

**RETAIL PROPERTY**

**FOR SALE**



# FOR SALE OR LEASE- 5902 WEST LOOP 289



Retail Building for Sale or Lease

## 5902 W Loop 289, Lubbock, TX 79424

- Sales Price - \$795,000
- Lease Rate - Call Broker for Details
- Building Size - 6,344sf
- Land Size - 1.312 acres
- Located in Strong Retail Corridor
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- Located Adjacent to Verizon Wireless

## RETAIL PROPERTY

## FOR SALE



**For Sale - 5902 W Loop 289**  
**5902 W Loop 289, Lubbock, TX 79424**

### PROPERTY DETAILS

|                   |               |
|-------------------|---------------|
| Property Subtype: | Street Retail |
| Year Built:       | 1995          |
| Sales Price:      | \$795,000     |
| Parking:          | Abundant      |
| Building Size:    | 6,344sf       |
| Land Size:        | 1.312 acres   |
| Zoning:           | M-1           |



### LUBBOCK FACTS

- Lubbock, Texas has long been known as the "Hub" of the South Plains of Texas. Lubbock is a thriving city of over 236,000 people with a MSA of over 295,000 people. Lubbock has a strong, diverse economy that is based on agriculture, health care, manufacturing, wholesale and retail trade, and education. Lubbock is home to five institutions of higher learning, showcased by Texas Tech University, which currently serves over 50,000 students annually.



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### PROPERTY DESCRIPTION

The property is located at the highly trafficked intersection of West Loop 289 and Spur 327. The property fronts West Loop 289 and has excellent visibility. The property is surrounded by nationals, is located in between Verizon Wireless, and is a pad site to Cinemark Movies 16. Located directly across Loop 289 is Home Depot and the South Plains Mall. This site could also be a great re-development opportunity for an investor.

## RETAIL PROPERTY

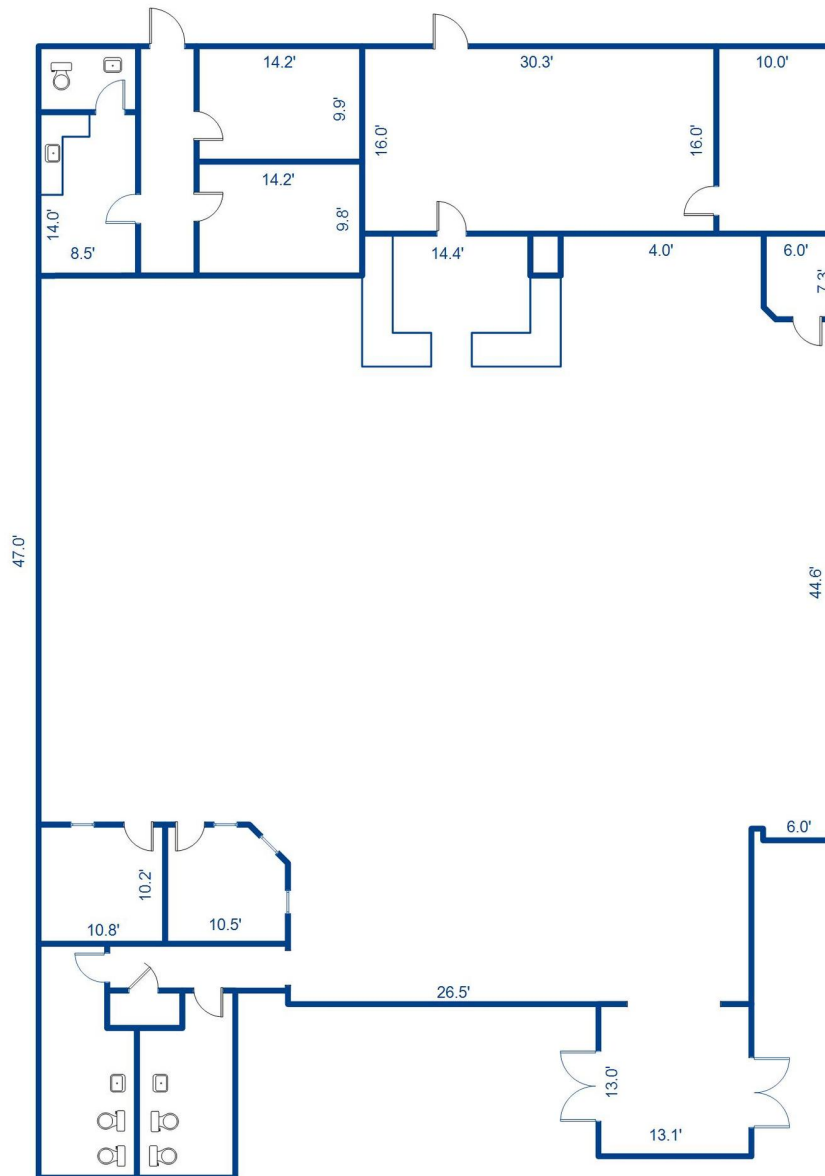
FOR SALE



CAPITAL ADVISORS

For Sale - 5902 W Loop 289

5902 W Loop 289, Lubbock, TX 79424



## RETAIL PROPERTY

FOR SALE



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## FOR SALE



**COLDWELL  
BANKER  
COMMERCIAL**

CAPITAL ADVISORS

**For Sale - 5902 W Loop 289**

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## FOR SALE



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**5902 W Loop 289, Lubbock, TX 79424**



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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><br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | <u>431370 TX</u><br>License No. | <u>RCanup@CBCWorldwide.com</u><br>Email | <u>806-793-0888</u><br>Phone |
| <u>Rick Canup</u><br>Designated Broker of Firm                                                             | <u>191550 TX</u><br>License No. | <u>RCanup@CBCWorldwide.com</u><br>Email | <u>806-793-0888</u><br>Phone |
| <u>Rick Canup</u><br>Licensed Supervisor of Sales Agent/<br>Associate                                      | <u>191550 TX</u><br>License No. | <u>RCanup@CBCWorldwide.com</u><br>Email | <u>806-793-0888</u><br>Phone |
| <u>Eric Eberhardt</u><br>Sales Agent/Associate's Name                                                      | <u>617046 TX</u><br>License No. | <u>EricE@CBCWorldwide.com</u><br>Email  | <u>806-784-3239</u><br>Phone |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date