For Sale & For Lease - $6,250,000 | $7.00 psf (NNN)

- 68,134 Sq. Ft. Building
- 58,000 VPD in front of the property on West Loop 289
- 580' of Frontage on W Loop 289
- 490 Parking Spaces
- Large Open Bullpen Areas
- Multiple Training and/or Conference Areas
- Break Room and Outdoor Courtyard Area
- 3 miles from Texas Tech University

Exclusively Offered By:

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SECTION 1:

PROPERTY INFORMATION
EXECUTIVE SUMMARY

NET LEASED INVESTMENT GROUP

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PROPERTY OVERVIEW

A 68,134 square foot, single story, Class A office building, located in prime west-Lubbock with 580’ of frontage on W Loop 289. This location has 58,000 vehicles per day travel in front of the building on West Loop 289. West End Shopping Center, featuring Costco, Cabella’s, Nike, P.F Chang’s, Walk-On’s is 1/4 mile away to the northwest. Canyon West, another 950,000+ sq. ft. power center featuring Target, Burlington Coat Factory, PetSmart, Office Depot, Conn’s is 3/4 mile to the southwest.

PROPERTY HIGHLIGHTS

• Large Open Bullpen Areas
• Multiple Training Rooms, Classrooms or Conference Rooms
• Break Area with Outdoor Courtyard
• Located on Citibus Route
• Fully ADA-compatible
• 580’ of Frontage on W Loop 289
• 490 Parking Spaces
• Constructed in 1997
• 3 miles from Texas Tech University and the city’s Medical District

Please note that the current tenant will be removing FF&E from the premises upon lease expiration and photos illustrating the placement of FF&E are not representative of the condition of the Premises upon tenant surrender.

PROPERTY SUMMARY

Price: Purchase - $6,250,000
Lease - $7.00 per sq. ft. (NNN)

Land Size: 7.28 Acres

Building Size: 68,134 SF

Building Class: B

Zoning: Commercial

Cross Streets: W Loop 289 Frontage

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Additional Photos
Additional Photos
Additional Photos
LOCATION INFORMATION
Lubbock, TX

LUBBOCK, TEXAS

Located on the South Plains of West Texas, Lubbock has long been known as the “Hub City.” The nickname is related to Lubbock’s accessible location on the crossroads of Interstate 27 and four major U.S. highways. Lubbock is in the central time zone and is equal distance to both coasts, allowing for ease of U.S. distribution. Within the city, you will find a well-planned transportation network with an average commute time of 16 minutes.

As the 11th largest city in Texas, Lubbock boasts a regional population base of 639,921 people. Lubbock's size affords businesses access to dedicated community leaders and personalized service while providing you with a pipeline of personnel to fill your workforce needs. Home to Texas Tech University, Texas Tech University Health Sciences Center and a fast-growing community college, Lubbock County boasts more than 50,000 college students. Lubbock is the only city in the nation with a comprehensive university, a health sciences center, an agriculture college and a law school in one location, making Texas Tech University the second largest contiguous university campus in the United States.

The transportation infrastructure that converges in Lubbock establishes it as a “Hub City.” Lubbock is home to the Lubbock Preston Smith International Airport, which provides major carrier service across the country and around the world. More than 60 commercial arrivals and departures take place each day serving 1.2 million travelers annually. Major interstates and highways, including Interstate 27, connect the city to two major east-west Interstate systems: Interstate 20 and Interstate 40. Lubbock is located on the main line of the Burlington Northern Santa Fe Railway that connects the city to major metropolitan areas of Central and Western United States.

Lubbock’s highly skilled and educated workforce, proximity, and connection to major national and international markets, and affordable utility and living costs make it the ideal place to grow your business. Known as the “Hub City” of West Texas, our diverse economy is based on manufacturing, agriculture, wholesale and retail trade services, as well as government, education, and health care.
EDUCATION

The Lubbock area is home to more than 54,000 college students and nearly 13,200 college graduates annually, a number that continues to grow each year. With three universities and one of the state’s strongest community colleges, there is a continual flow of eager and well-trained individuals entering the workforce. The labor force in Lubbock is distributed over a wide variety of industries and contains a diverse set of skills and knowledge.

TEXAS TECH UNIVERSITY

Texas Tech University is a Tier One university known nationally for its research endeavors. The university is home to more than 35,134 undergraduate and graduate students. New private and industry partnerships are offering unparalleled research opportunities in a variety of areas including sustainable energy, wind power, crop science and food safety. Texas Tech is world-renowned for its Wind Science and Engineering Research Center and currently offers the only Ph.D. program in Wind Science and Engineering in the U.S.

Texas Tech is the state’s most recent national research university and the opportunities for students, faculty and research partners are endless. The Whitacre College of Engineering received two multi-million dollar donations from major oil & gas companies. The university was also awarded a National Research University Designation resulting in an additional $8 to $10 million in research funding annually.

The university is home to an award-winning chapter of Phi Beta Kappa, a national academic honorary society. From the arts to engineering and the humanities to the physical sciences, Texas Tech offers 150 undergraduate majors, 100 Master’s Degrees and 50 Doctoral programs in 13 colleges and hosts 60 research centers and institutes. Texas Tech is also home to the Texas Tech University School of Law and a medical school, the Texas Tech University Health Sciences Center, including groundbreaking research & clinical trials at the school’s state-of-the-art cancer center.
Regional Map

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ADVISOR BIOS

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Advisor Bio

WEST TEXAS TEAM

Beau Tucker is a Certified Commercial Investment Member (CCIM) that specializes in all aspects of NNN Investment, build-to-suit and land sales. Beau represents a diverse body of tenants, developers and investors in a wide range of commercial retail, office, and mixed-use acquisitions and dispositions. Beau is a leading broker of shopping centers, net leased investment services and has become the #1 Land Brokerage in West Texas.

Beau Tucker is a member of the International Council of Shopping Centers (ICSC) and a RECON attendee. Member of Urban Land Institute (ULI). Maintains a database of over 5,000 investors. Responsible for over $120,000,000 in land & investment inventory.

PRIMARY SPECIALTIES

NNN Investment, Build-to-Suit and Land Sales

AFFILIATIONS & AWARDS

• #2 Coldwell Banker Commercial agent in United States - 2018
• #1 Coldwell Banker Commercial agent in United States - 2017
• #4 Coldwell Banker Commercial agent in United States - 2016
• #6 Coldwell Banker Commercial agent in United States - 2015
• #3 Coldwell Banker Commercial agent in United States - 2014
• #5 Coldwell Banker Commercial agent in United States - 2013
• #1 Coldwell Banker Commercial agent in Texas - 2018
• #1 Coldwell Banker Commercial agent in Texas - 2017
• #1 Coldwell Banker Commercial agent in Texas - 2016
• #1 Coldwell Banker Commercial agent in Texas - 2015
• #1 Coldwell Banker Commercial agent in Texas - 2014
• #2 Coldwell Banker Commercial agent in Texas - 2013
• #1 Coldwell Banker Commercial agent in Texas - 2012
• Top %1 of all Coldwell Banker Commercial Affiliates internationally 2010-2018
• Top Producer, Premier Circle of Distinction 2012 - 2018
• Top Producer, 2011 Silver Circle of Distinction
• Top Producer, 2010 Bronze Circle of Distinction
• 2010 CBC Mentor/Protégé of the Year
• Designated “CCIM” (Certified Commercial Investment Member) by CCIM Institute - 2011
• Graduate of Emerging Broker Training, 2010 Coldwell Banker Commercial
• Awarded “3 under 30” from Coldwell Banker Commercial 2017

REAL ESTATE EXPERIENCE

• Joined Coldwell Banker Commercial, Rick Canup Realtors, in May 2008 as a land, build-to-suit and investment specialist
• Currently maintains over $120,000,000 in land and investment inventory
• Represents more than 1,600 investors
• Maintains an inventory of over 200 West Texas properties

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Advisor Bio

EXPERIENCE & LICENSING

- Joined Coldwell Banker Commercial Capital Advisors in October, 1994 as a commercial brokerage and leasing specialist.
- Certified Office Specialist, Coldwell Banker Commercial.
- Certified Retail Specialist, Coldwell Banker Commercial.
- Member International Council of Shopping Centers (ICSC)
- Licensed by the Texas Real Estate Commission.
- Member of the Lubbock Association of REALTORS®, Texas Association of REALTORS®, and National Association of REALTORS®.

ACCOMPLISHMENTS

- Responsible for the sale or lease of properties with a total volume exceeding $283,846,000 and has leased over 2.73 million sq. ft. of office and retail space.
- Responsible for creating and maintaining a complete inventory of all office properties in Lubbock, Texas; a database of 2,400 office tenants; and a comprehensive database of institutional and private office building investors.
- Assisted in the creation and maintenance of a complete inventory of all retail properties in Lubbock, Texas complete with a database of 1,800 local retail tenants, a comprehensive database of institutional and private retail investors and national retailers looking to expand into the Lubbock real estate market.
- Currently responsible for the management and/or leasing of 950,000+ square feet of office building and shopping center space listed below:
  - South Plains Plaza Shopping Center
  - West Wind Shopping Center
  - The HUB Shopping Center
  - GreyWood Mills Shopping Center
  - Rockwall Square Shopping Center
  - The Shops at River Way
  - Coppertree Office Park
  - Pyramid Plaza Office Building
  - LakeRidge Plaza Shopping Center
  - LakeRidge Professional Office Building
  - South Pointe Executive Offices
  - 3207/3211 50th Street
  - Salem Village Annex
  - Elgin Plaza Retail Center
  - Cornerstone Plaza Shopping Center
  - The Offices at Woodbury
  - Sonoma Plaza
  - River Crossing Shopping Center
  - 7202 Slide Rd.
  - 7310 Slide Rd.
  - Heritage Trace Office Building
  - 5605–5607 Slide Rd.
  - Trinity Trails

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Texas Tech University, Lubbock, Texas
- B.B.A., Management, 1993
- Magna Cum Laude
Advisor Bio

NICK EYHORN, CCIM
Commercial Investment Specialist

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BACKGROUND
Nick Eyhorn joined Coldwell Banker Commercial Capital Advisors in January of 2012 with the goal of becoming a great commercial real estate advisor.

Early success included finishing at the top of his Coldwell Banker Commercial Emerging Broker’s Training and being named 2012’s Protégé of the Year. In the Fall of 2013, just 22 months after starting his career, Nick was confirmed as a Certified Commercial Investment Member (CCIM).

Today, with 7 years of experience, Nick focuses on office and industrial leasing and brokerage. Working with both landlords and tenants, he has helped his clients successfully close hundreds of transactions. As part of the #1 Coldwell Banker Commercial office in Texas, Nick also provides valuable insight about the real estate market to his team and community.

Nick and his wife Julie are both proud alumni of Texas Tech University, members of Redeemer Church of Lubbock, and are expecting their first child this Fall.

PRIMARY SPECIALTY
Office, Industrial, & Investment Specialist

AWARDS & ACCOMPLISHMENTS
• #1 Coldwell Banker Commercial office in Texas for 2010 - 2017
• 2012 Recipient of the “Protege of the Year” for Coldwell Banker Commercial Globally
• Top 5 - Emerging Brokers Training - 2012 - Coldwell Banker Commercial

DESIGNATIONS
• Texas Tech University - Rawls College of Business, Bachelors of Accounting
• Board of Directors - Community Partners of Lubbock
• CCIM Designee
• Member of the Lubbock Association of REALTORS®, Texas Association of REALTORS®, and National Association of REALTORS®.
NET LEASED INVESTMENT GROUP
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