

Retail Property For Sale

W

# 7705 Quaker Avenue



Dan Williams

Broker

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**WILLIAMS & CO Real Estate**

918 Ave J Lubbock, TX 79401

# Retail Property For Sale

## 7705 QUAKER AVE DETAILS



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### PROPERTY DESCRIPTION

Prime South Lubbock Commercial Opportunity – 7705 Quaker Ave

Positioned on a high-visibility corridor in one of Lubbock's most sought-after areas, 7705 Quaker Ave offers a rare opportunity for retail, office, or medical users. Situated on an oversized  $\pm 2.2$ -acre lot with dual access from Quaker Avenue and 78th Street, this property combines flexibility, accessibility, and exposure—with traffic counts exceeding 33,000 vehicles per day.

The building is exceptionally well-constructed and designed to accommodate a wide range of commercial uses. Inside, the layout features a spacious retail showroom up front with warehouse space in the rear, including a ground-level overhead door for easy loading and logistics. Large structural spans allow for interior customization at minimal cost, making it ideal for businesses needing open floor plans or future reconfiguration.

With continued growth in South Lubbock and strong surrounding demographics, this property is positioned for immediate functionality and long-term value. Whether you're expanding your footprint or investing in a high-traffic corridor, 7705 Quaker Ave is a standout opportunity.

### OFFERING SUMMARY

Sale Price:	\$2,350,000
Lot Size:	100,398 SF
Building Size:	14,099 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	347	1,158	5,135
Total Population	903	2,639	11,696
Average HH Income	\$116,207	\$114,281	\$123,300

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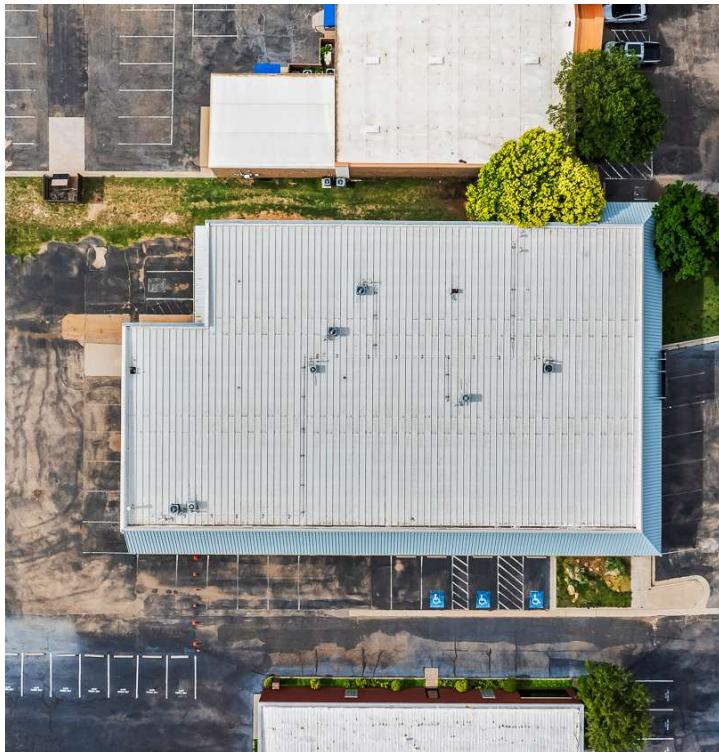
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7705 QUAKER AVE EXTERIOR PHOTOS



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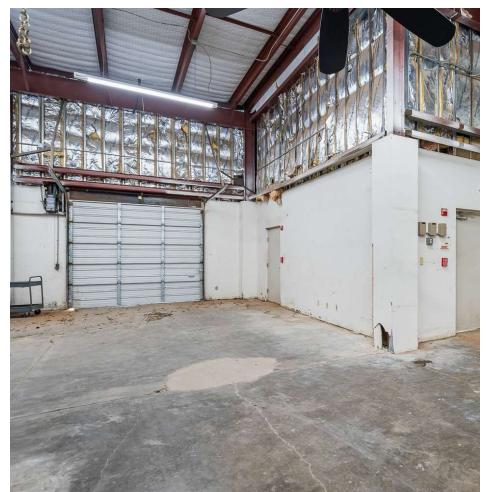
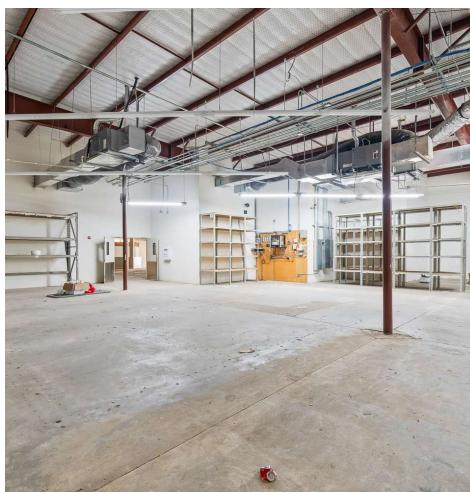
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7705 QUAKER AVE INTERIOR PHOTOS



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# Retail Property For Sale

7705 QUAKER AVE SURROUNDING AREA



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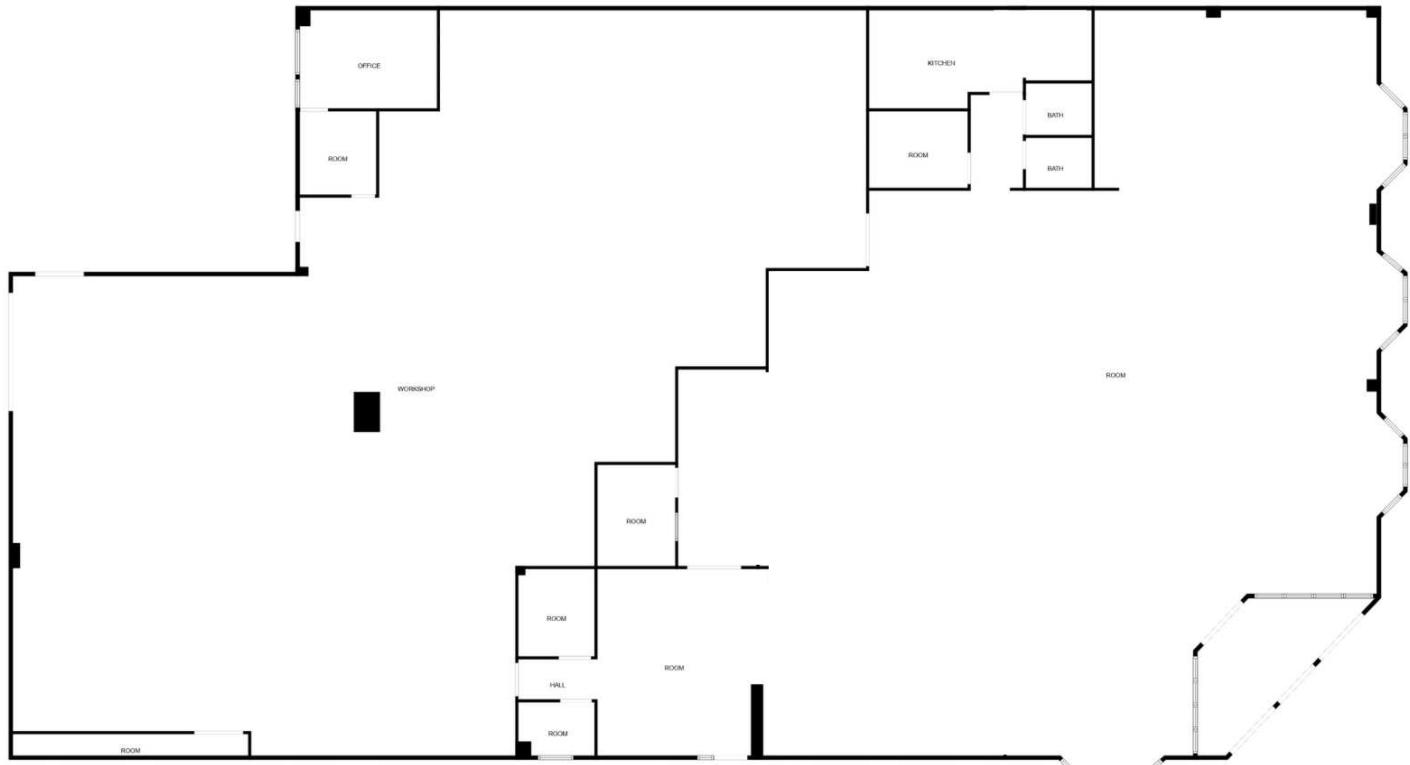
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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7705 QUAKER AVE RETAILER MAP



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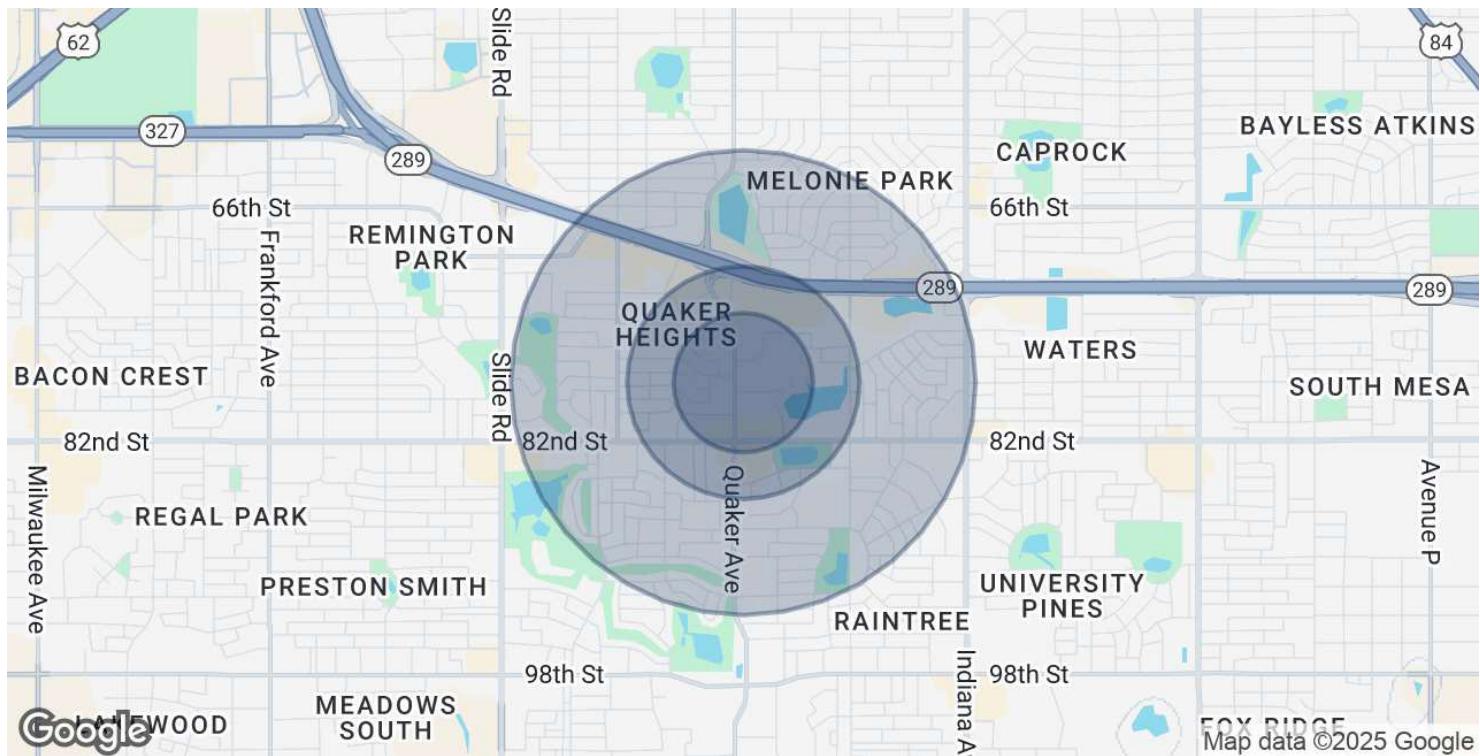
Map  
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Google

# Retail Property For Sale

## 7705 QUAKER AVE DEMOGRAPHICS



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	903	2,639	11,696
Average Age	44	43	44
Average Age (Male)	42	42	42
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	347	1,158	5,135
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$116,207	\$114,281	\$123,300
Average House Value	\$287,874	\$310,151	\$314,656

Demographics data derived from AlphaMap

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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.

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<b>Dan Williams</b> Sales Agent/Associate's Name	<b>550528</b> License No.	<b>dan@wcorealestate.com</b> Email	<b>(806)777-1310</b> Phone
Buyer/Tenant/Seller/Landlord Initials		Date	