



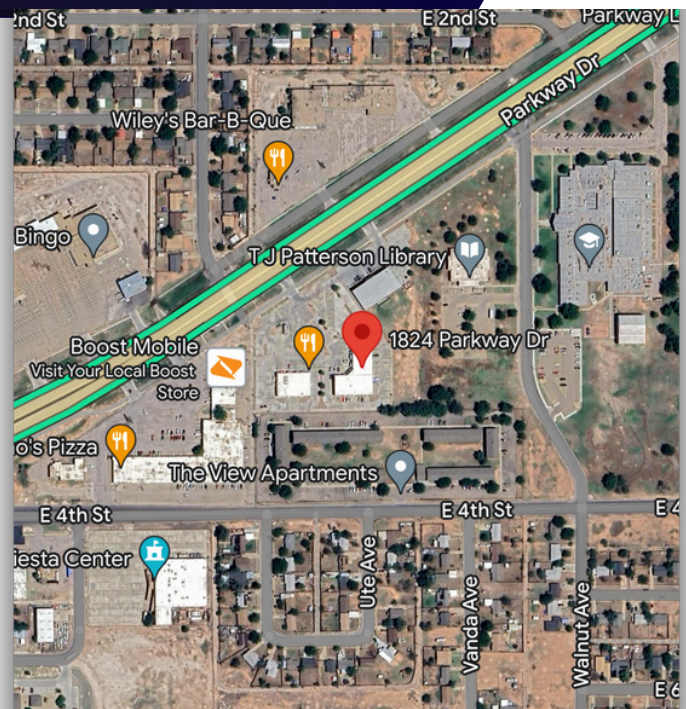
## OFFICE/RETAIL SPACE

1824 Parkway Drive - Lubbock, TX 79403

### SPACE FOR LEASE

Built in 2009, this shopping center is located in an established neighborhood with excellent visibility along 287 feet of frontage on US Highway 82. One suite is available surrounded by long-term neighboring tenants.

- \$10.00 Annual/SqFt
  - Lease Type: NNN
  - 2,800 SqFt
- Perfect for restaurant/retail/clinic
  - Office/large waiting area/storage
  - 6 exam rooms & 2 restrooms
- US 82 frontage near MLK Blvd



**Jeremy Steen**

806.392.0578

Jeremy.Steen@KW.com

10210 Quaker Ave • Lubbock, Tx 79424



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## FLOOR PLAN



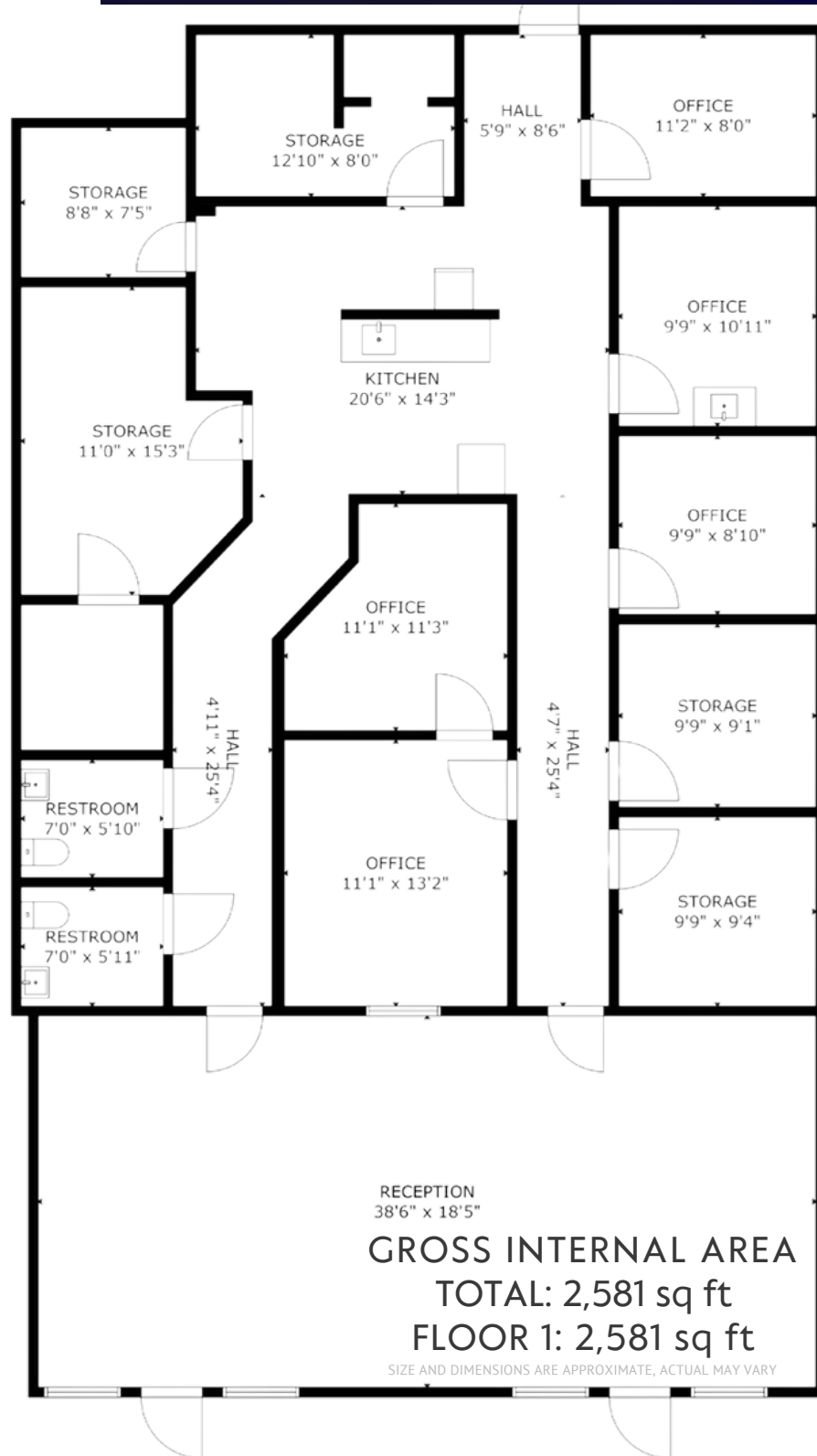
### MOVE-IN READY!

With Parkway Pharmacy in the same shopping center, this space is perfect for a Physician or Physician's Assistant to take over and run a clinic.

### FEATURES:

- Large waiting room
- 6 exam rooms
- 2 bathrooms
- Main office
- Equipment room

Other great uses for this space in Parkway Place would be redesigned for a restaurant or retail.



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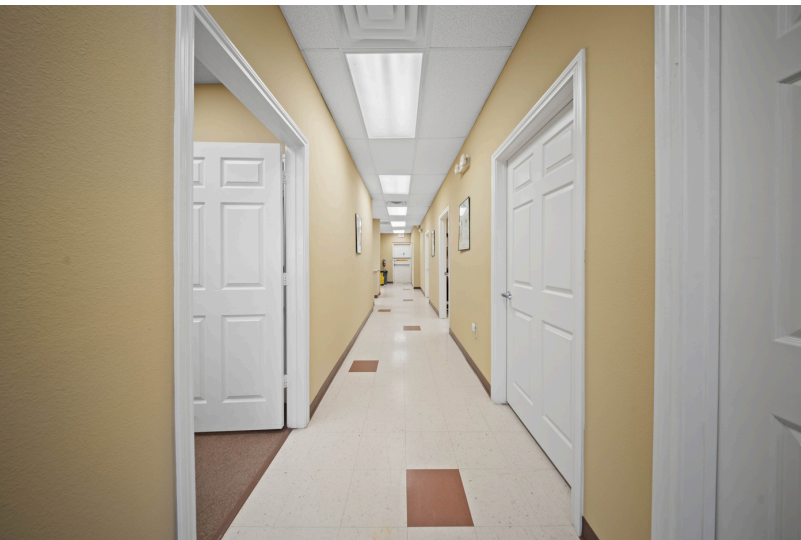
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# STEEN REALTY GROUP

## THE INTERIORS

# FOR LEASE



Jeremy Steen

806.392.0578

Jeremy.Steen@KW.com

10210 Quaker Ave • Lubbock, Tx 79424

**kw**  
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## THE EXTERIORS

# FOR LEASE



Jeremy Steen

806.392.0578

Jeremy.Steen@KW.com

10210 Quaker Ave • Lubbock, Tx 79424

**kw**  
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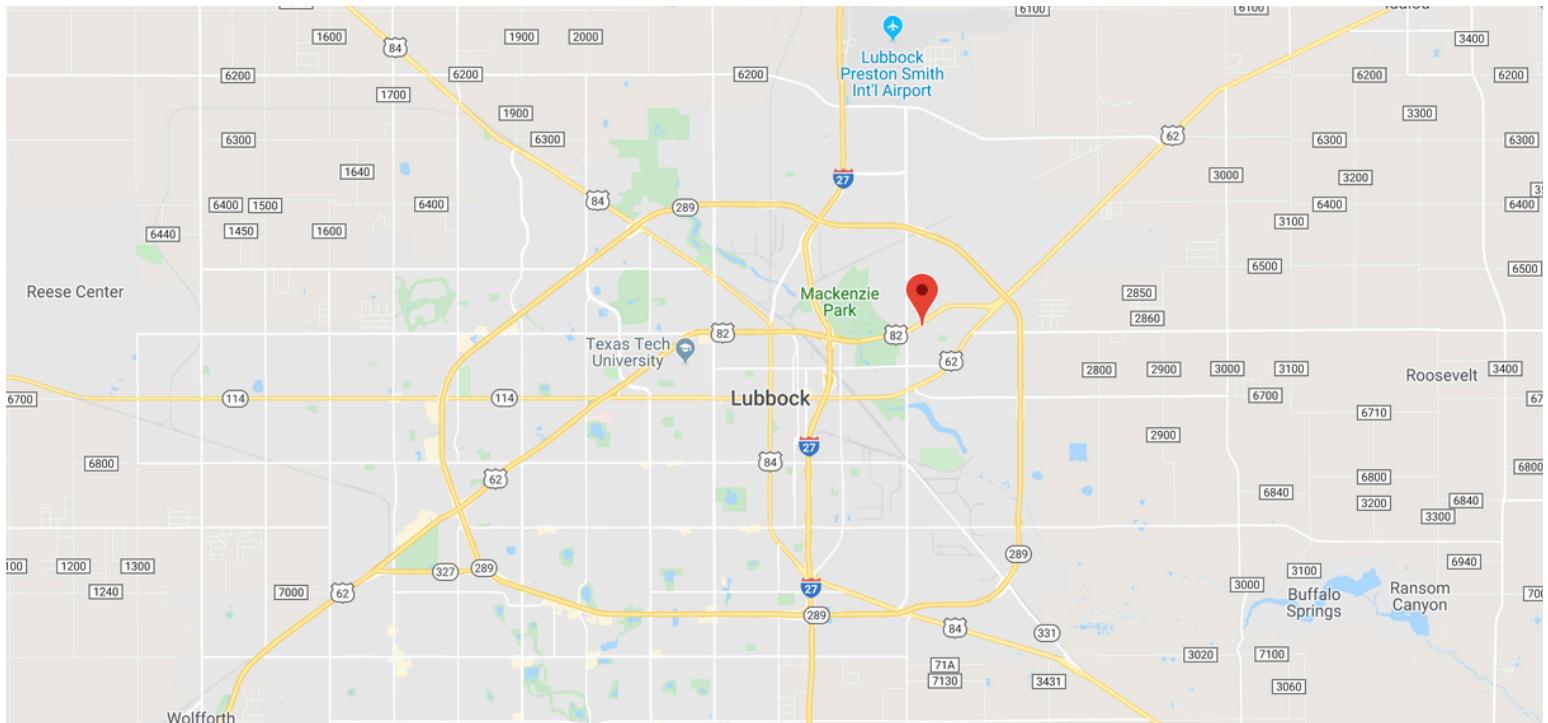
# FOR LEASE

## OFFICE/RETAIL SPACE FOR LEASE

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## DEMOGRAPHICS

PROXIMITY	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,248	37,222	113,708
MEDIAN AGE	30.16	29.35	30.74
HOUSEHOLDS	2,099	13,052	40,799



# Jeremy Steen

806.392.0578  
Jeremy.Steen@KW.com  
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Lubbock, Tx 79424



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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>Keller Williams Realty</u>	<u>494693</u>	<u>klrw238@kw.com</u>	<u>(806)771-7710</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
<u>Pam Titzell</u>	<u>465722</u>	<u>pamtitzell@kw.com</u>	<u>(806)771-7710</u>
Designated Broker of Firm	LicenseNo.	Email	Phone
<u>Pam Titzell</u>	<u>465722</u>	<u>pamtitzell@kw.com</u>	<u>(806)771-7710</u>
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
<u>Jeremy Steen</u>	<u>685530</u>	<u>jeremy@steenregroup.com</u>	<u>(806)392-0578</u>
Sales Agent/Associate's Name	LicenseNo.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Keller Williams Realty, 10210 Quaker Ave Lubbock TX 79424  
Jeremy Steen

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS1-0Date

Phone: 8063920578  
Produced with Lone Wolf Transactions (zip Form Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)

Fax: 8065890199 305 Ave Q



Jeremy Steen

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Lubbock, Tx 79424

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