



Medical Office Building For Sale



7515 Quaker Suite 200

Dan Williams

Broker

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806.777.1310

WILLIAMS & CO Real Estate

918 Ave J Lubbock, TX 79401

Office Building For Sale

7515 QUAKER AVENUE SUITE 200



WILLIAMS & CO

COMMERCIAL REAL ESTATE



OFFERING SUMMARY

Sale Price:	\$1,900,000
Building Size:	5,732 SF
Lot Size:	0.56 Acres
Year Built:	2013

PROPERTY OVERVIEW

An exceptional opportunity to acquire one of South Lubbock's finest medical office properties. Located at the highly desirable intersection of 76th Street and Quaker Avenue, this meticulously maintained 5,732-square-foot medical office combines outstanding construction quality, functional design, and one of the city's most established healthcare locations. Originally designed for a successful dental practice, the building features high-end finishes throughout and offers a highly efficient floor plan adaptable to a wide variety of medical, dental, surgical, specialty healthcare, or professional office users. The thoughtfully designed layout includes multiple exam and treatment rooms, dedicated surgical suites, private physician and administrative offices, a spacious conference room, generous reception and patient waiting areas, and abundant second-floor storage.

A unique feature of the offering is the inclusion of a one-half ownership interest in the parking lot directly across the street, providing 17 additional dedicated parking spaces beyond the on-site parking—an increasingly valuable amenity for medical users and an uncommon advantage in today's healthcare market.

Situated within one of Lubbock's most desirable commercial and medical corridors, the property enjoys exceptional visibility and accessibility along Quaker Avenue, one of the city's primary north-south thoroughfares. The South Lubbock submarket continues to experience significant residential and commercial growth, driven by expanding neighborhoods, strong household demographics, and sustained investment in healthcare, retail, and professional services. The Quaker Avenue corridor has become one of the city's premier business districts, surrounded by established medical practices, regional retailers, restaurants, and professional offices, while offering convenient access to Loop 289, Milwaukee Avenue, and many of Lubbock's fastest-growing residential communities.

Properties of this caliber rarely become available. Combining exceptional construction quality, a premier location, excellent parking, and long-term adaptability, 7515 Quaker Ave, Ste 200 represents an outstanding opportunity to own a Class A medical office in one of Lubbock's strongest commercial submarkets.

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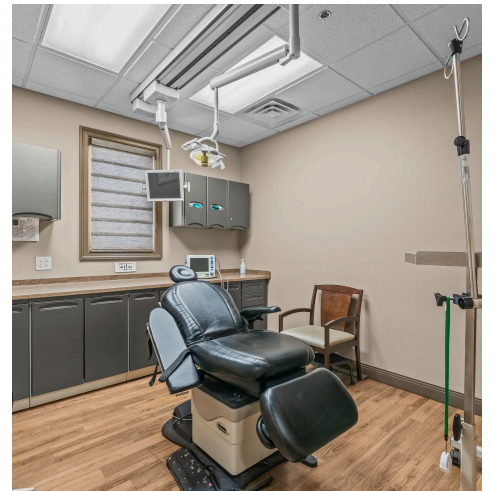
918 Ave J Lubbock, TX 79401

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7515 QUAKER AVENUE SUITE 200- PHOTOS



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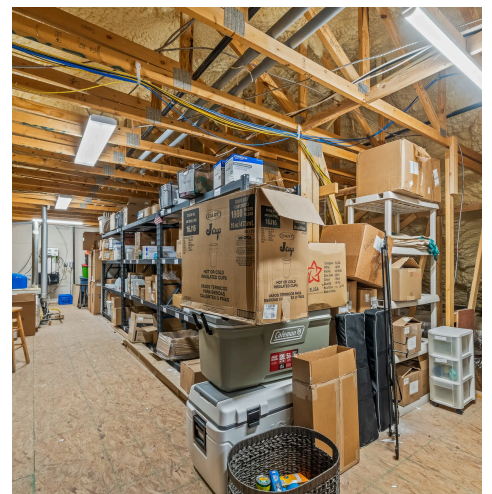
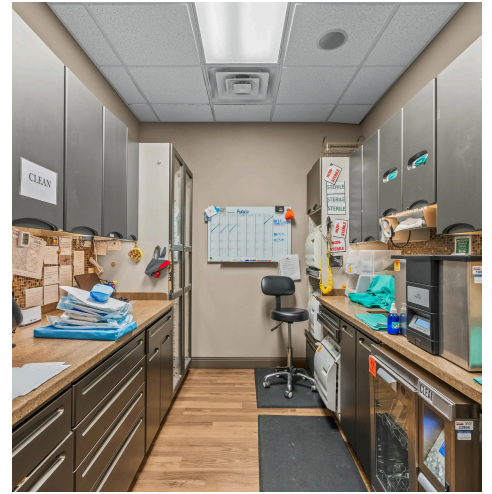
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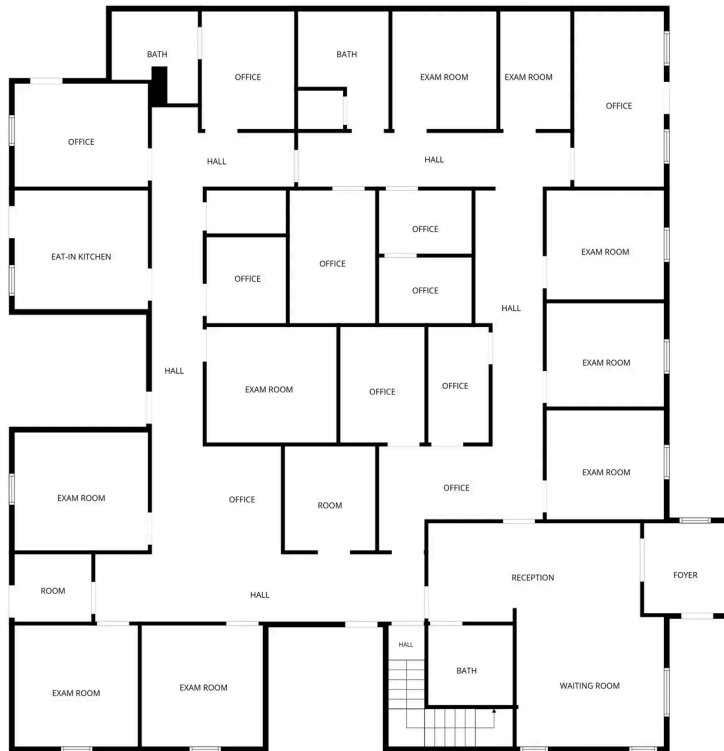
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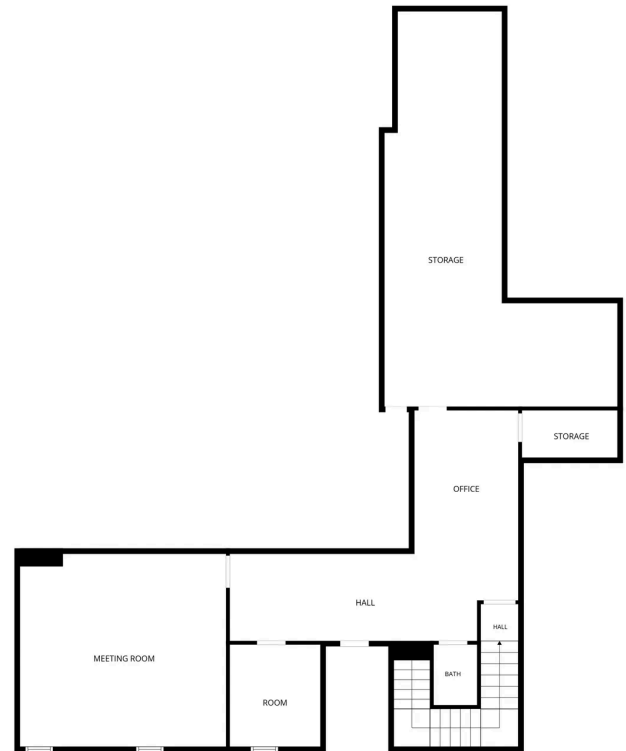
7515 QUAKER AVENUE SUITE 200- FLOOR PLAN



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1st floor



2nd floor

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

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7515 QUAKER AVENUE SUITE 200- RETAILER MAP



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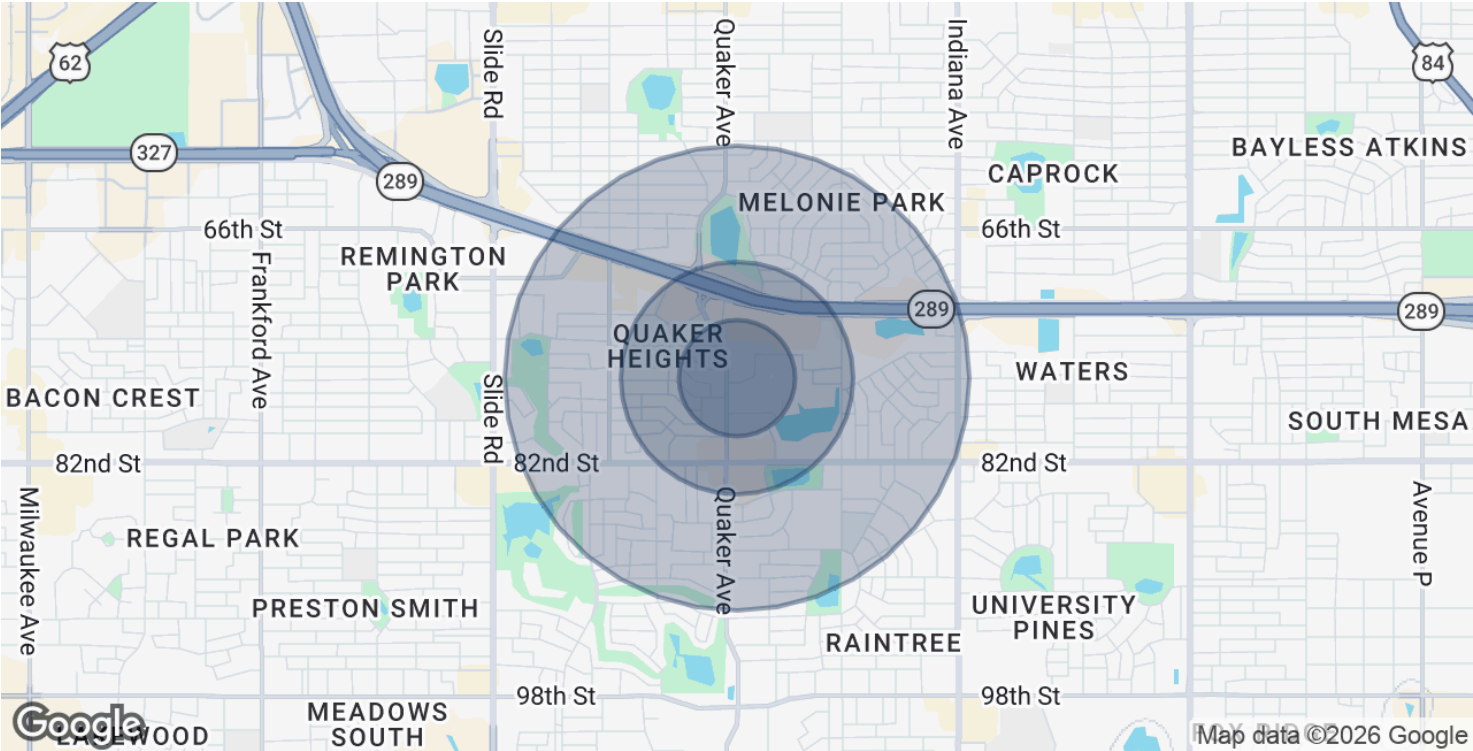
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7515 QUAKER AVENUE SUITE 200



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	770	3,306	12,280
Average Age	43.3	40.9	39.1
Average Age (Male)	45.8	42.6	38.7
Average Age (Female)	44.2	41.5	40.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	318	1,404	5,199
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$92,681	\$96,778	\$122,907
Average House Value	\$245,621	\$266,470	\$285,092

2023 American Community Survey (ACS)

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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.

Williams and Company Real Estate	9006022	dan@wcorealestate.com	(806)860-6945
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dan Williams	550528	dan@wcorealestate.com	(806)777-1310
Designated Broker of Firm	License No.	Email	Phone
Dan Williams	550528	dan@wcorealestate.com	(806)777-1310
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dan Williams	550528	dan@wcorealestate.com	(806)777-1310
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date