



VIDEO

PROPERTY DESCRIPTION

514 E 34th st. in Lubbock is home to Klinger GPI, the worldwide leader in manufacturing and providing sealing, fluid control and fluid monitoring solutions. Their Lubbock location serves as a wholesale/distribution hub for their West Texas operations.

The building itself is 11,583 Sq Ft and features a front office area, stockroom, and warehouse with two grade-level overhead doors. Recent improvements to the building include a newer roof (2021) and asphalt parking lot (2024), as well as a concrete water run-off area behind the building (expected completion August 2026). The building is zoned Heavy Commercial (HC).

PROPERTY HIGHLIGHTS

- Lease renews every 3 years (next renewal Jan. 1 2029)
- Options to renew: Five (5) Three (3) Year options to renew at Fair Market Value

OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	13,000 SF
Building Size:	11,583 SF
NOI:	\$43,236.00
Tenant Paying Rent / SF	\$3.73/SF/YR
Next Renewal	Jan 1, 2029
Cap Rate:	10.95%
Year Built	1964
Zoning	Heavy Commercial - HC

FUTURE POTENTIAL

This property has great upside potential with rental increases possible as this property is leased below market rates. Returns could increase greatly after a renewal starting Jan 1, 2029.

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**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS

Front/Office

514 E 34th St.

Lubbock, TX 79404



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Warehouse

514 E 34th St.

Lubbock, TX 79404



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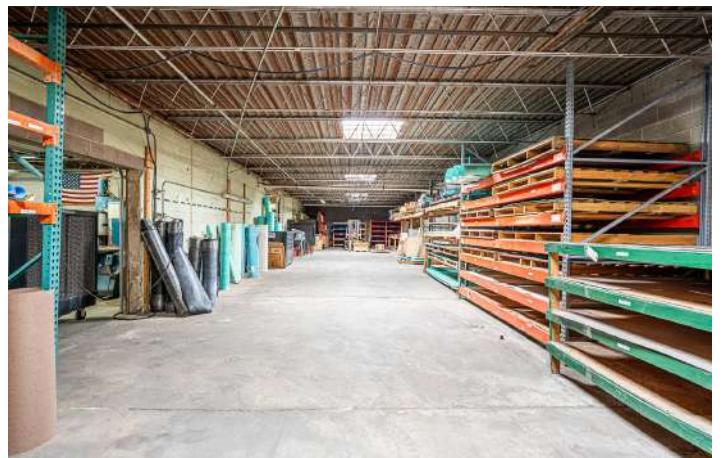


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TENANT OVERVIEW

514 E 34th St.

Lubbock, TX 79404



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TENANT OVERVIEW

KLINGER GPI is an industrial manufacturer and supplier specializing in **fluid sealing and control products** for customers in oil & gas, chemical, energy, manufacturing, infrastructure, water, and food & beverage industries. Its product offerings include gaskets, valves, instrumentation, expansion joints, hoses, fasteners, and hydraulic bolt-tightening equipment, along with calibration and equipment repair services. The company operates Texas locations in **Lubbock, Borger, and Houston** and is part of the global KLINGER Group, an industrial sealing and fluid-control company with operations in approximately 60 countries. Globally, Klinger has nearly 3,100 employees and north of \$830 Million in annual sales.



TENANT LINKS

- Website: <https://www.klinger-international.com>
- Locations of Klinger:
<https://www.klinger-international.com/en/klinger-group/locations/>
- Locations of Klinger-GPI:
<https://www.klinger-gpi.com/locations>

TENANT / LEASE SUMMARY

Monthly Lease Rate:	\$3,603.00
Rent / SF / Yr	\$3.73/SF
Lease Term Ends:	December 31, 2028
Options to Renew:	Five (5) Options, Each Three (3) Years.
Renewal Rate:	Fair Market Value

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INVESTMENT OVERVIEW

Price	\$395,000
Price per SF	\$34.10
Tenant Rent (Monthly)	\$3,603.00
Tenant Rent (Annual)	\$43,236.00
<i>Tenant pays taxes and insurance. Left out of this financial overview for simplicity as it is a wash</i>	
CAP Rate	10.95%
Debt Coverage Ratio	1.47

OPERATING DATA

Net Operating Income	\$43,236
Loan Amount (Based on 20% down, 7% interest rate, Amortized for 20 years)	\$316,000
Debt Service	\$29,399
Debt Service Monthly	\$2,449
Principal Reduction (yr 1)	\$7,517



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Renewal Forecast

514 E 34th St.

Lubbock, TX 79404

INVESTMENT OVERVIEW

Price	\$395,000
Price per SF	\$34
GRM	9.14
CAP Rate	10.95%
Cash-on-Cash Return (yr 1)	17.52%
Total Return (yr 1)	\$21,354
Debt Coverage Ratio	1.47

POTENTIAL RENEWAL FORECAST

BELOW IS A PROJECTION BASED ON MARKET DATA AND IS NOT A GUARANTEED RETURN

BUYERS ARE ENCOURAGED TO DO THEIR OWN UNDERWRITING AND DUE DILIGENCE

Current Rent	\$3,603/Mo
Current Rent (Price/SF)	\$3.73/SF/Yr
Projected Rent Increase Jan 1, 2027	\$4,343.63/Mo
Projected Rent Increase Jan 1, 2027 (Price/SF)	\$4.50/Sf/Yr
*\$4.50/SF/YR is a conservative increase. It could be potentially be pushed higher, but \$4.50/SF allows for annual increases for years to come without getting too pushy where tenant would consider other options.	
New NOI	\$52,123.56
Cap Rate Based on \$395,000 purchase price	13.2%
Cash-On-Cash Return (after renewal)	28.76%
Debt Coverage Ratio	1.78

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Judson Eddins	846549	judson@cbccapitaladvisors.com	806-773-6340
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date