

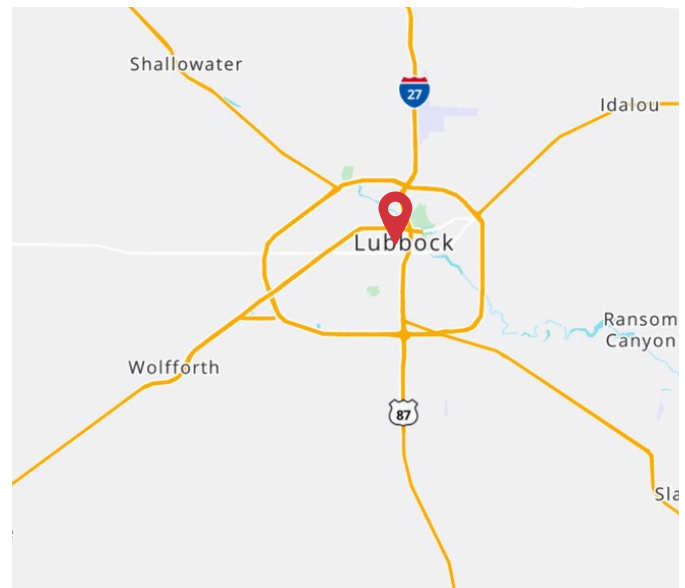


DOWNTOWN OFFICE CAMPUS

1503 & 1515 Avenue J. Lubbock, TX

This offering consists of two contiguous office buildings totaling 22,886 SF on 0.97 acres in the heart of downtown Lubbock. Located at 1503 & 1515 Avenue J, the property functions as a flexible office campus well suited for an owner-user seeking a combination of administrative offices, open workspace, and operational or technical areas. The site includes off-street surface parking and separate building entrances, allowing for departmental separation or future multi-tenant use.

- **SALES PRICE: \$1,280,000**
 - Total Building Area: 22,886 SF across two buildings
 - Land Size: 0.75 Acres (32,000 SF)
- 1503 Avenue J: 14,000 SF, two-story, open floor plan, basement storage
- 1515 Avenue J: 8,886 SF, single-story, private offices, reception, workshop
- Zoning: MU-3 - General Mixed/Use (high-density commercial & office)



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1503 & 1515 Avenue J.

Offering Summary

SALE PRICE		\$1,280,000
LAND SIZE		0.97 Acres
1503	SF	14,000 SF
1515	SF	8,886 SF

The campus is strategically positioned within the Central Business District, just two blocks from the Lubbock County Courthouse and Lubbock Memorial Civic Center, with immediate access to Avenue Q and the Marsha Sharp Freeway. This central location provides efficient citywide access within 15 minutes and is surrounded by key government facilities and downtown redevelopment activity. The buildings feature durable masonry construction, adaptable layouts, and zoning that supports a wide range of commercial and mixed-use operations.



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SURROUNDING BUSINESSES

FOR SALE



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SITE DETAILS

FOR SALE



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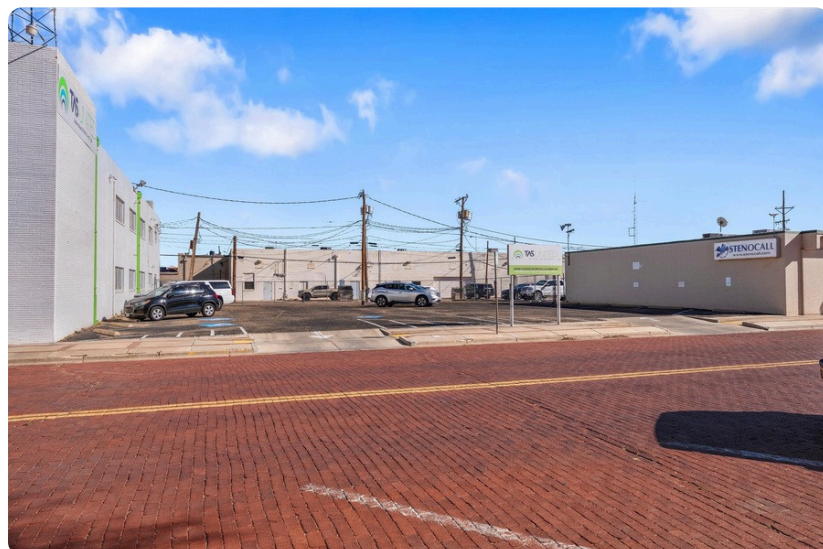
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THE EXTERIORS



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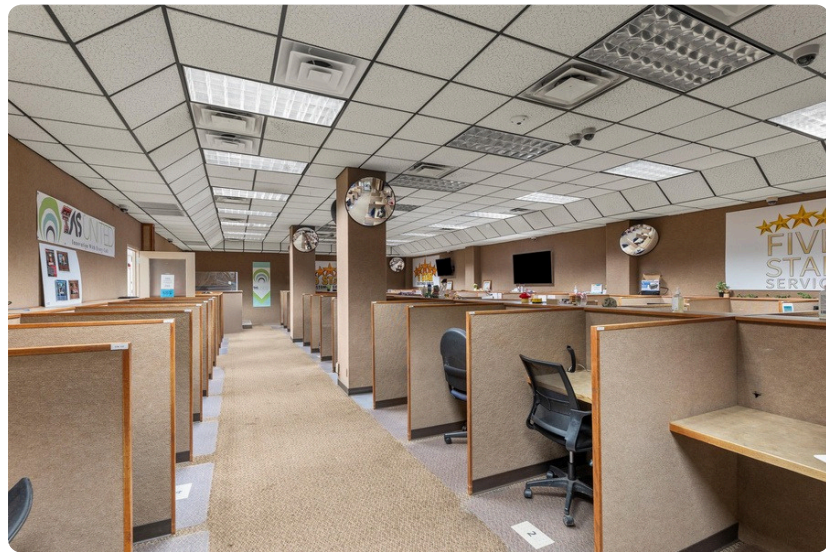
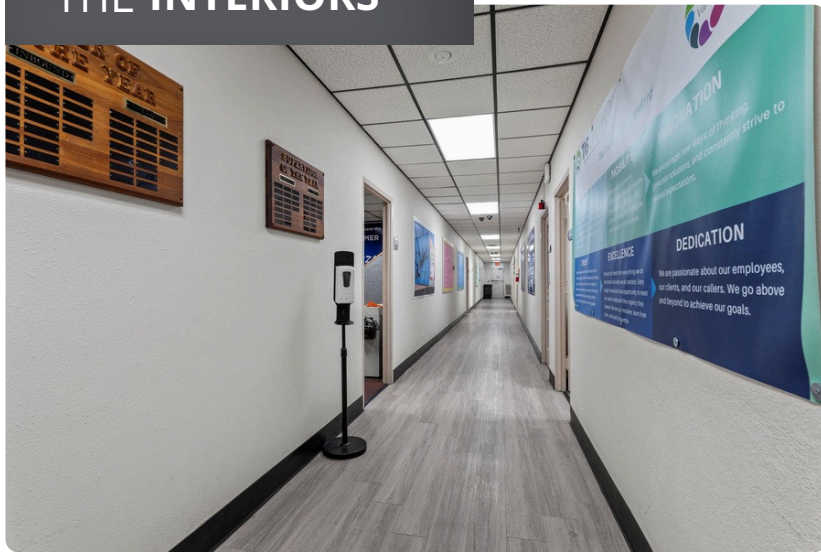
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FOR SALE

THE INTERIORS



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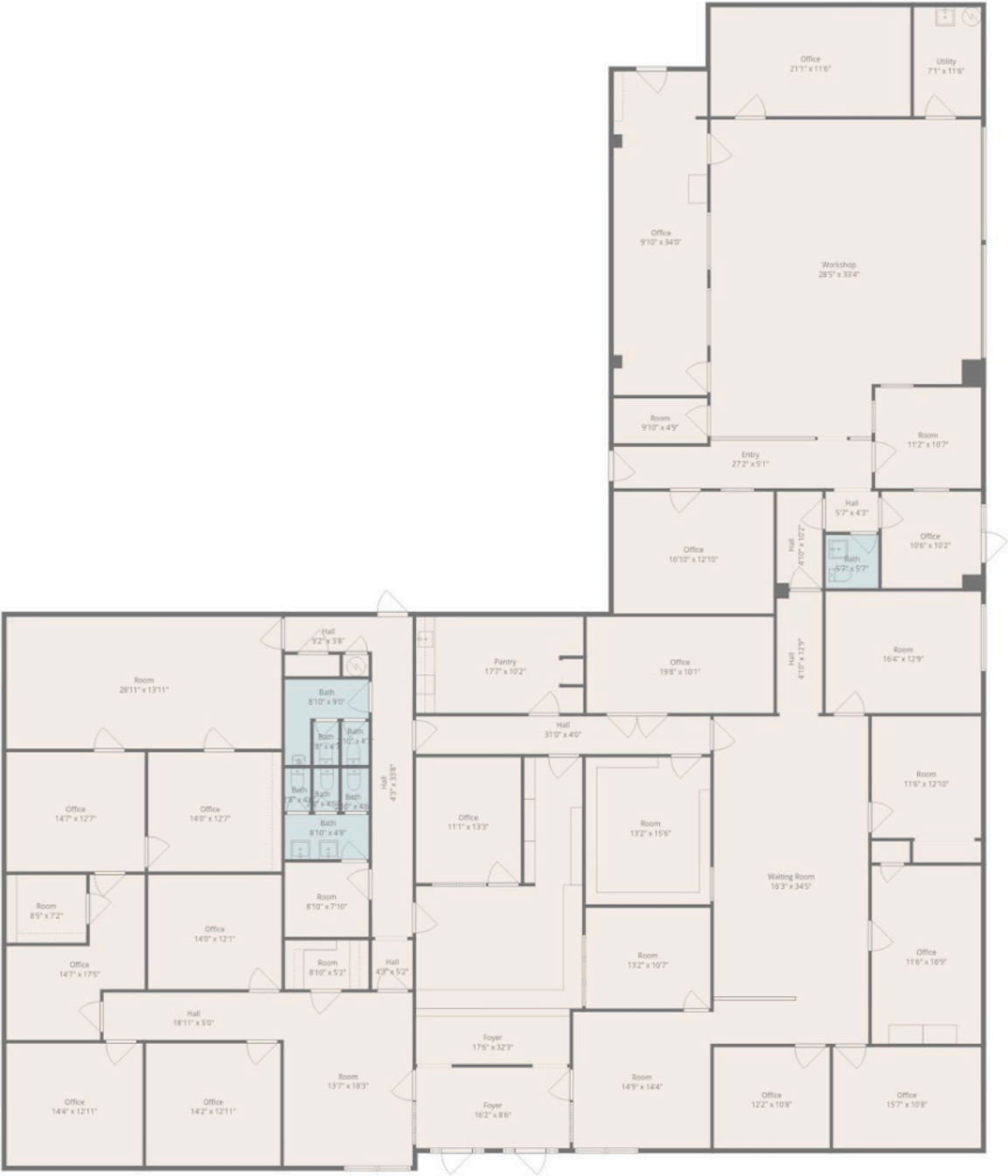
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Floor Plan - 1515 Ave J



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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- Sustained population and economic growth in the Lubbock market Nearly 4,600 new home permits issued since 2023, signaling rising residential density and long-term consumer demand
- Average annual wages of \$54,000, supporting strong purchasing power 58.3% MSA growth over the past 10 years, significantly outpacing the national MSA growth rate of 27.3%
- Over 7.3 million visitors in 2024, strengthening retail, dining, and service demand
- Consistently ranked among the most affordable cities in Texas post-college
- Recognized as a Top 20 U.S. market to start a business Loop 289 provides direct connectivity to major retail, residential, and employment hubs, ensuring high accessibility and visibility



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jeremy Steen	685530	jeremy.steen@kw.com	(806) 392-0578
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date