



## Turn-Key Ice Cream Shop Business & Real Estate

3006 34th Street, Lubbock, TX 79410

### Property Features

The Rolling Cones represents a rare opportunity to acquire a fully renovated, fully equipped ice cream shop located along the established 34th Street commercial corridor in Lubbock, Texas. The offering includes the operating business, all furniture, fixtures, and equipment (FFE), and the fee simple real estate. With a complete interior rebuild, modern systems, and a drive thru configuration, this asset provides an exceptional turn key environment for an owner operator or investor seeking a high visibility retail location with minimal capital expenditure requirements.

### Offering Summary

BUILDING SIZE	675 SF
LOT SIZE	0.179 AC
SALES PRICE	\$650,000.00
DELIVERY	Turn-Key

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# FOR SALE

## Investment Highlights

- **Turn Key Operation:** Business, equipment, and real estate included
- **Fully Renovated:** Building completely gutted and rebuilt with modern systems
- **High Traffic Corridor:** Strong visibility along 34th Street
- **Drive Thru Capability:** Existing drive thru window supports efficient service
- **New Infrastructure:** Plumbing, electrical, HVAC, and roof recently installed
- **Brand New Walk In:** 8x10 commercial walk in cooler
- **Outdoor Seating:** Covered rear patio enhances customer experience
- **Fee Simple Ownership:** Long term stability and equity growth
- **Offering Terms:**  
NOI- \$218,385.89  
P&L data is from the full length of the business 4/25-12/25  
Contact Broker for P&L
- **Investment Considerations**
  - Minimal CapEx: Fully renovated structure with modern systems
  - Market Positioning: Located in a stable, high traffic corridor
  - Immediate Activation: Ready for operation on day one
  - Operational Flexibility: Suitable for ice cream, beverage, dessert, or quick service concepts
  - Real Estate Control: Fee simple ownership provides long term security



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## Real Estate & Business Overview

### Buildings & Systems:

The property has undergone a comprehensive renovation, including:

- Complete interior and exterior rebuild
- New plumbing throughout
- New electrical system and panel
- New HVAC system
- New roof installation
- Updated finishes and service areas
- Modernized equipment layout for efficient operations

The result is a low maintenance, high functioning retail asset requiring no immediate capital improvements.

### Business & Equipment Summary:

The Rolling Cones is offered as a turn key business, with all operational assets included in the sale::

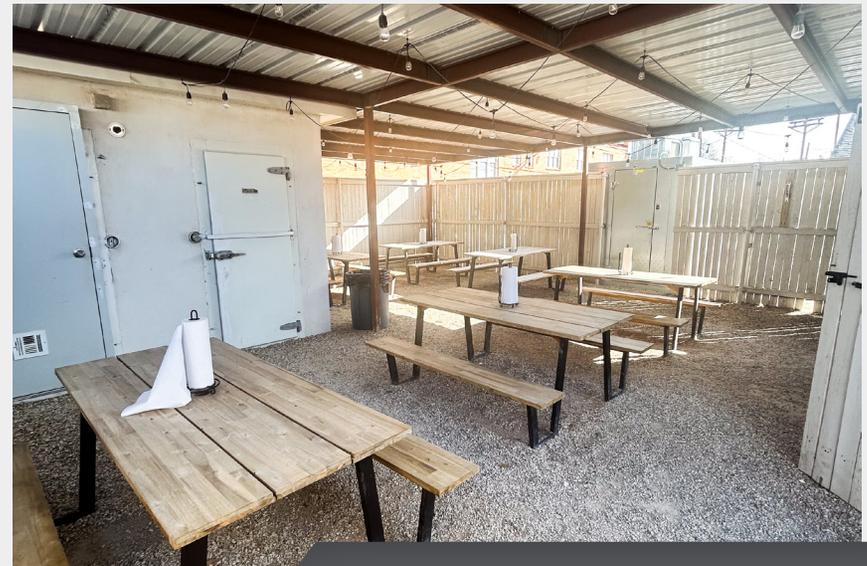
- Full ice cream production and service equipment
- All furniture, fixtures, and smallwares
- POS system
- Refrigeration and prep equipment
- Drive thru service infrastructure

This allows a seamless transition for a new operator with no additional investment required.



FOR SALE

The Property

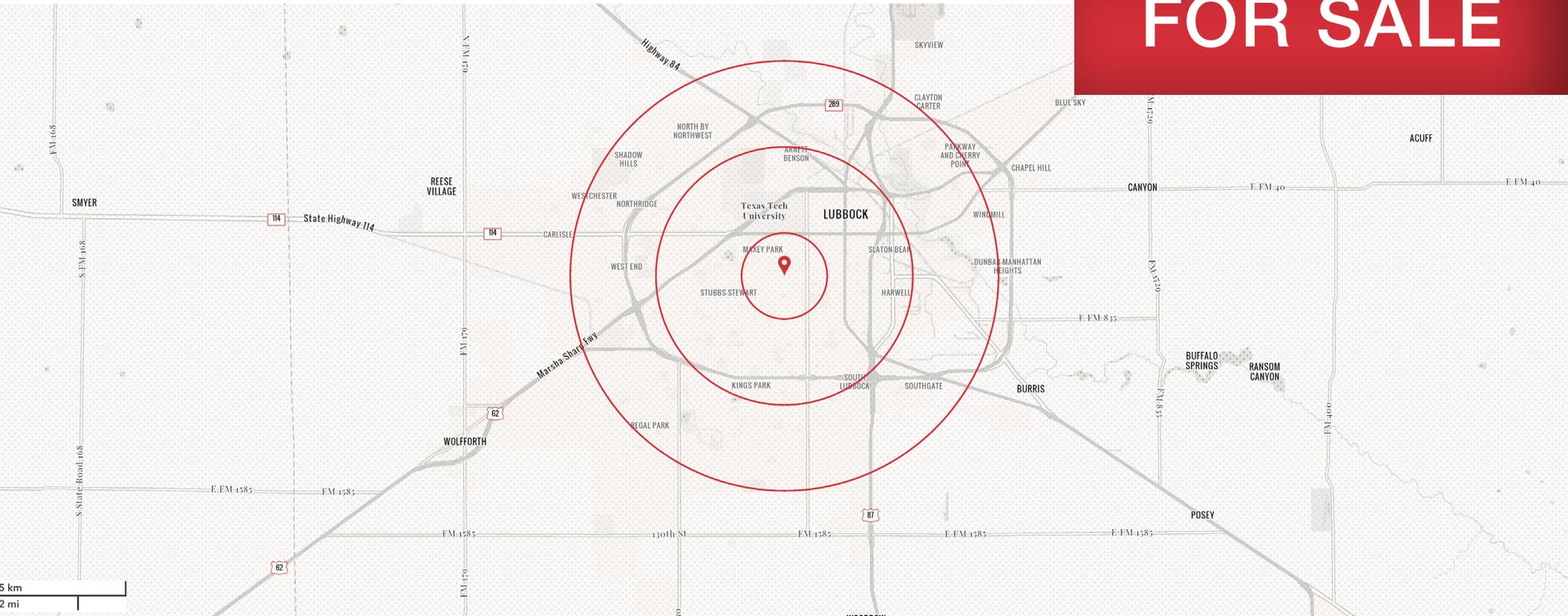


FOR SALE

Location



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## Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	14,675	110,866	220,926
AVG HH INCOME	\$65,633	\$71,873	\$79,892
MEDIAN AGE	30.6	30.2	31.6
TOTAL HOUSEHOLDS	6,173	41,659	88,453

## Location Advantages

- Prime location along 34th Street, a well-established commercial corridor with strong traffic counts and excellent visibility
- Surrounded by dense residential neighborhoods, retail centers, and service businesses, providing a consistent customer base
- Drive-thru configuration and strong frontage exposure support long-term success for food service operations