



1110 MAIN ST LUBBOCK, TX 79401



RUBEN TRUJILLO

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ruben@clearrockrealty.com

611 Broadway, Lubbock, TX 79401

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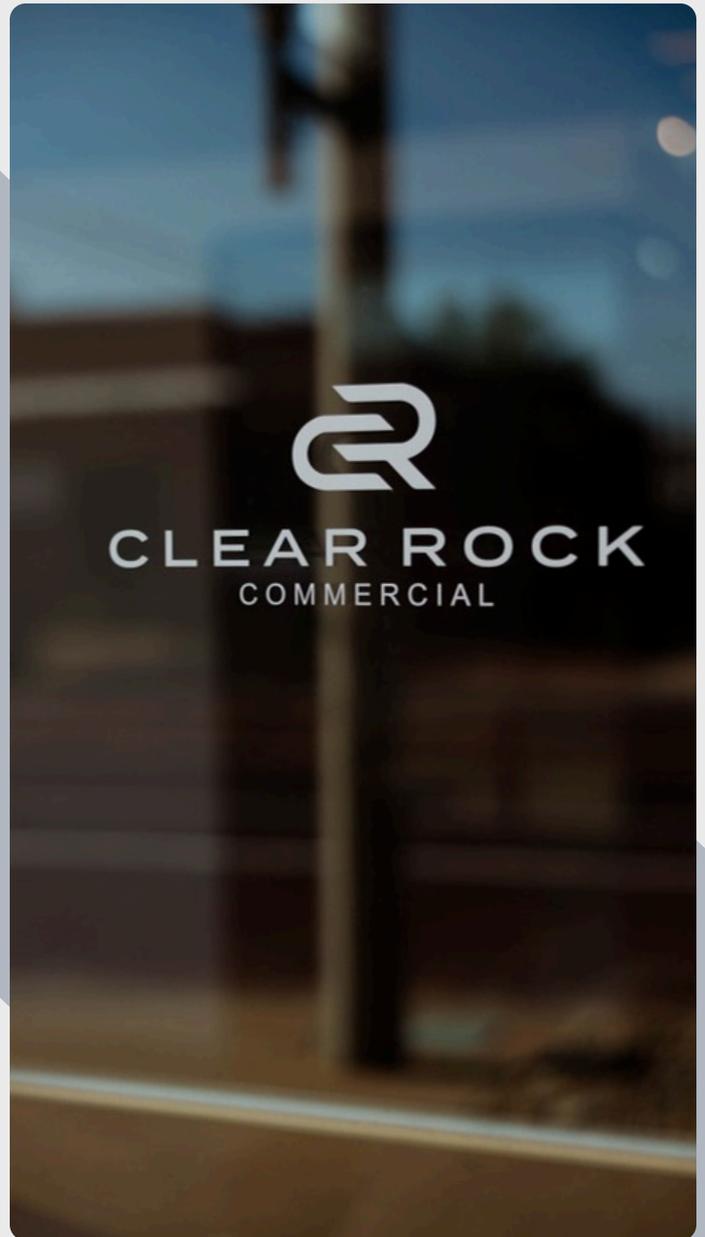
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ABOUT US

Clear Rock Commercial is a seasoned commercial real estate group focused on delivering results that align with each client's unique goals. With deep market knowledge and a commitment to personalized service, we help businesses make confident, strategic real estate decisions.

VISIT US AT

611 Broadway
Lubbock TX 79401
clearrockrealty.com



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Offering Details

Total Price	\$750,0000
Total Square Foot	5,702 SF
Price/Square Foot	\$131.53
Lot SF/Acre	5,750SF / 0.13 Acres
Zoning	MU-2
Total Units	2
Improvements	1108 Main St 1110 Main St
Residential Space	1 Bed / 1 Bath

Versatile Downtown Commercial Building with Live/Work Potential

Situated in the heart of Downtown Lubbock, 1110 Main St is a rare opportunity to own a character-rich commercial property with **flexible zoning, multiple access points, and live/work potential**—all just minutes from Texas Tech University and the city’s thriving business and cultural districts.

Currently operating as a tattoo shop, the property features a **5,702 SF layout with a south-facing Main Street entrance**, offering excellent visibility, strong foot traffic, and plenty of natural light throughout the day. Inside, the space includes multiple private rooms and open areas—ideal for retail, office, or creative studio use—plus a **fully equipped residential unit with a kitchen** in the rear, making it a perfect candidate for a **live/work setup, on-site manager housing, short-term rental, or private office suite**.

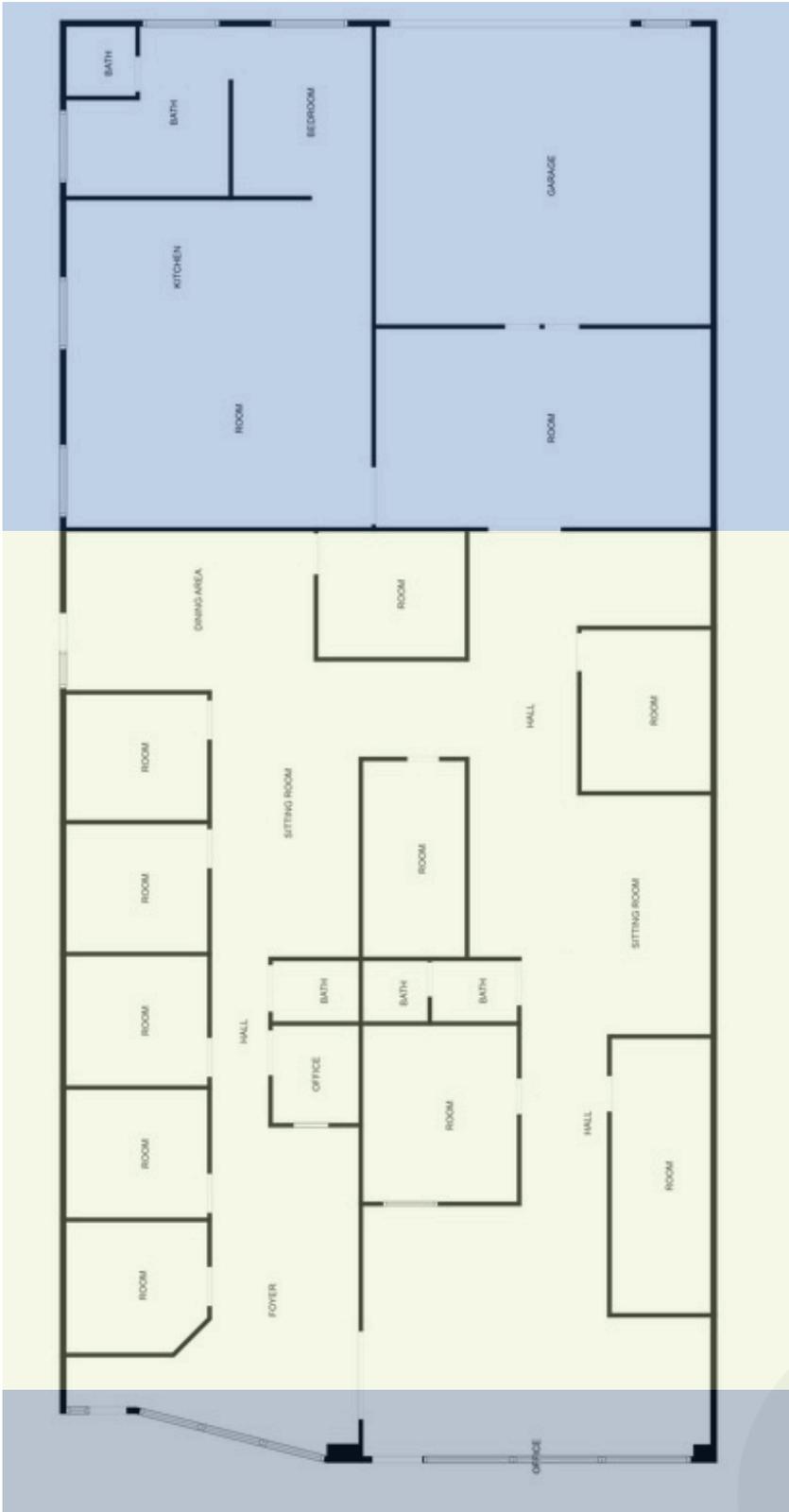
A **garage entry at the back** of the property adds extra convenience for deliveries, secure parking, or potential conversion to additional usable square footage. With **Downtown Mixed-Use (MU-2) zoning**, there’s potential for a wide range of uses: boutique retail, salon, gallery, coffee shop, wellness studio, professional office, or even a mixed-use residential redevelopment.

This is a chance to bring your vision to life in a walkable, high-energy corridor that continues to see growth, investment, and revitalization.

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1110 Main St.
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79401

South - Facing
Main Street Entry

Commercial/Retail
Space

Residential
Space

Scan for
video tour



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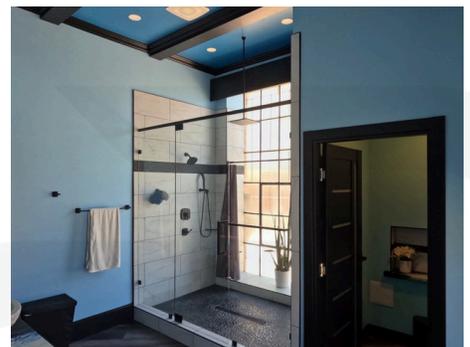
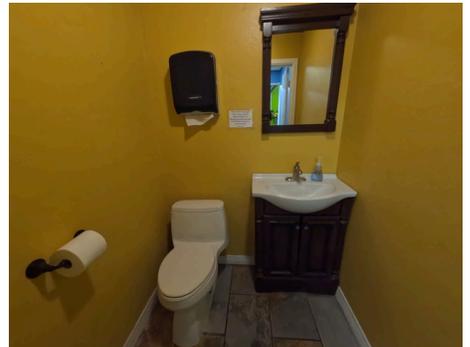
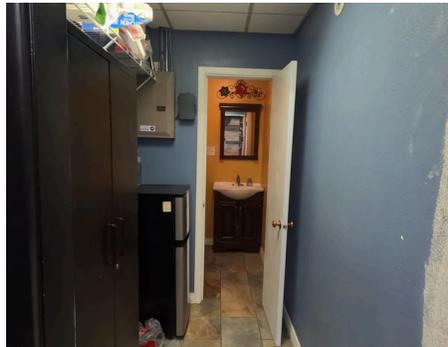
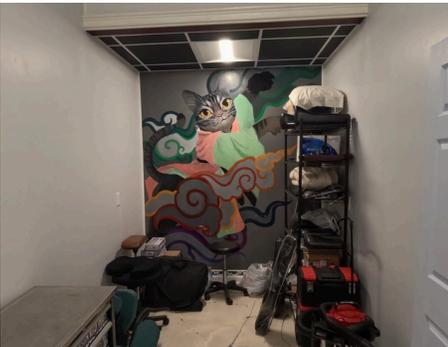
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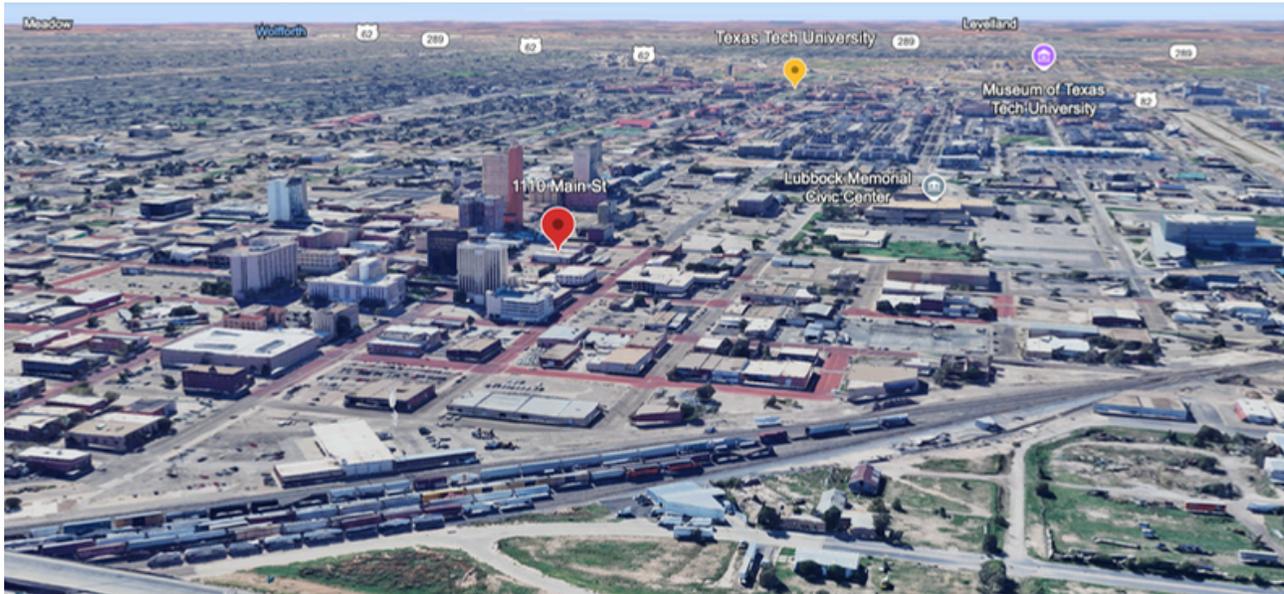
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Consumer Spending	0.25 Miles	0.5 Miles	1 Mile
Avg. Daily Visits	132	2,025	23,556
Total Retail Spending	\$1.8m	\$8.3m	\$78.8m
Total Non-Retail Spending	\$544.8k	\$2.3m	\$17.1m

Population	0.25 Miles	0.5 Miles	1 Mile
Total Housing Units	206	404	2,698
Total Population	814	1,514	6,237
Total Workday Population	1,027	4,116	130,700
Average Age	36	38	35

**Data Collected from AlphaMap.com*

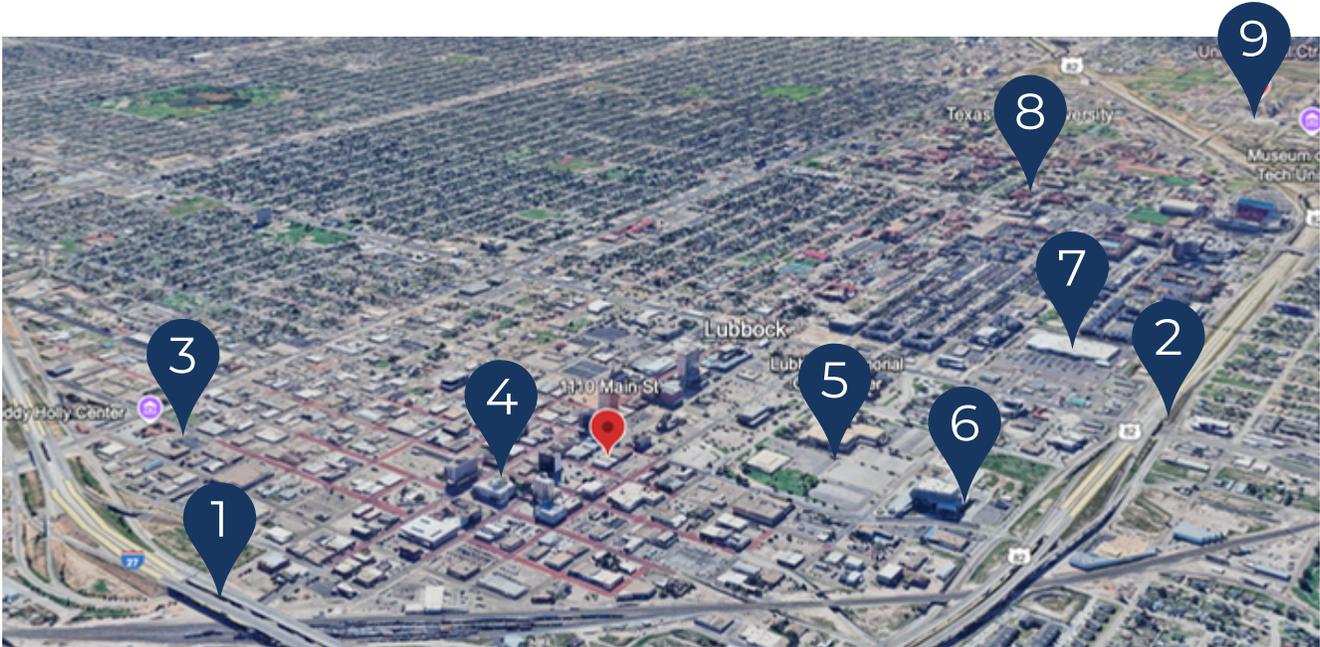
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1. Interstate 27
2. Marsha Sharp Freeway
3. Buddy Holly Center
4. Lubbock County Courthouse
5. Lubbock Memorial Civic Center
6. Buddy Holly Hall of Performing Arts
7. Walmart
8. Texas Tech University
9. University Medical Center

Location Highlights

- Prime Main Street frontage in the heart of Downtown Lubbock
- Walking distance to Lubbock County Courthouse, Civic Center, and City Hall
- Less than 1 mile to Texas Tech University — ideal for student, faculty, and visitor traffic
- Surrounded by local restaurants, coffee shops, breweries, and boutiques
- High-visibility storefront with strong vehicle and pedestrian traffic
- Rear alley access and garage entry for private use or deliveries
- Close to major roads: Ave Q, Marsha Sharp Fwy, Broadway, and 19th St
- In the heart of Lubbock's arts and cultural district: near Buddy Holly Center, First Friday Art Trail, and more
- Strong daytime traffic from downtown businesses, law firms, and offices
- Evenings and weekends benefit from event-driven foot traffic from concerts, festivals, and nightlife
- Area experiencing continued revitalization and redevelopment activity

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Produced with Brokermint, Brokermint LLC, 2157 Salk Ave, Suite 185, Carlsbad, CA 92009

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2