

INDUSTRIAL | 50,472 SQ FT | \$3,800,000



- 806.215.7023
- CARRIGAN.WILLIAMS@MCDOUGAL.COM
- 1500 BROADWAY ST, STE 1400, LUBBOCK, TX 79401
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PROJECT SCOPE

McDougal Realtors is pleased to present a highly sought-after industrial property located at 901 E 66th St in Lubbock, TX. This meticulously maintained, food-grade facility is exceptionally suited for manufacturing and processing operations, with ample high-power capacity to support your business needs. The property is equipped with four dock-high doors and one bay door, ensuring efficient and streamlined logistics. Office area includes numerous private offices, providing a functional and professional workspace for your team. Additionally, the site offers extensive outdoor storage and includes 2 acres of land available for future development or expansion. This versatile property is an outstanding opportunity for businesses seeking a well-equipped and strategically located industrial facility.

DETAILS

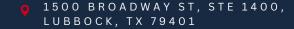
- For Sale
- \$3.800.000
- Year built- 1985
- Available SF- 50,472 sq ft
- Lot Size- 4.788 AC
- Zoning- Light Industrial (LI)
- Power- 240v 3ph 200amp

901 E 66TH ST, LUBBOCK, TX 79404



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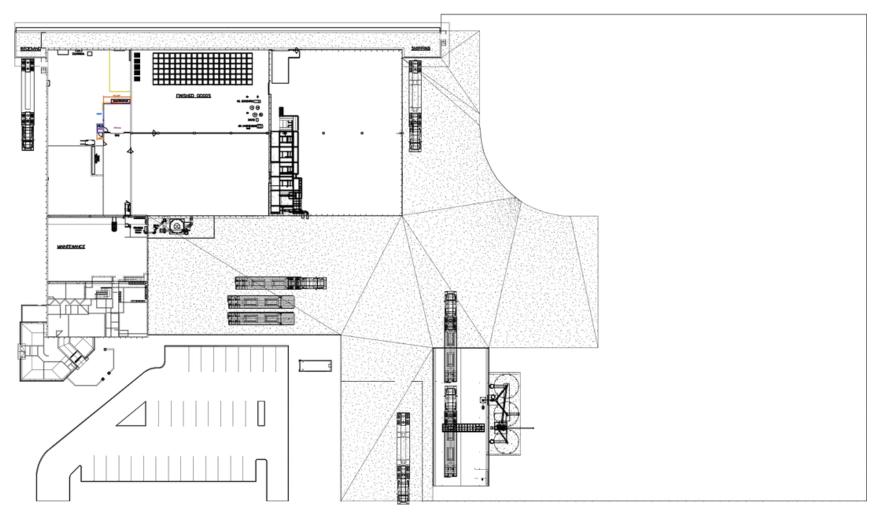
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SITE PLAN



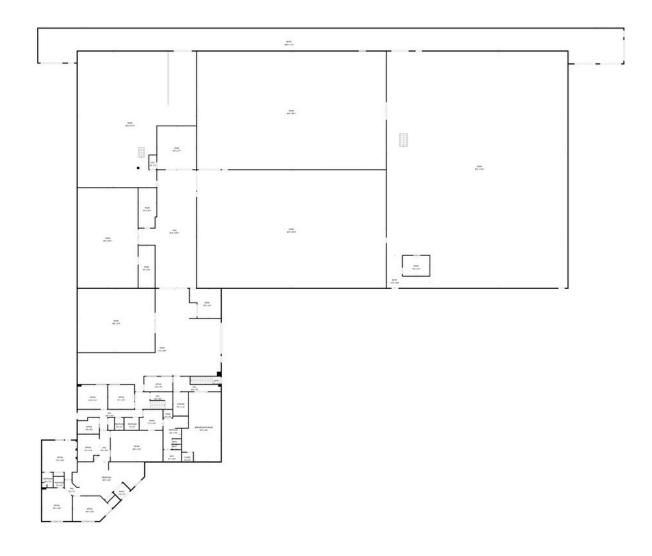
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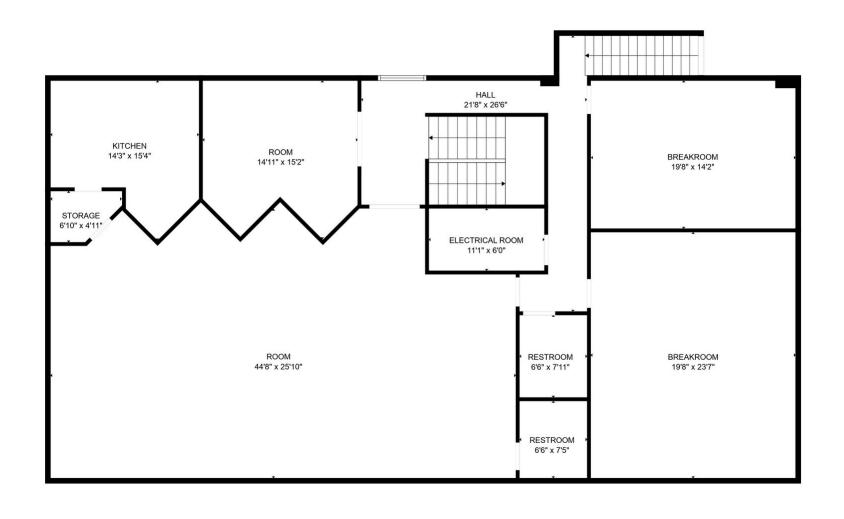




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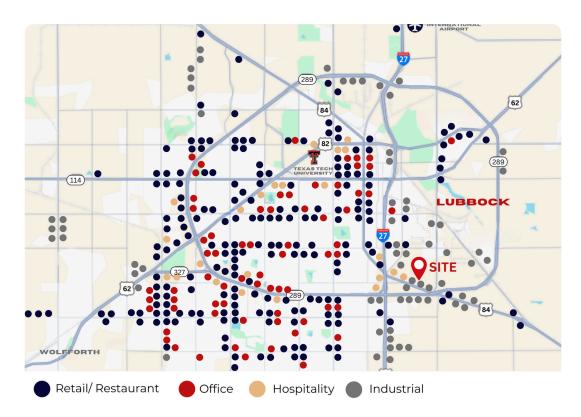






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ECONOMY

Lubbock, Texas, has a diverse and growing economy anchored by agriculture, education, and healthcare. The city is known as a major cotton-growing region, contributing significantly to the local and state economy. Texas Tech University is a key driver of economic activity, attracting students, faculty, and research investments, which support local businesses and create jobs. The healthcare sector is also robust, with major medical centers like Covenant Health and University Medical Center serving as major employers. Additionally, Lubbock has a strong presence in the food processing, manufacturing, and energy sectors. The city's economic growth is supported by a favorable business climate, low cost of living, and a strategic location that provides easy access to major markets in Texas and surrounding states.

DEMOGRAPHICS

| POPULATION | 1 MILE | 5 MILE | 10 MILE | INCOME | 1 MILE | 5 MILE | 10 MILE |
|-----------------|--------|---------|---------|-----------------|----------|----------|-----------|
| 2024 Population | 1,486 | 128,595 | 288,725 | 2024 Avg Income | \$82,222 | \$95,067 | \$107,896 |
| HOUSEHOLDS | 1 MILE | 5 MILE | 10 MILE | | | | |
| 2024 Households | 527 | 48,499 | 113,257 | | | | |

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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.

- · 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:
- O that the owner will accept a price less than the written asking price;
- O that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- O 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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| Designated Broker of Firm | License No. | Email | Phone |
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Regulated by the Texas Real Estate Commission

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Information available at www.trec.texas.gov IABS 1-0 Date 10608 MLK

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