

# FOR SALE / LEASE

## 13913 Indiana Avenue

Lubbock, TX 79423

WestMark  
COMMERCIAL

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

### OFFERING SUMMARY



#### Lease Price

\$25.00 SF/yr (NNN)



#### Sale Price

\$918,840



#### Available SF

3,224 SF



#### Year Built

2024



#### Zoning

Office (OF)

### PROPERTY DESCRIPTION

Discover a newly built office space in one of South Lubbock's fastest-growing areas. This modern property features 10 private offices, a spacious conference room, and a breakroom, providing everything your business needs to thrive. With excellent proximity to local amenities and ample parking, this space is perfect for companies looking to invest in a high-demand location.

### PROPERTY HIGHLIGHTS

- Strategic Location
- New Construction
- 10 Offices
- Breakroom
- Conference Room



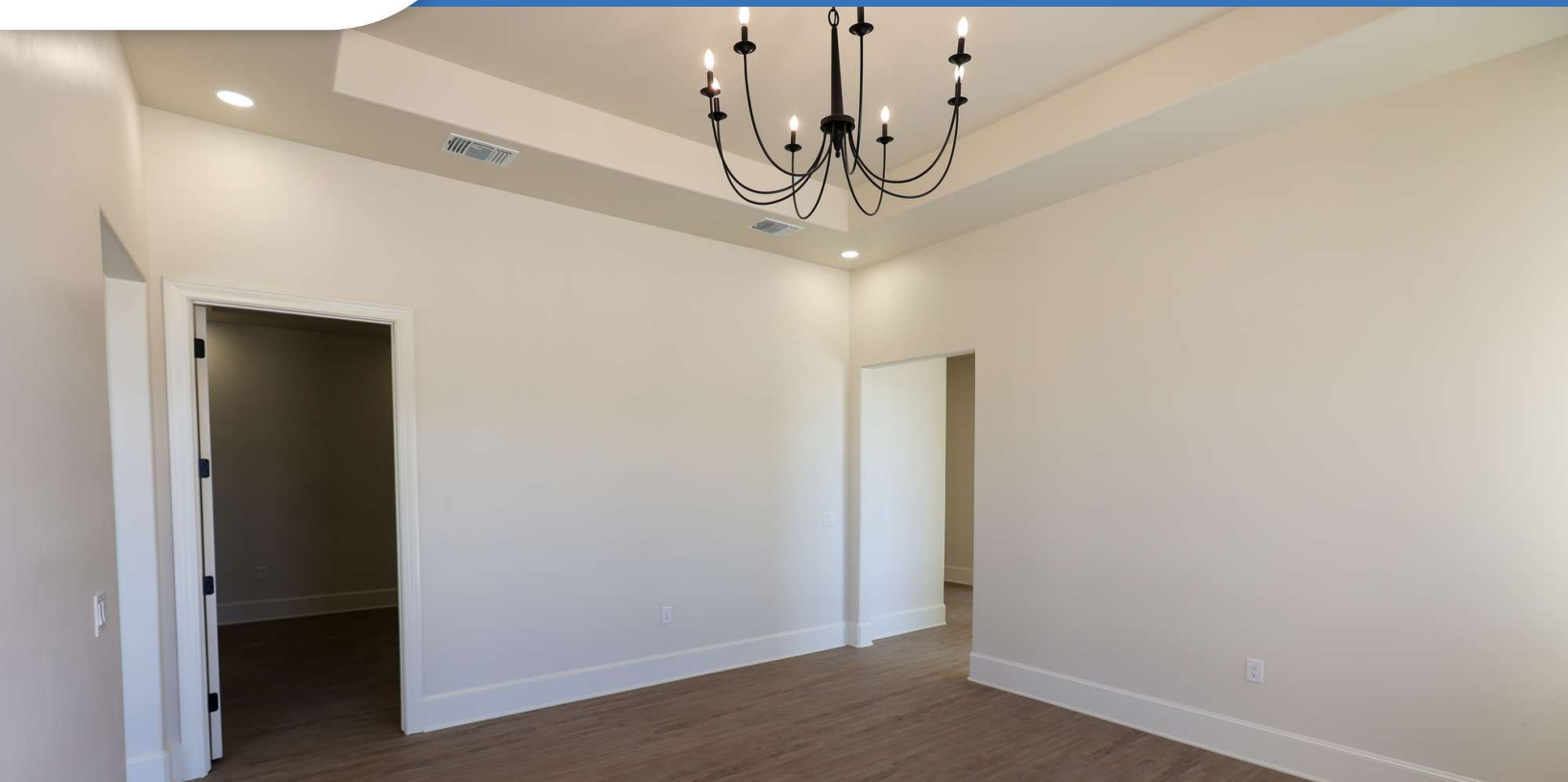
KAREN HIGGINS, CCIM  
806.776.2833 Office  
khiggins@westmarkcommercial.com



KELSEY ZICKEFOOSE, MBA, CCIM  
806.696.3863 Office  
kelseyz@westmarkcommercial.com



ALISON BLALOCK, CCIM  
806.776.2821 Office  
ablalock@westmarkcommercial.com



VIDEO

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## PROPERTY HIGHLIGHTS

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## Offering Summary

Available SF	3,224 SF
Sale Price:	\$967,200
Lease Rate:	\$5,642/mo
NNN's (Estimated at \$5/psf/yr):	\$1,343/mo
Total Monthly Lease Cost (Plus Utilities)	\$6,985

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,169	12,143	39,175
Total Population	3,424	33,194	100,857
Average HH Income	\$183,309	\$152,073	\$125,578

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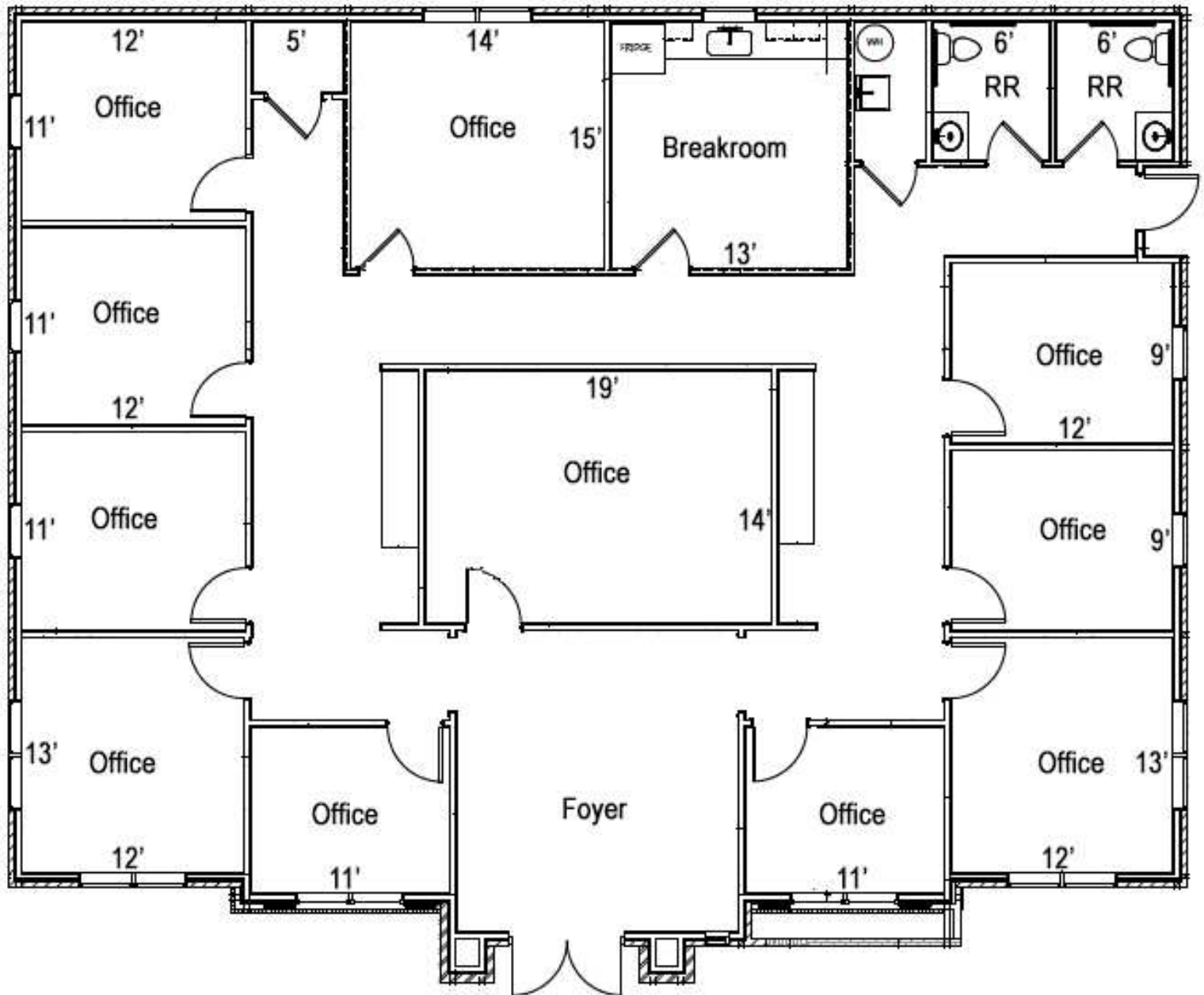




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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



## 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.

## 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. **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.

**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.

WestMark Commercial   TCN Worldwide	9000344	commercialinfo@westmarkrealtors.com	806-794-3300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Amie Henry	622547	ahenry@westmarkrealtors.com	806-241-6363
Designated Broker of Firm	License No.	Email	Phone
Amie Henry	622547	ahenry@westmarkrealtors.com	806-794-3300
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Karen Higgins, CCIM	TX #0331521	khiggins@westmarkcommercial.com	806-776-2833
Kelsey Zickefoose, MBA, CCIM / Alison Blalock, CCIM	TX #724914	kelsey@westmarkcommercial.com	806-696-3863
Sales Agent/Associate's Name	TX #0612008	ablalock@westmarkcommercial.com	806-776-2821
	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date