

Investment Sale

5719 66th St
Lubbock, TX 79424



OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	3,000 SF
Lot Size:	15,029 SF
Vehicles Per Day	30,000+ Frankford Ave & 66th St.
Cap Rate:	8%
NOI:	\$48,000
Year Built:	1980
Zoning:	Heavy Commercial (HC)

PROPERTY OVERVIEW

This 3,000 SF restaurant building with drive-thru sits on a hard corner at 66th Street & Frankford Avenue in a high-traffic South Lubbock corridor. Current Tenant is a long-standing, locally-owned restaurant chain that has been at this location since 2006.

The building has a newer roof, dining room and food prep area, two restrooms, and an office.

PROPERTY HIGHLIGHTS

- 3,000 SF Building
- Longstanding Tenancy - Since 2006
- High-Traffic Area: +30,000 VPD
- Excellent Visibility - Corner Lot
- Flood Zone: No

Lexi Beam
(806) 784-3219
TX #818956

Judson Eddins
(806) 784-3224
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Floor Plan

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Exterior

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Interior

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INVESTMENT OVERVIEW

Price	\$600,000
Price per SF	\$200
CAP Rate	8%
Cash-on-Cash Return (yr 1)	6.56%
Debt Coverage Ratio	1.26

OPERATING DATA

Net Operating Income	\$48,000
*Tenant pays taxes & insurance	
Pre-Tax Cash Flow	\$9,834

FINANCING DATA

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

Down Payment	\$150,000
Loan Amount	\$450,000
Debt Service	\$38,166
Debt Service Monthly	\$3,180
Principal Reduction (yr 1)	\$6,884

*Financial information provided by the seller

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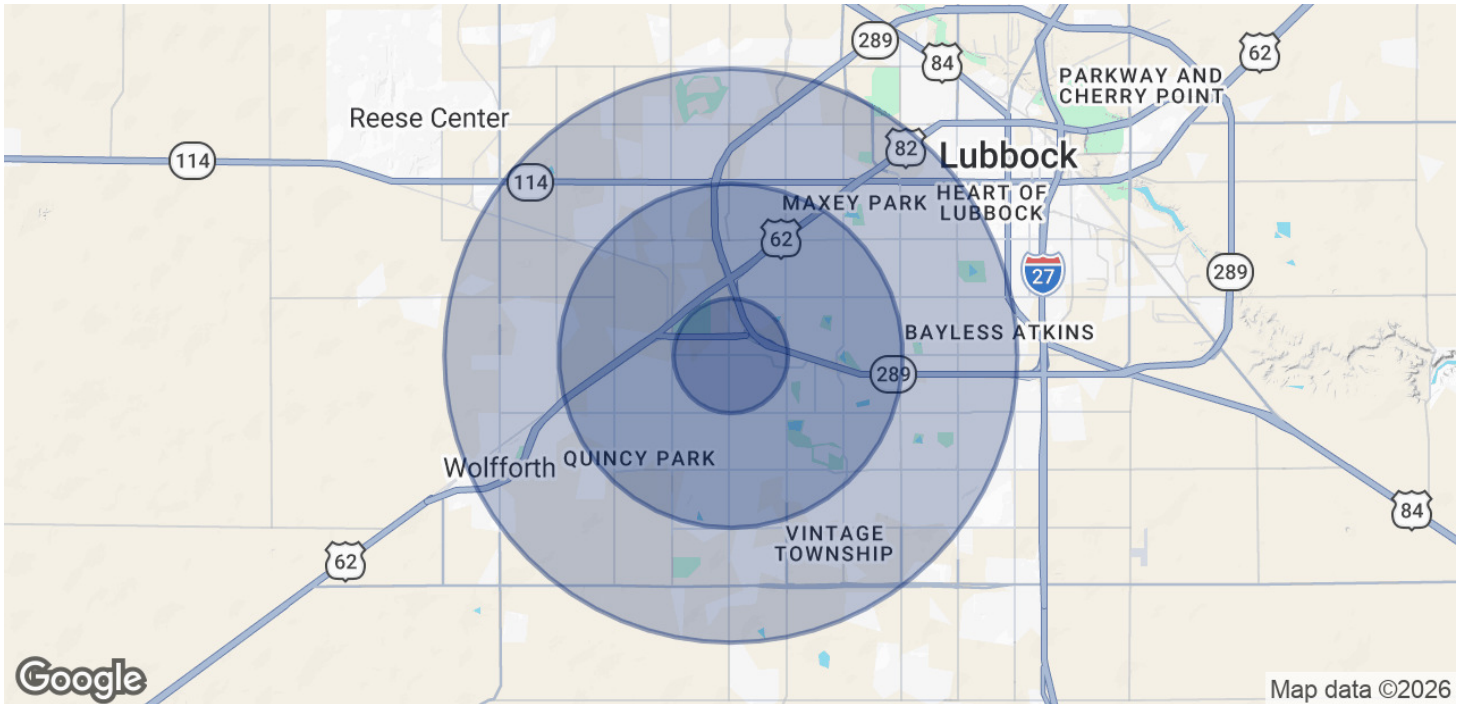


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Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,358	87,727	199,275
Average Age	35.9	35.6	33.8
Average Age (Male)	32.6	35	33.4
Average Age (Female)	41.4	36.7	34.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,257	38,584	81,534
# of Persons per HH	2	2.3	2.4
Average HH Income	\$77,768	\$99,279	\$94,819
Average House Value	\$255,823	\$253,323	\$248,668

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

09/24/2026

Buyer/Tenant/Seller/Landlord Initials

Date