



9505 HWY 87
Lubbock, TX 79423

LEASE



OFFERING SUMMARY

Available SF: 1,500 - 2,700 SF
Call for availability

Lease Rate: \$850 per month (MG)

Building Size: 110,000 SF

CBCWORLDWIDE.COM

Jef Conn, CCIM, SIOR
806 787 4779
jconn@cbcworldwide.com
TX #572358

PROPERTY OVERVIEW

1500 and 2700 sq ft units for lease. Contact broker for availability. Property features 24 hours secure gate access, with a 14 ft overhead door along with a private bathroom in each unit. Monthly rent includes water, sewer and trash charges. Tenant only pays their own electricity bill provided by South Plains Electric. Leases are for 12 months.

Conveniently located on the East access road of Hwy 87, between 82nd & 98th Street in the South I-27 Industrial Park. Property boasts quick access to all parts of the city via I-27 and Loop 289.

PROPERTY HIGHLIGHTS

- 1,500 sq ft Units - Call for availability
- 2,700 sq ft units - Call for availability
- Includes water (well), sewer (septic) and trash



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CAPITAL ADVISORS



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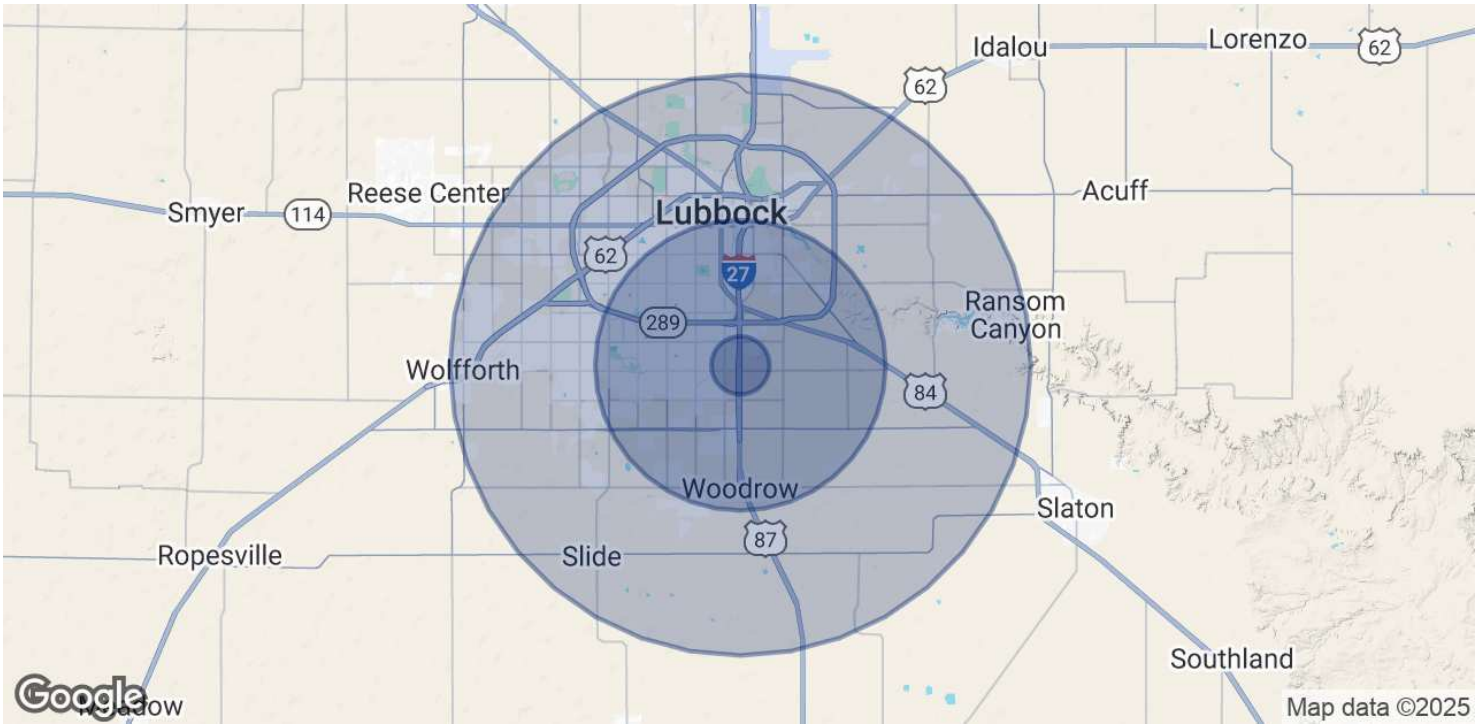
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,550	102,089	265,691
Average age	29.3	33.8	31.6
Average age (Male)	28.8	32.5	30.6
Average age (Female)	30.1	35.0	32.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,428	40,389	101,959
# of persons per HH	2.5	2.5	2.6
Average HH income	\$58,137	\$59,691	\$58,204
Average house value	\$119,556	\$134,592	\$145,060

* Demographic data derived from 2020 ACS - US Census

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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@CBCWorldwide.com	806-793-0888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rick Canup	191550	RCanup@CBCWorldwide.com	806-793-0888
Designated Broker of Firm	License No.	Email	Phone
Rick Canup	191550	RCanup@CBCWorldwide.com	806-793-0888
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jef Conn	572358	JConn@CBCLubbock.com	806-787-4779
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

RECENTLY SOLD/ LEASED



409 W 3rd
5,712 sq ft
Industrial



2804 S County Rd 1242
10,500 sq ft
Industrial



221 S Main
29,250 sq ft
Industrial



8504 Hwy 87
88,074 sq ft
Industrial



603 CR 7150
9,300 sq ft
Industrial



7433 Brownfield Hwy
2,640 sq ft
Industrial



9502 US-87
17,040 sq ft
Industrial



408 CR 7200
5,000 sq ft
Industrial



1109 Kemper
15,000 sq ft
Industrial



8804 Urbana
7,700 sq ft
Industrial



4000 S CR 1293
7,500 sq ft
Industrial



8803 Valencia Ave
15,244 sq ft
Industrial