

# Mission Plaza | 50th & Indiana Shopping Center for Lease



**EGENBACHER**  
Commercial Properties

3501 50th St., Lubbock, Texas 79413

**Suite 208** • 2,856 sf • \$10.00 psf/yr

**Suite 222** • 1,262 sf • \$11.50 psf/yr

**Lease Type** • NNN (\$2.35 psf)

**Lease Term** • 3-5 years

#### **Property Description**

Located within the long established Mission Plaza Shopping Center, featuring floor to ceiling windows across the store front, +160 parking spaces and pylon signage.

#### **Location Description**

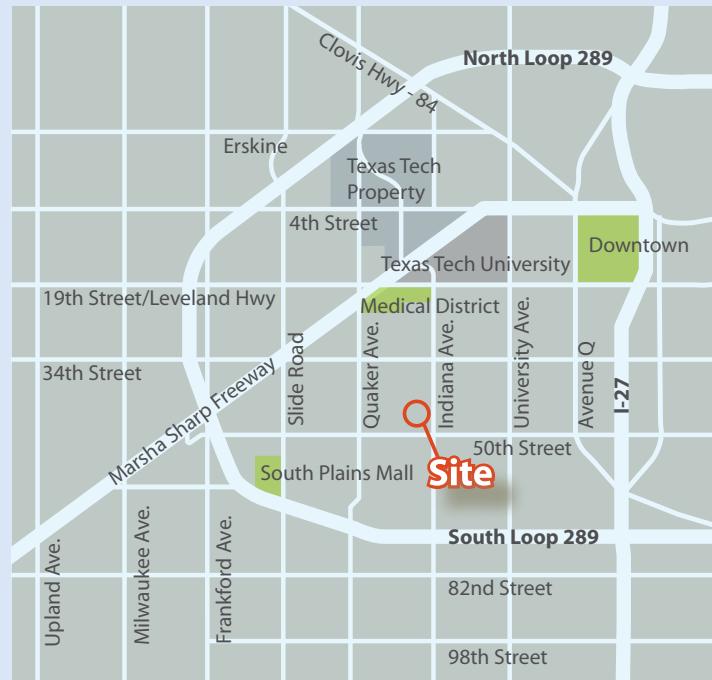
Daily traffic count of over 60,000 cars. Located in Central Lubbock on 50th Street just West of Market Street Grocery on Indiana.

#### **Contact**

Randy Egenbacher, CCIM • 806.786.3420  
randy@ereproperties.com

Spencer Stanush • 210.393.3457  
spencer@ereproperties.com

see pages 2 - 5 for site plan, floor plans & demographics



Disclaimer: The information contained herein has been obtained from sources believed reliable. However, Egenbacher Real Estate and/or its Agents have not verified it and make no guarantee, warranty or representation about it. The price, terms and the information contained herein are subject to change, and the Property is subject to be withdrawn from the market without notice.

**SURROUNDING AREA** | Mission Plaza for Lease



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**SITE PLAN |** Mission Plaza for Lease



- 70' Bay Depth
- ±160 Parking Spaces
- Multiple Ingress Points
- Monument Signage

**Demographics**

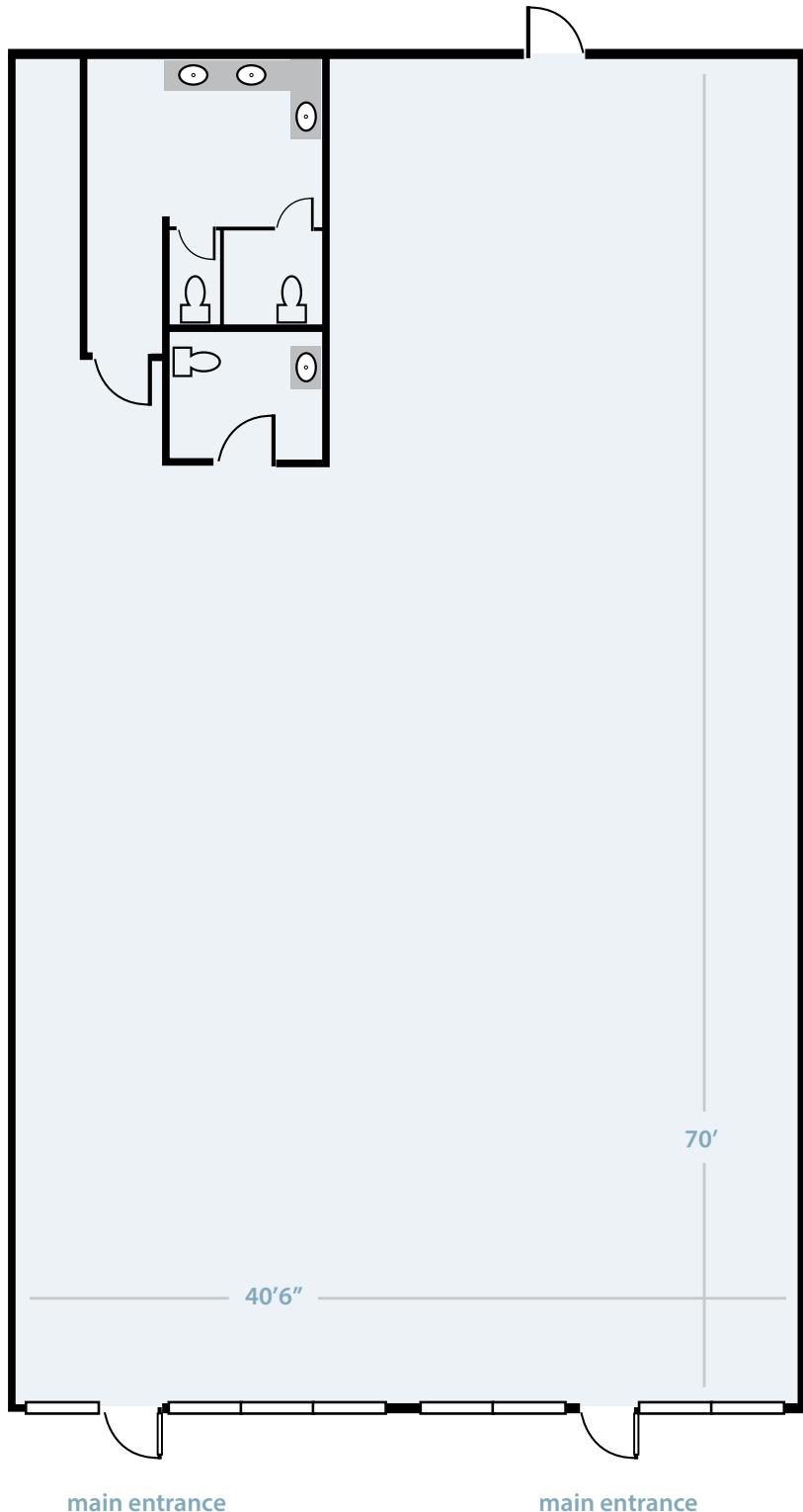
**1 Mile Radius**  
 Population 15,649  
 Average HH Income \$98,415

**3 Mile Radius**  
 Population 129,555  
 Average HH Income \$82,349

**5 Mile Radius**  
 Population 243,639  
 Average HH Income \$88,619

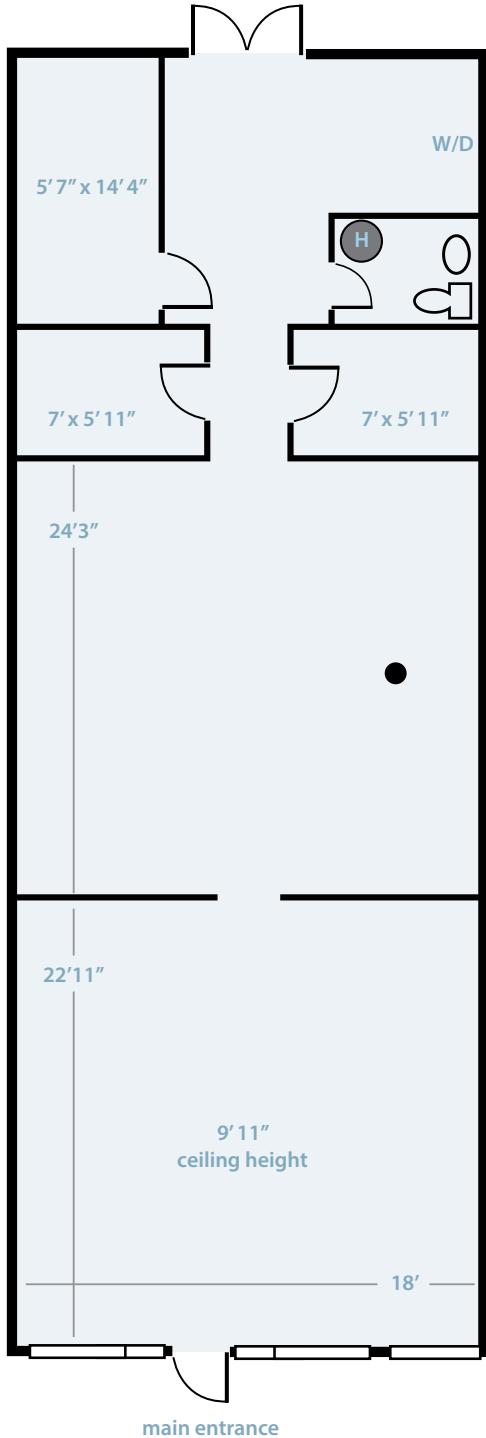
FLOOR PLANS - Suite 208 | Mission Plaza for Lease

**Suite 208 (can be demised)**



**FLOOR PLANS - Suite 222 | Mission Plaza for Lease**

**Suite 222**



## 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.

Egenbacher Real Estate II, LLC	9008638	reception@ereproperties.com	806-771-0003
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Randy Egenbacher	194876	randy@ereproperties.com	806-771-0003
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Spencer Stanush	792389	spencer@ereproperties.com	806-771-0003
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date