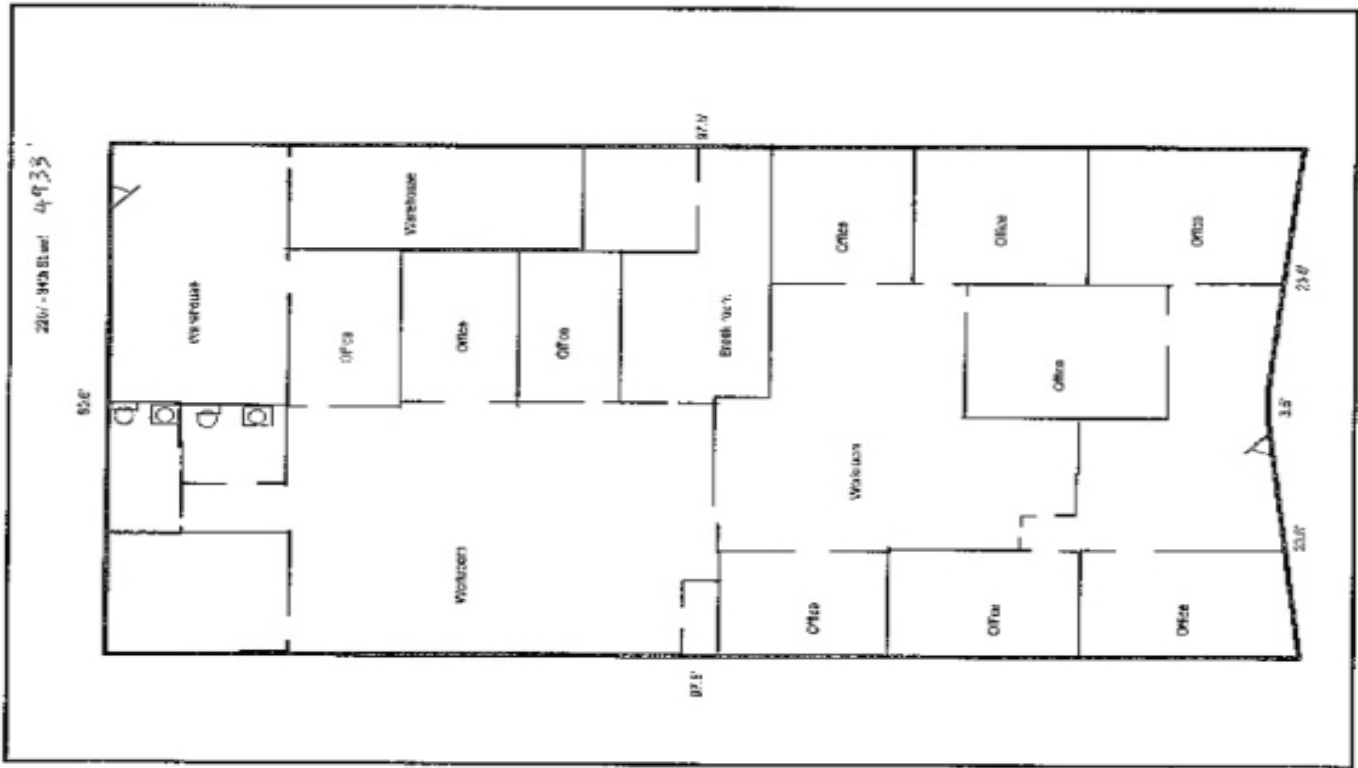
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AVAILABLE SPACE

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
2127 34th St	Strip Center	\$5.00 SF/YR	Modified Net	3,535 - 6,650 SF	VACANT
2201 34th St	Strip Center	\$5.00 SF/YR	Modified Net	3,115 - 6,650 SF	VACANT

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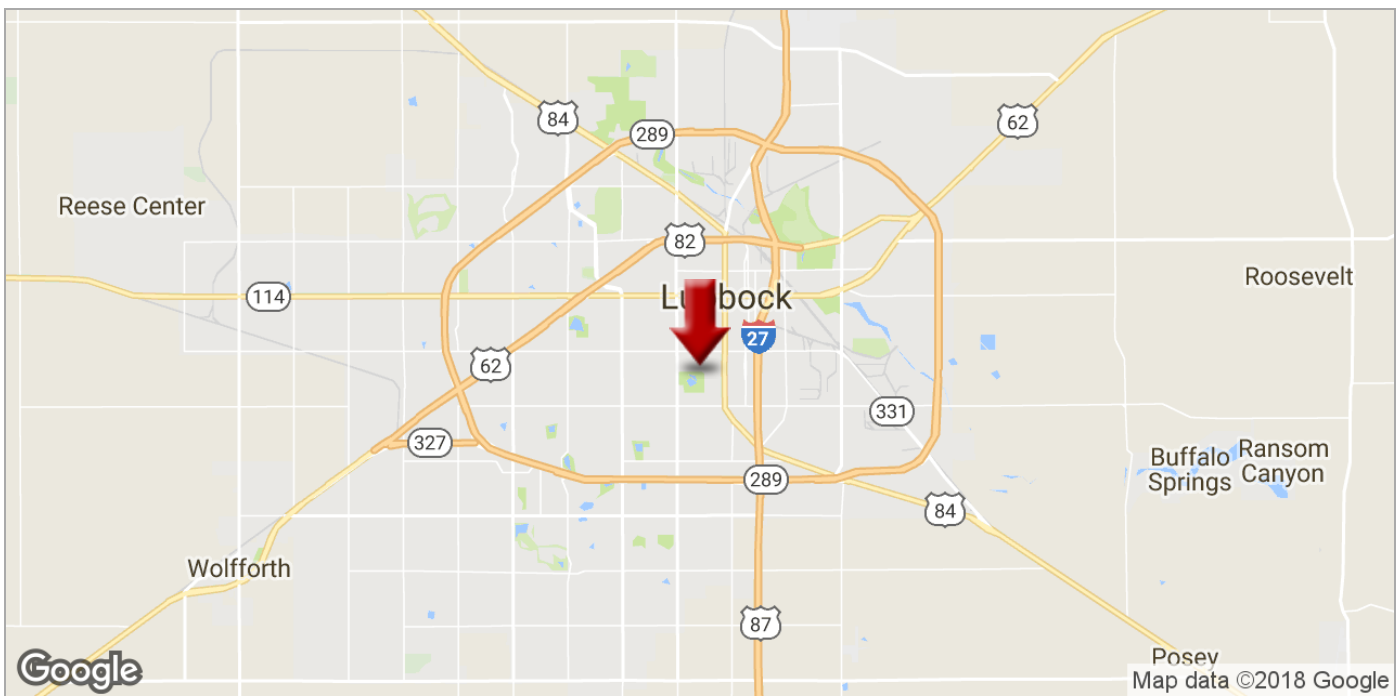
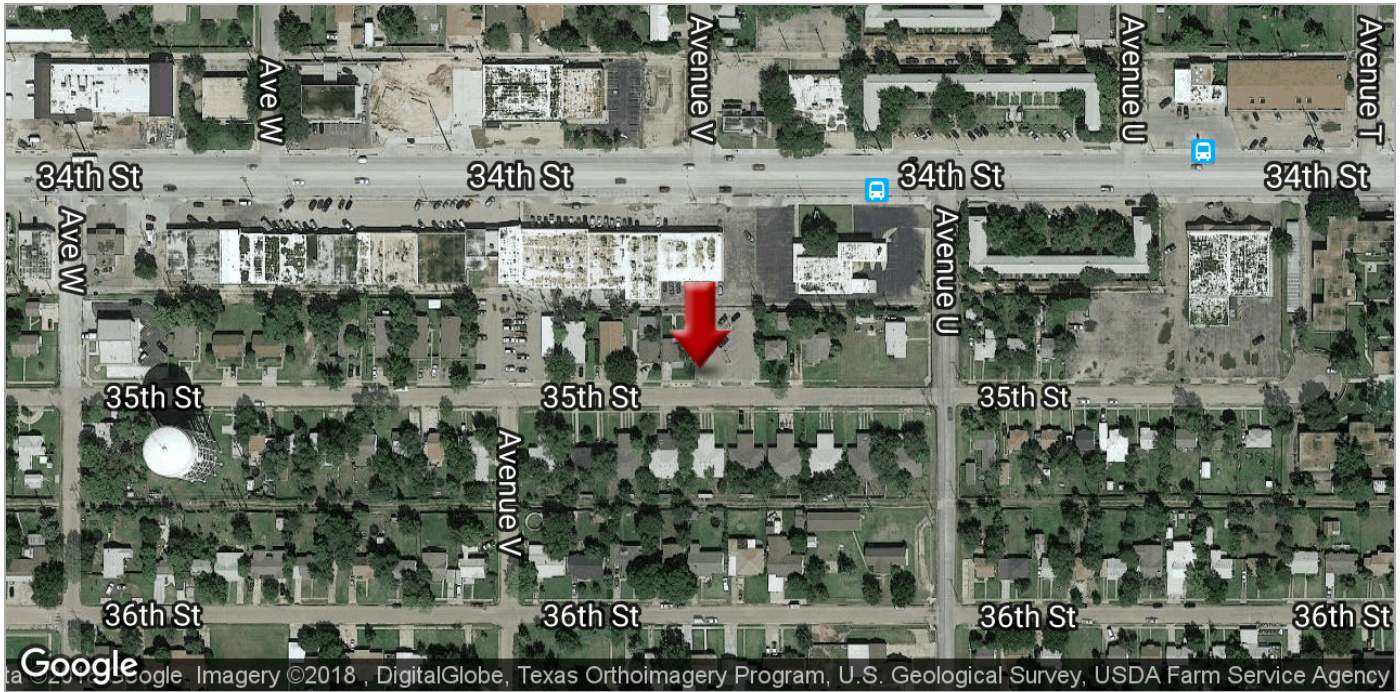


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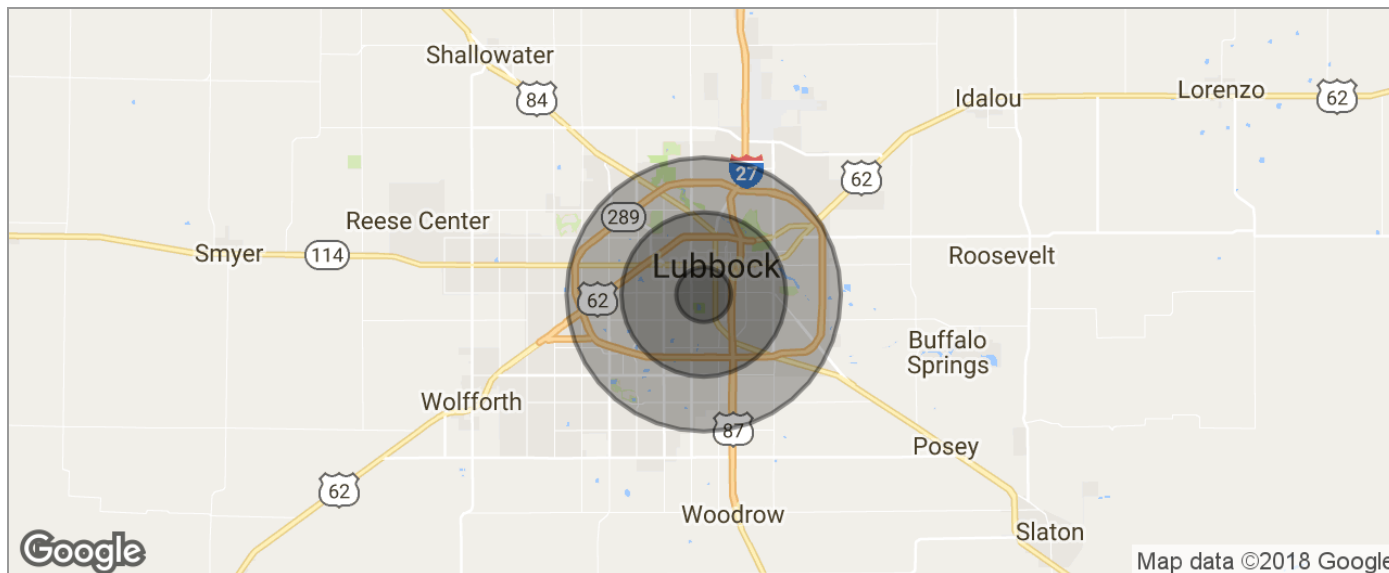


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DEMOGRAPHIC MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,924	91,847	189,664
MEDIAN AGE	26.9	29.2	30.9
MEDIAN AGE (MALE)	26.2	27.9	29.9
MEDIAN AGE (FEMALE)	27.3	30.7	32.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,716	34,578	72,986
# OF PERSONS PER HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$38,259	\$43,732	\$52,916
AVERAGE HOUSE VALUE	\$91,164	\$123,089	\$141,821
RACE	1 MILE	3 MILES	5 MILES
% WHITE	73.6%	75.2%	75.8%
% BLACK	9.9%	7.7%	9.0%
% ASIAN	0.5%	2.0%	2.0%
% HAWAIIAN	0.2%	0.2%	0.1%
% INDIAN	1.2%	0.8%	0.6%
% OTHER	11.1%	11.3%	9.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	52.6%	41.0%	33.9%

* Demographic data derived from 2010 US Census

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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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Powell	0257988	lubbockcommercial@gmail.com	806-239-0804
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date