

Investment Sale

Points West

4801 Frankford Avenue Lubbock, TX 79424



OFFERING SUMMARY

Sale Price: \$1,594,612

Building Size: **Building A:** 8,000 SF
Building B: 3,000 SF
Total: 11,000 SF

Tenancy: Building A Leased through 05/31/2031

Tenancy: Building B Leased through 10/31/2029

Lease Type: Gross

Price / SF: \$144.96

Cap Rate: 8%

NOI: \$127,569

Year Built: 1972

Zoning: Heavy Commercial (HC)

PROPERTY OVERVIEW

Points West, at 4801 Frankford Ave in Lubbock, TX, is a two-building, retail investment opportunity positioned in a busy retail area.

Fully leased to two established tenants, a cigar lounge and a discount furniture/appliance store, it offers stabilized income at an 8% cap rate. The high-visibility Frankford Avenue location draws strong daily traffic and sits among major retailers including Lowe's Home Improvement & Ashley's Furniture near the 50th & Frankford node.

PROPERTY HIGHLIGHTS

- 100% Leased
- Traffic Counts: 20,000+ VPD @ 50th & Frankford
- Flood Zone: No
- Utilities: City of Lubbock water and electric, both buildings share a septic system rated for a 27,000 sqft building.

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Lexi Beam
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Aerial Map

Points West

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Building A

Points West

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Interior photos coming soon...

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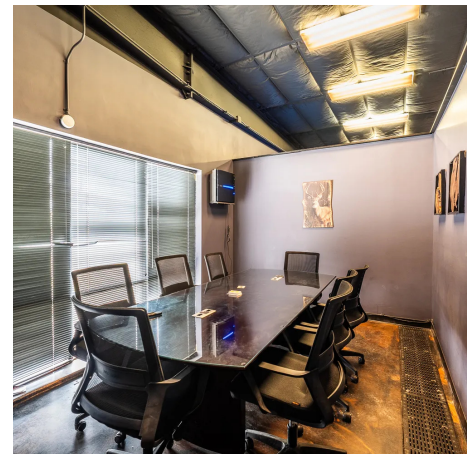
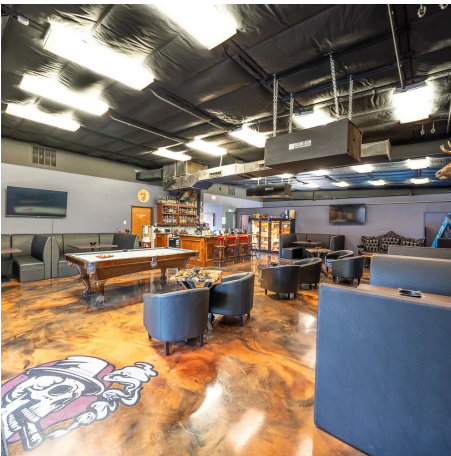


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Building B

Points West

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INVESTMENT OVERVIEW

Price	\$1,594,612
Price per SF	\$145
CAP Rate	8%
Cash-on-Cash Return (yr 1)	6.56%
Debt Coverage Ratio	1.26

OPERATING DATA

Gross Income	\$165,000
Operating Expenses (Property Taxes, Insurance, CAM)	\$37,431
Net Operating Income	\$127,569

FINANCING DATA

*FINANCING ASSUMPTIONS: 25% DOWN, 7% INTEREST, 25YR AMORTIZATION

Down Payment	\$398,652
Loan Amount	\$1,195,960
Debt Service	\$101,434
Debt Service Monthly	\$8,452
Principal Reduction (yr 1)	\$18,296

*All financial information has been provided by the seller

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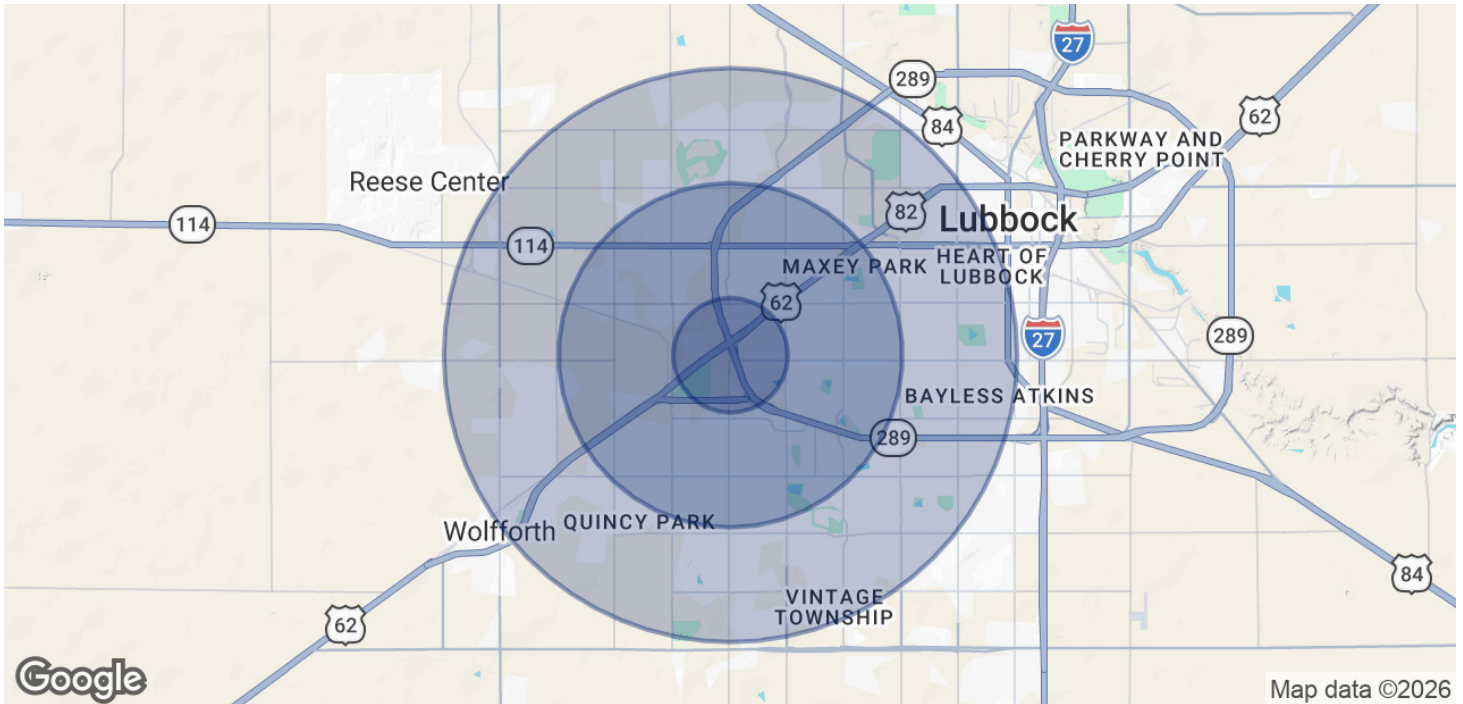


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Sale

Points West

4801 Frankford Avenue Lubbock, TX 79424



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,806	95,268	209,905
Average Age	28.4	33.5	33
Average Age (Male)	28.4	32.5	32.6
Average Age (Female)	29	35.2	34.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,702	41,486	85,613
# of Persons per HH	1.9	2.3	2.5
Average HH Income	\$60,956	\$88,800	\$90,318
Average House Value	\$136,302	\$225,676	\$242,124

2023 American Community Survey (ACS)

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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.

Coldwell Banker Commercial	431370 TX	rcanup@cbccapitaladvisors.com	806-793-0888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Lexi Beam	818956 TX	Lexi@CBCLubbock.com	806-793-0888
Sales Agent/Associate's Name	License No.	Email	Phone

09/24/2026

Buyer/Tenant/Seller/Landlord Initials

Date