



**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS



4 UNIT OFFICE/RETAIL PROPERTY FOR SALE!
7412 82ND STREET, LUBBOCK TX 79424

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Demographics

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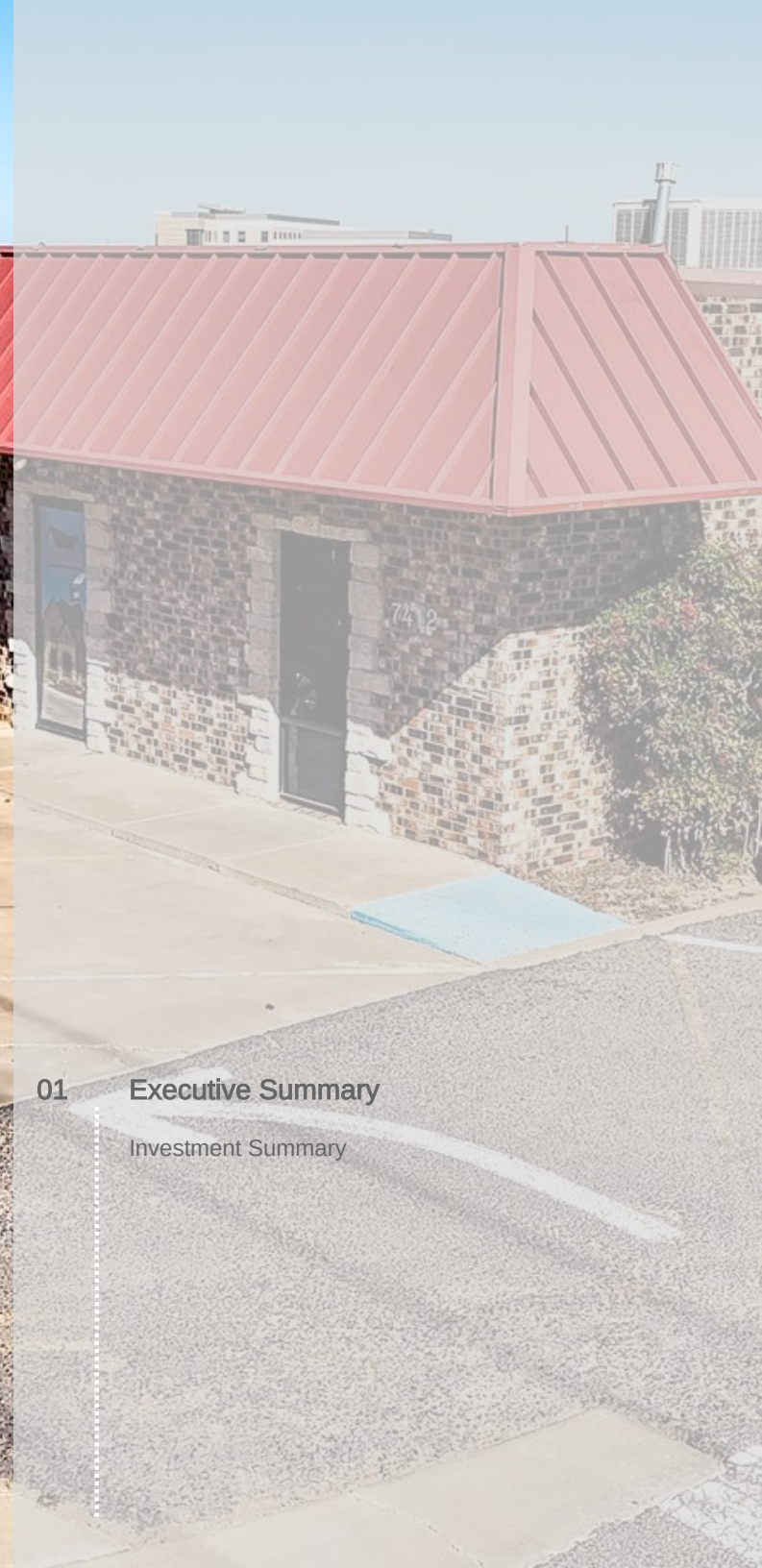
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Brokerage License No.: TX: 431370
<https://cbccapitaladvisors.com/>



01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	7412 82nd Street Lubbock TX 79424
COUNTY	Lubbock
BUILDING SF	4,961 SF
LAND SF	10,380 SF
YEAR BUILT	1986

FINANCIAL SUMMARY

PRICE	\$499,999
PRICE PSF	\$100.79
OCCUPANCY	67.75%
NOI (CURRENT)	\$17,907

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	3,789	41,071	112,598
2025 Median HH Income	\$100,483	\$97,320	\$78,322
2025 Average HH Income	\$125,808	\$122,493	\$108,137

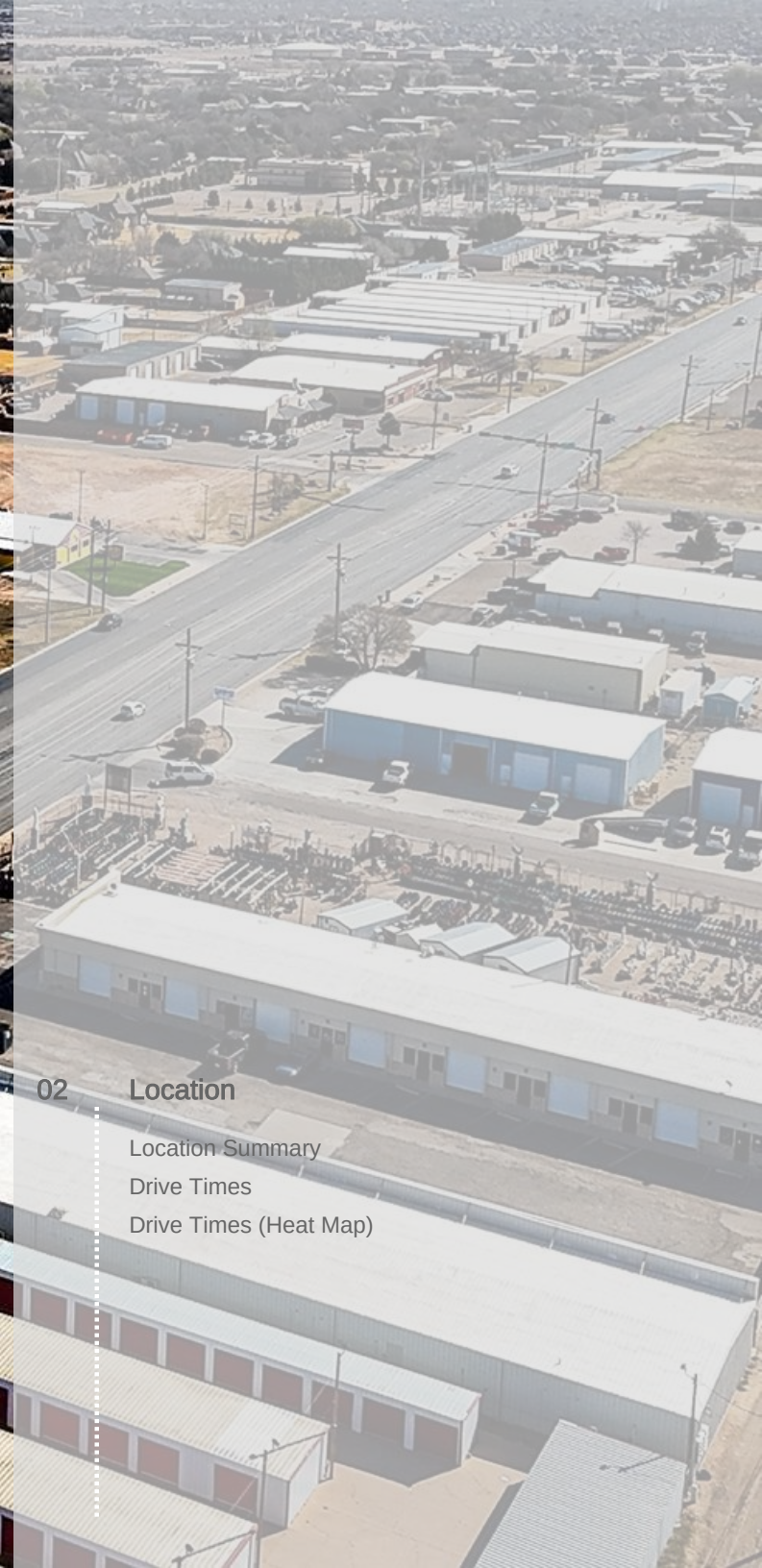
Value Add Opportunity

- Some tenants are on month-to-month lease structures.
- Below market rents.
- Lease up potential for added value.

Investment Highlights

- \$33,896 current Gross Potential Rents (before property expenses).
- Current tenants on modified gross leases.





02

Location

Location Summary

Drive Times

Drive Times (Heat Map)

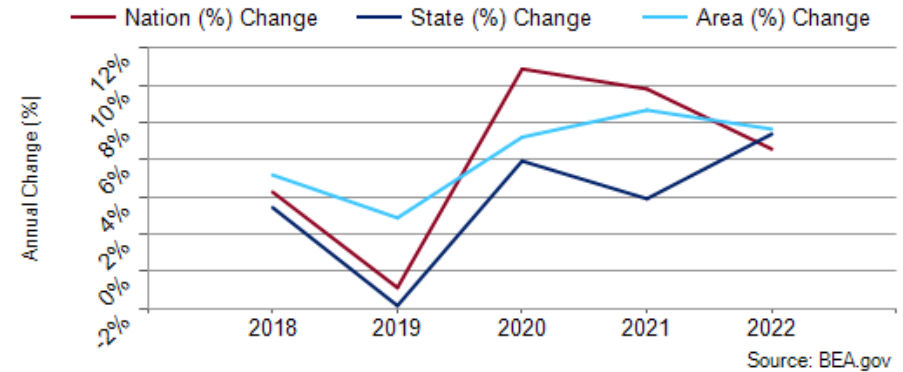
Lubbock, TX

- Located in the heart of the South Plains region of Texas, Lubbock is a vibrant city known for its deep musical heritage, thriving economy, and strong sense of community. With a population of over 260,000, it is the 11th most populous city in Texas and serves as a major center for education, agriculture, and healthcare.
- Lubbock was founded in 1890 and named after Thomas Saltus Lubbock, a Texas Ranger. The city has grown significantly over the years, developing into an important hub for the region. Lubbock is often referred to as the "Hub City" because of its status as an economic, educational, and healthcare center for West Texas.
- Agriculture has historically been the backbone of Lubbock's economy, particularly cotton production. In recent years, however, the city has diversified into healthcare, technology, and energy sectors. The Covenant Health System and UMC Health System are major employers, alongside companies in wind energy and agribusiness.

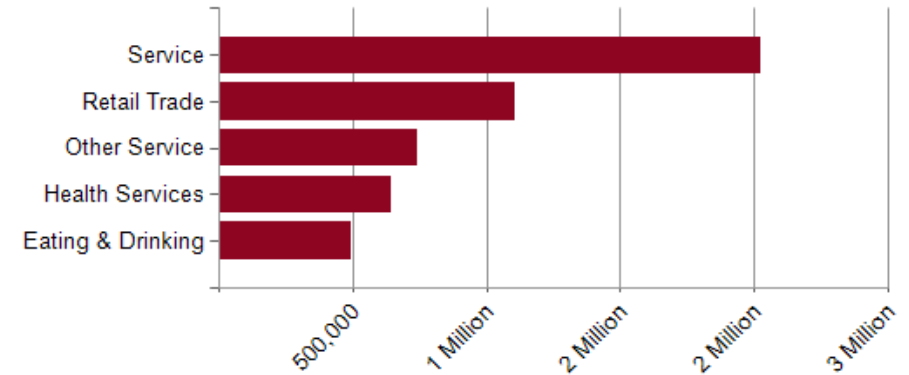
Texas Tech University

- Texas Tech University (TTU) is one of the largest and most prestigious institutions in the state. Founded in 1923, Texas Tech has grown into a major research university known for its commitment to academic excellence, innovation, and student success. With over 40,000 students, TTU offers a diverse and dynamic educational experience, preparing graduates to excel in a variety of fields.
- Texas Tech was originally established as Texas Technological College and opened its doors in 1925 with just over 900 students. It became Texas Tech University in 1969 to reflect its expanding academic programs and research initiatives. Today, it is the flagship institution of the Texas Tech University System, which also includes the Texas Tech University Health Sciences Center, Angelo State University, and Midwestern State University.

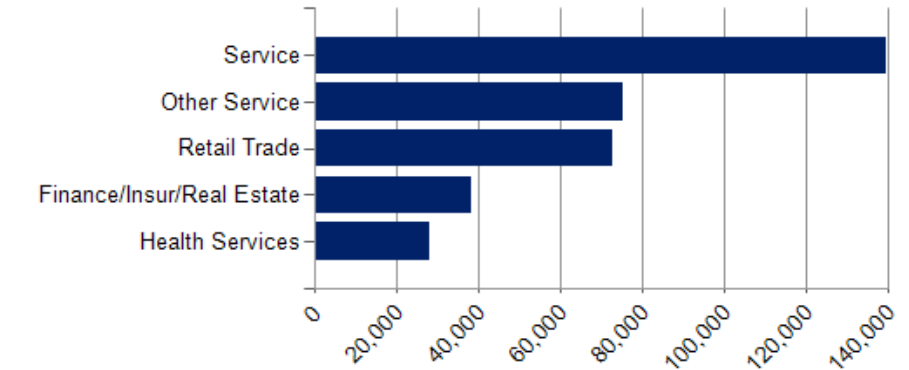
Lubbock County GDP Trend



Major Industries by Employee Count



Major Industries by Business Count



1

Lubbock Preston Smith Intl Airport

20.84 miles | 28.6 minutes

2

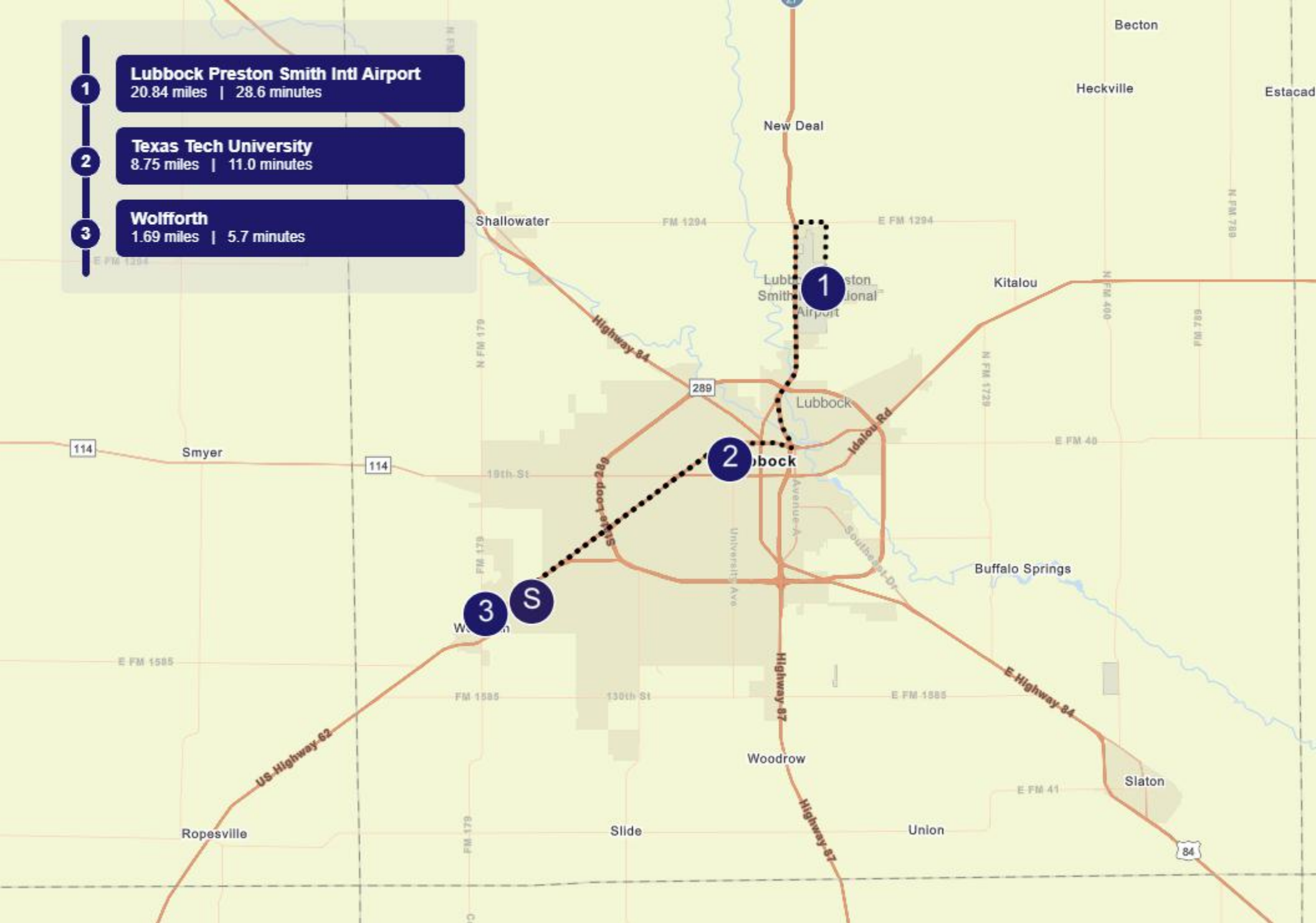
Texas Tech University

8.75 miles | 11.0 minutes

3

Wolfforth

1.69 miles | 5.7 minutes



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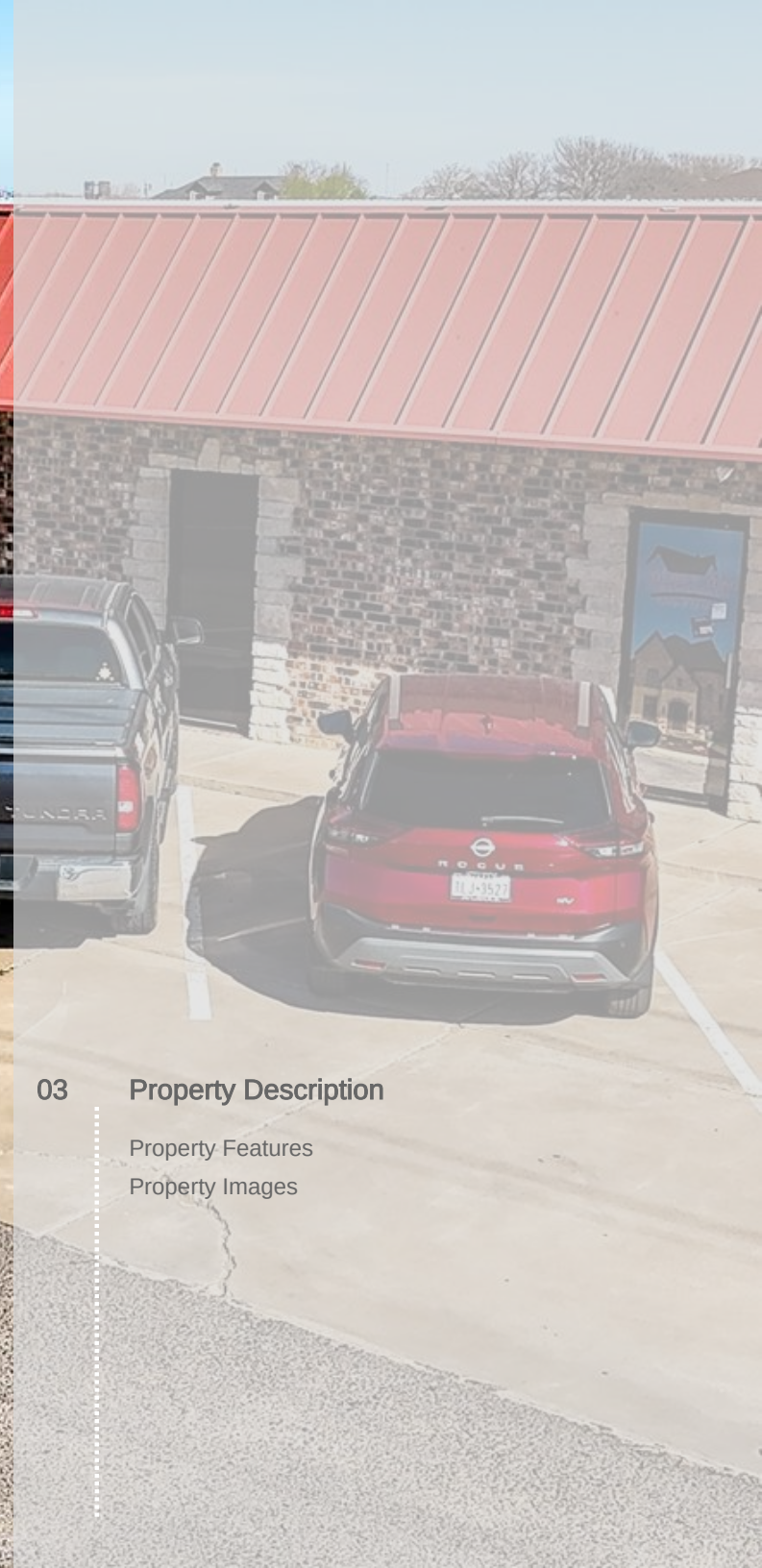


03

Property Description

Property Features

Property Images



PROPERTY FEATURES

NUMBER OF TENANTS	3
BUILDING SF	4,961
LAND SF	10,380
YEAR BUILT	1986
# OF PARCELS	1
ZONING TYPE	Low Density Single Family
TOPOGRAPHY	Flat
NUMBER OF STORIES	Single
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	13
TRAFFIC COUNTS	17,000+

CONSTRUCTION

EXTERIOR	Brick
PARKING SURFACE	Concrete and asphalt
ROOF	Metal
LANDSCAPING	Shrubs on East side of the building
WINDOWS	Door windows

TENANT INFORMATION

LEASE TYPE	Modified Gross
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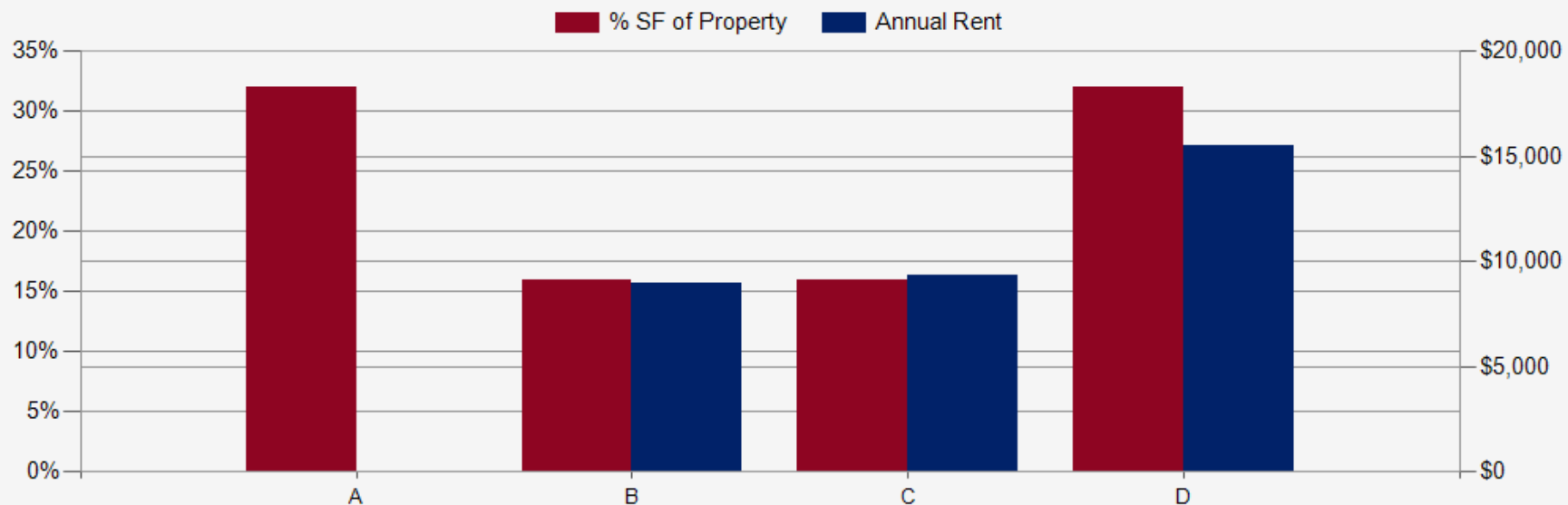
04 Rent Roll
Rent Roll
Lease Expiration

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue Annual	Lease Type	Options/Notes
A	Vacant	1,600	32.25%			FUTURE							
B	Mission Rehab Services	800	16.13%			CURRENT	\$750	\$0.94	\$9,000	\$11.25		MG	Tenant's lease has expired and is paying rent month-to-month.
C	DahlMar Insurance	800	16.13%			CURRENT	\$780	\$0.98	\$9,360	\$11.70		MG	Tenant's lease has expired and is paying rent month-to-month.
D	3H Studio	1,600	32.25%	04/01/22	09/30/29	CURRENT	\$1,295	\$0.81	\$15,536	\$9.71		MG	Tenant renewed its lease on 11/4/2024.
						10/01/2025	\$1,310	\$0.82	\$15,716	\$9.84			
						10/01/2026	\$1,330	\$0.83	\$15,957	\$9.96			
						10/01/2027	\$1,365	\$0.85	\$16,376	\$10.20			
						10/01/2028	\$1,405	\$0.88	\$16,856	\$10.56			
Totals:		4,800					\$2,825		\$33,896				
Totals (Includes Vacant Space)							\$2,825		\$33,896				

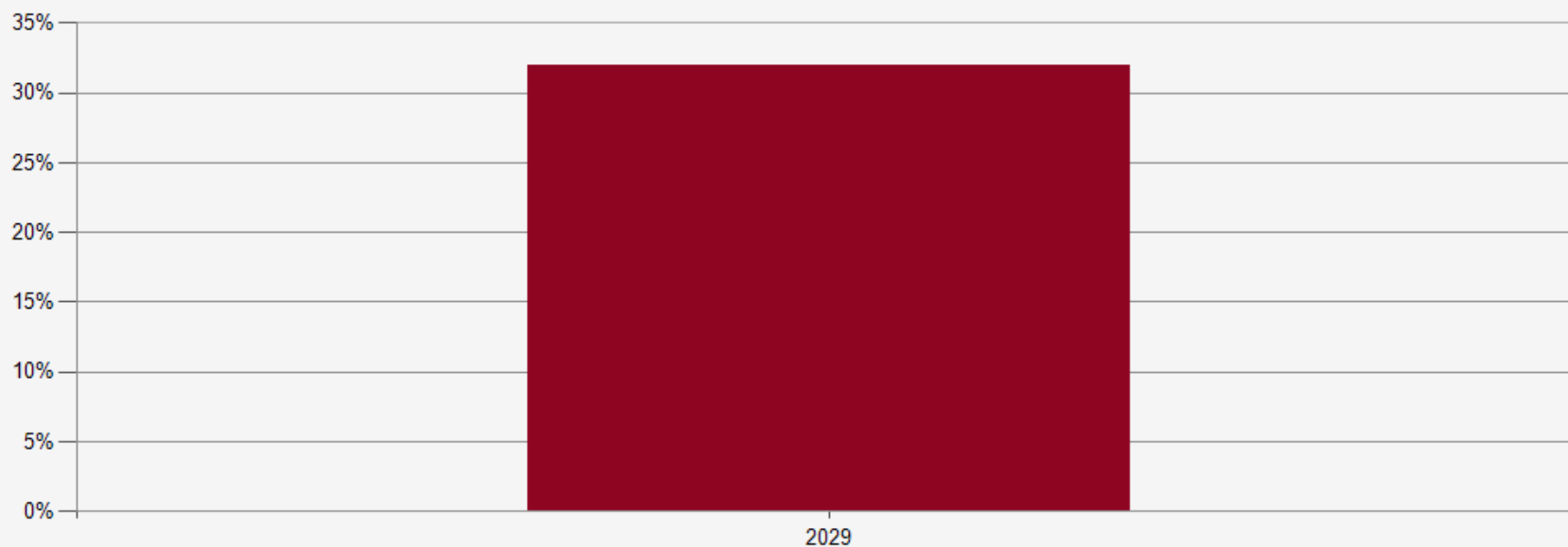
Notes: Mission Rehab Services: Physical, Occupational, and Speech Pathology Services for over 25 years. Discover how we can help you achieve your wellness goals. Dahlmar Insurance: Insurance agency that provides home insurance, auto insurance, health insurance, and commercial services. 3H Studio: Full-service hair studio in Lubbock, TX.

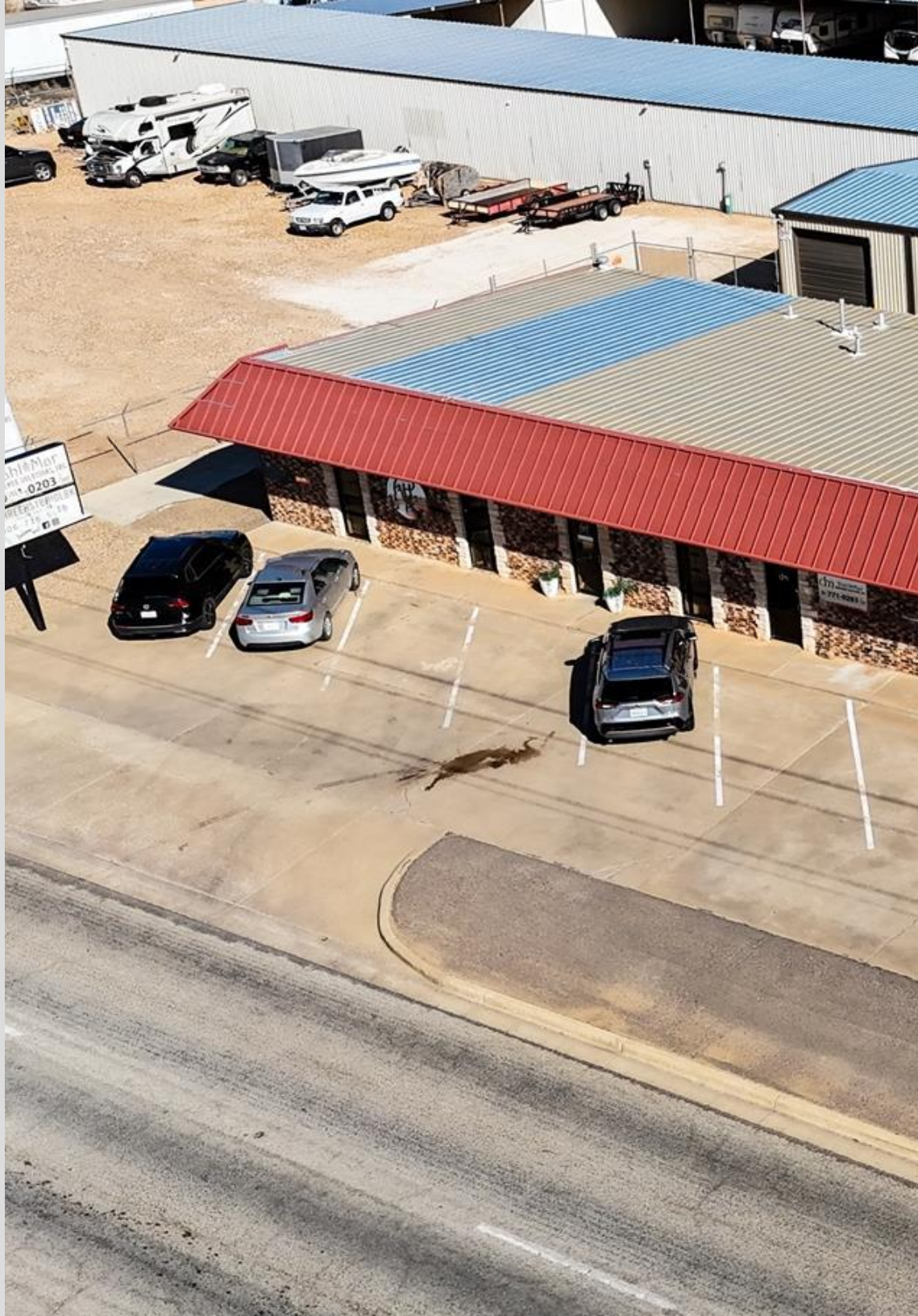


Tenant SF Analysis



Lease Expiration Summary

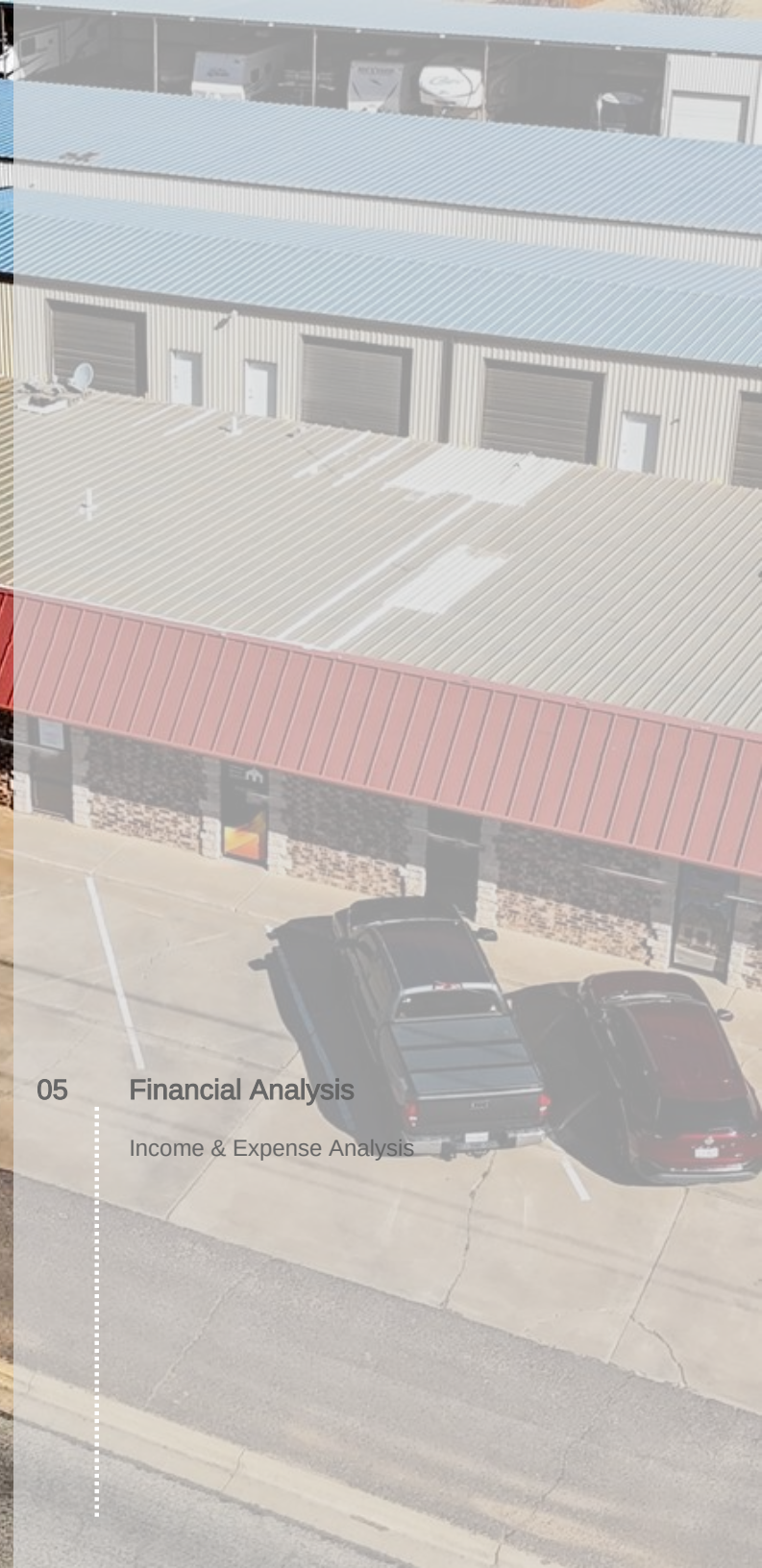




05

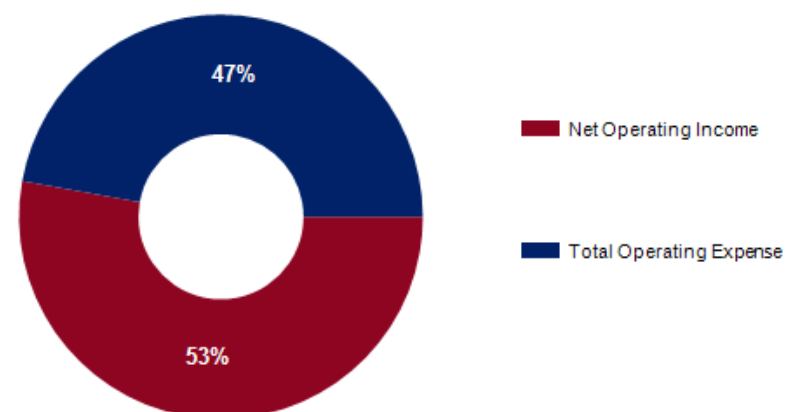
Financial Analysis

Income & Expense Analysis



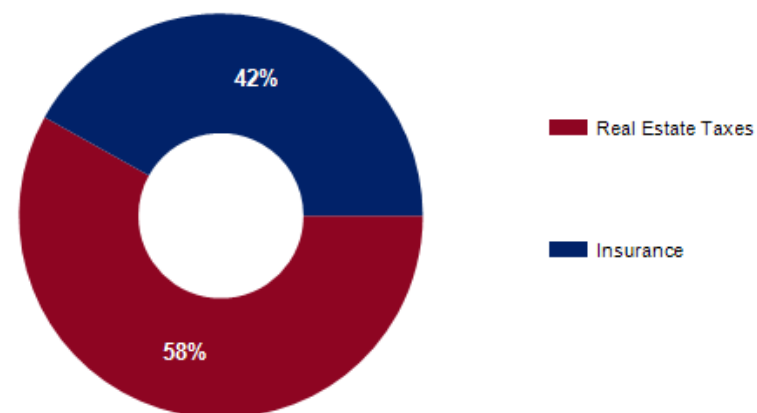
REVENUE ALLOCATION CURRENT

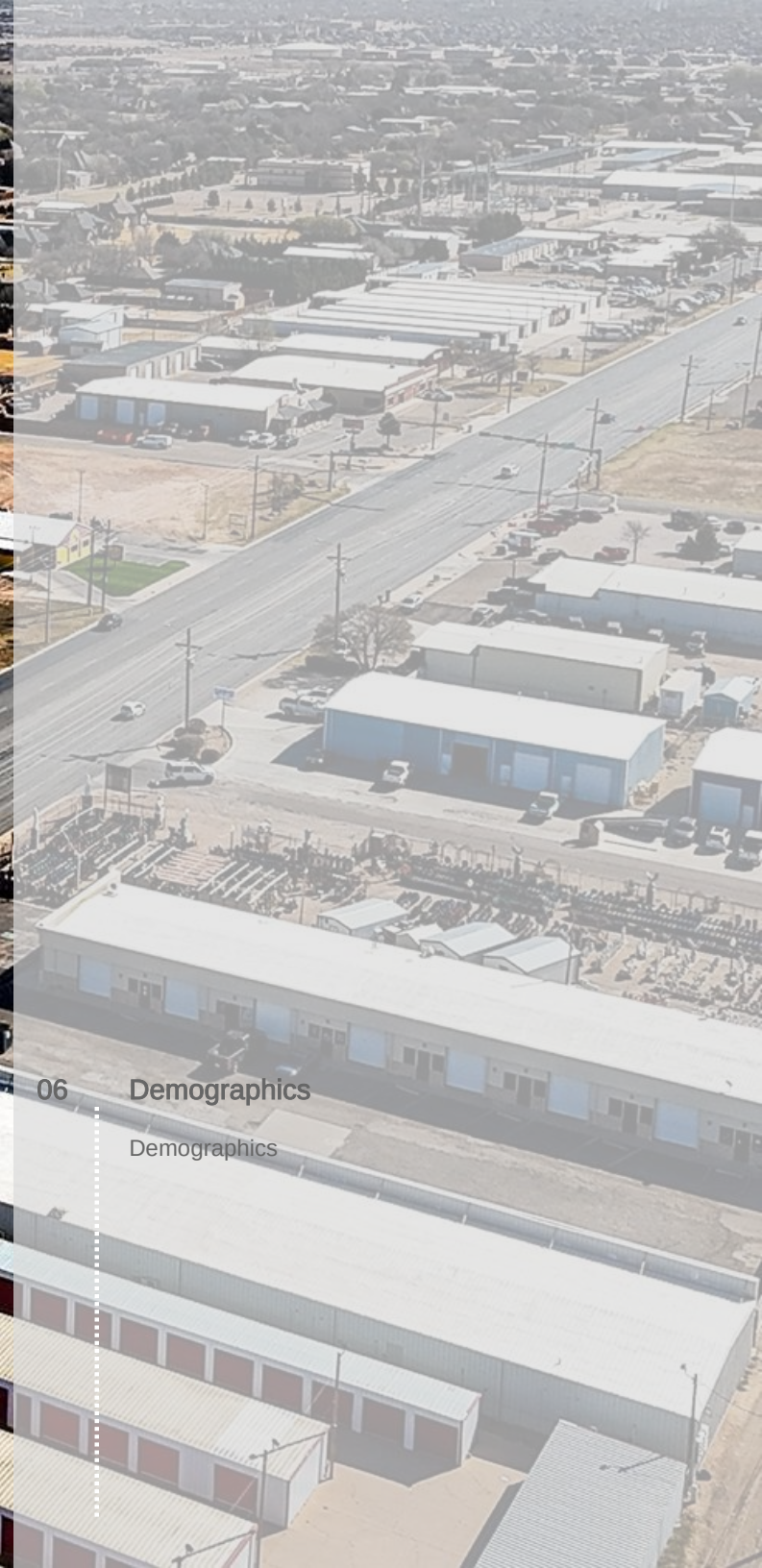
INCOME	CURRENT
Gross Scheduled Rent	\$33,896
Effective Gross Income	\$33,896
Less Expenses	\$15,989
Net Operating Income	\$17,907



EXPENSES	CURRENT
Real Estate Taxes	\$9,289
Insurance	\$6,700
Total Operating Expense	\$15,989
Expense / SF	\$3.22
% of EGI	47.17%

DISTRIBUTION OF EXPENSES CURRENT

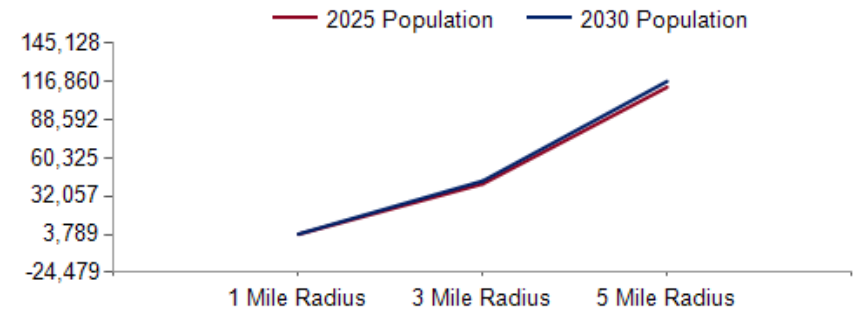




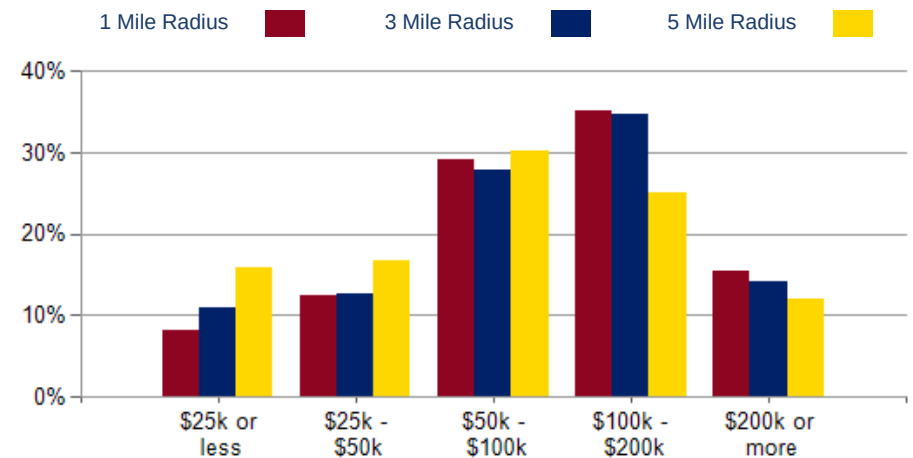
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	896	16,429	69,735
2010 Population	1,929	25,768	86,699
2025 Population	3,789	41,071	112,598
2030 Population	3,995	43,255	116,860
2025-2030: Population: Growth Rate	5.30%	5.20%	3.75%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	39	1,016	4,284
\$15,000-\$24,999	63	712	3,162
\$25,000-\$34,999	100	781	2,974
\$35,000-\$49,999	57	1,245	4,874
\$50,000-\$74,999	178	2,053	6,846
\$75,000-\$99,999	191	2,385	7,303
\$100,000-\$149,999	309	3,725	7,970
\$150,000-\$199,999	135	1,805	3,794
\$200,000 or greater	194	2,264	5,614
Median HH Income	\$100,483	\$97,320	\$78,322
Average HH Income	\$125,808	\$122,493	\$108,137

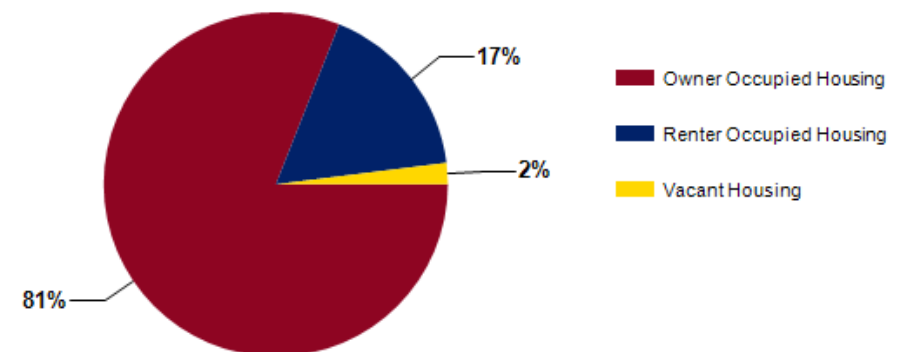
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	306	6,368	30,313
2010 Total Households	650	9,725	35,431
2025 Total Households	1,267	15,985	46,821
2030 Total Households	1,359	17,166	49,374
2025 Average Household Size	2.99	2.56	2.39
2025-2030: Households: Growth Rate	7.05%	7.20%	5.35%



2025 Household Income



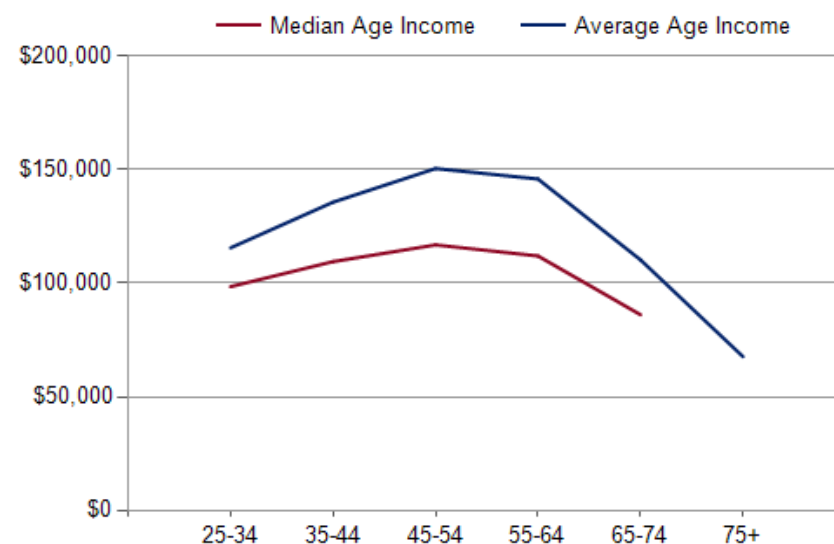
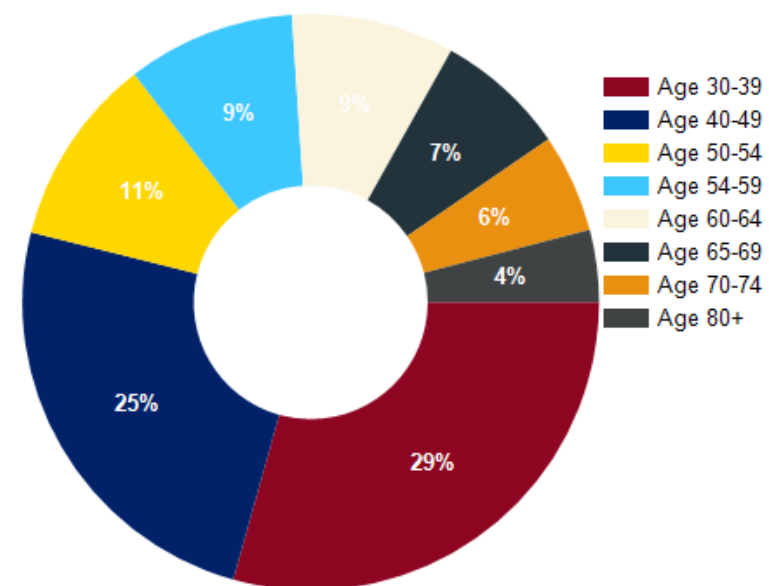
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	280	3,112	8,712
2025 Population Age 35-39	336	3,273	8,067
2025 Population Age 40-44	302	3,081	7,618
2025 Population Age 45-49	214	2,394	6,159
2025 Population Age 50-54	223	2,288	5,971
2025 Population Age 55-59	198	2,022	5,584
2025 Population Age 60-64	192	2,110	5,862
2025 Population Age 65-69	154	1,999	5,536
2025 Population Age 70-74	116	1,613	4,587
2025 Population Age 75-79	85	1,172	3,432
2025 Population Age 80-84	41	760	2,157
2025 Population Age 85+	33	755	2,009
2025 Population Age 18+	2,720	30,853	86,773
2025 Median Age	35	36	35
2030 Median Age	36	38	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$98,443	\$91,881	\$70,141
Average Household Income 25-34	\$115,569	\$112,604	\$92,623
Median Household Income 35-44	\$109,488	\$115,767	\$98,379
Average Household Income 35-44	\$135,686	\$144,211	\$129,051
Median Household Income 45-54	\$116,855	\$115,063	\$100,530
Average Household Income 45-54	\$150,485	\$147,156	\$135,047
Median Household Income 55-64	\$111,983	\$109,024	\$89,091
Average Household Income 55-64	\$145,869	\$138,848	\$125,885
Median Household Income 65-74	\$86,092	\$87,630	\$77,090
Average Household Income 65-74	\$110,261	\$112,202	\$107,455
Average Household Income 75+	\$67,641	\$76,110	\$77,938



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Coldwell Banker Commercial, Capital Advisors and it should not be made available to any other person or entity without the written consent of Coldwell Banker Commercial, Capital Advisors.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Coldwell Banker Commercial, Capital Advisors. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Coldwell Banker Commercial, Capital Advisors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Coldwell Banker Commercial, Capital Advisors has not verified, and will not verify, any of the information contained herein, nor has Coldwell Banker Commercial, Capital Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

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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
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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