



THE
POWELL GROUP
The Experts in Real Estate & Business Brokerage

4209 N CR 1765, Lubbock, TX 79416



NNN Investment National Tenant (8.5% Cap Rate)



PRESENTED BY:

Sales Price: \$899,000

DAVID POWELL, CCIM

Commercial Broker
Business Broker
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**KW Commercial | Lubbock
The Powell Group**

10210 Quaker Avenue
Lubbock, TX 79424

Property Summary

Address: 4109 N CR 1765
Lubbock, TX 79416

Zoning: Outside City Limits

Bldg SF: 4,400

Loft Storage: 600 SF

Lot AC: 1.15

Sales Price: \$899,000

Built: 2024

Property Highlights

- Outside City Limits
- Fenced lot
- New Construction (2024)
- Established national tenant in place
- Fully leased through 2030 and two five-year options available
- Located in an excludse elite premium industrial park

Property Overview

This newly constructed 4,400 SF industrial investment property, completed in 2024, is situated on approximately 1.57 acres outside the city limits, providing operational flexibility with fewer regulatory constraints. The site includes a fully fenced yard, ample parking, a covered front porch, and two 12’ x 14’ overhead doors, supporting a wide range of industrial and service uses. The property is fully leased to a national tenant (a major provider of professional automotive maintenance products and services, headquartered in Houston, Texas) through December 2030. The lease structure includes two additional five-year renewal options (at market rate), offering extended occupancy potential and long-term income continuity. As a 2024 construction, the asset offers investors the benefit of modern improvements and reduced near-term capital expenditure exposure. The property is operating on well and septic systems.

Rent Roll

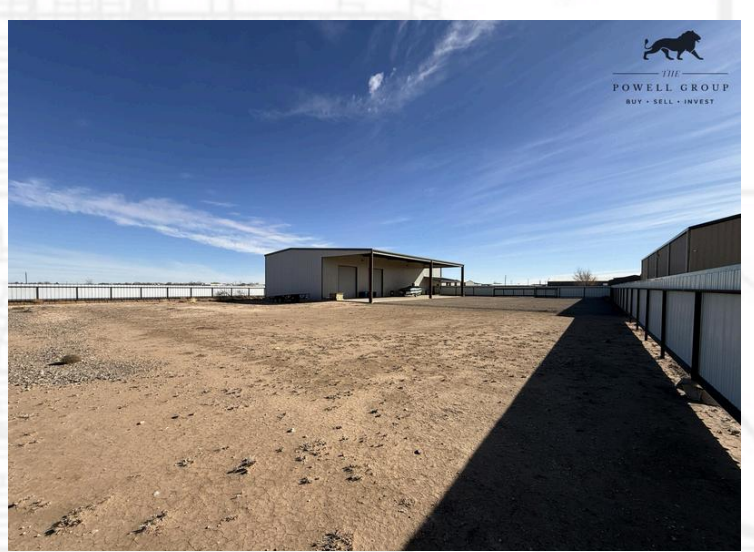
Suite	Tenant	Sq Foot	Start Date	End Date	Cap Rate	Rate/SF	Mo. Rate	Annual Rate
	MOC Central	5,000	1/1/2026	12/31/2030	9%	\$ 1.28	\$ 6,407.03	\$ 76,884.36
Total		5,000					\$ 6,407.03	\$ 76,884.36

Net Operating Income

				Actual			
				Total Income	\$ 76,884.36		
				Cap Rate	9%		
				Sales Price	\$899,000.00		

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Photos



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Survey

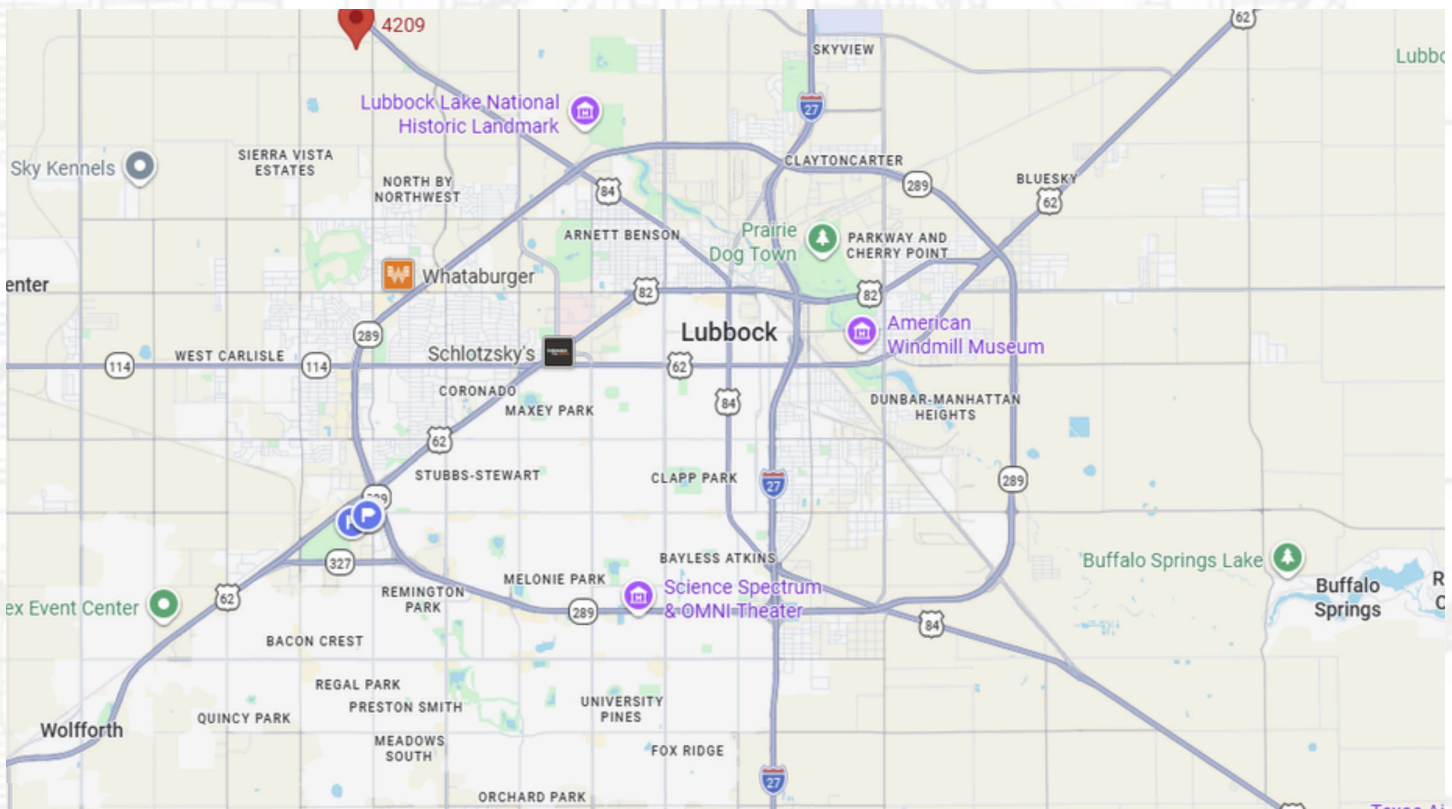


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View more listings at www.lubbockcommercialrealestate.com

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Location Maps



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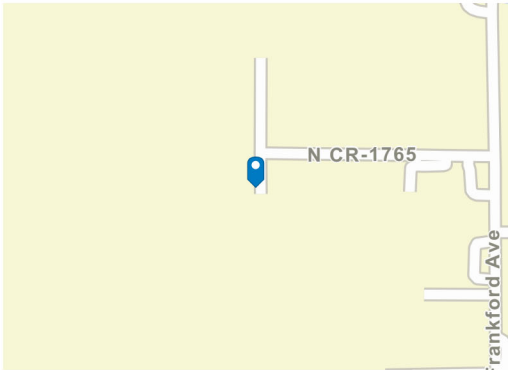
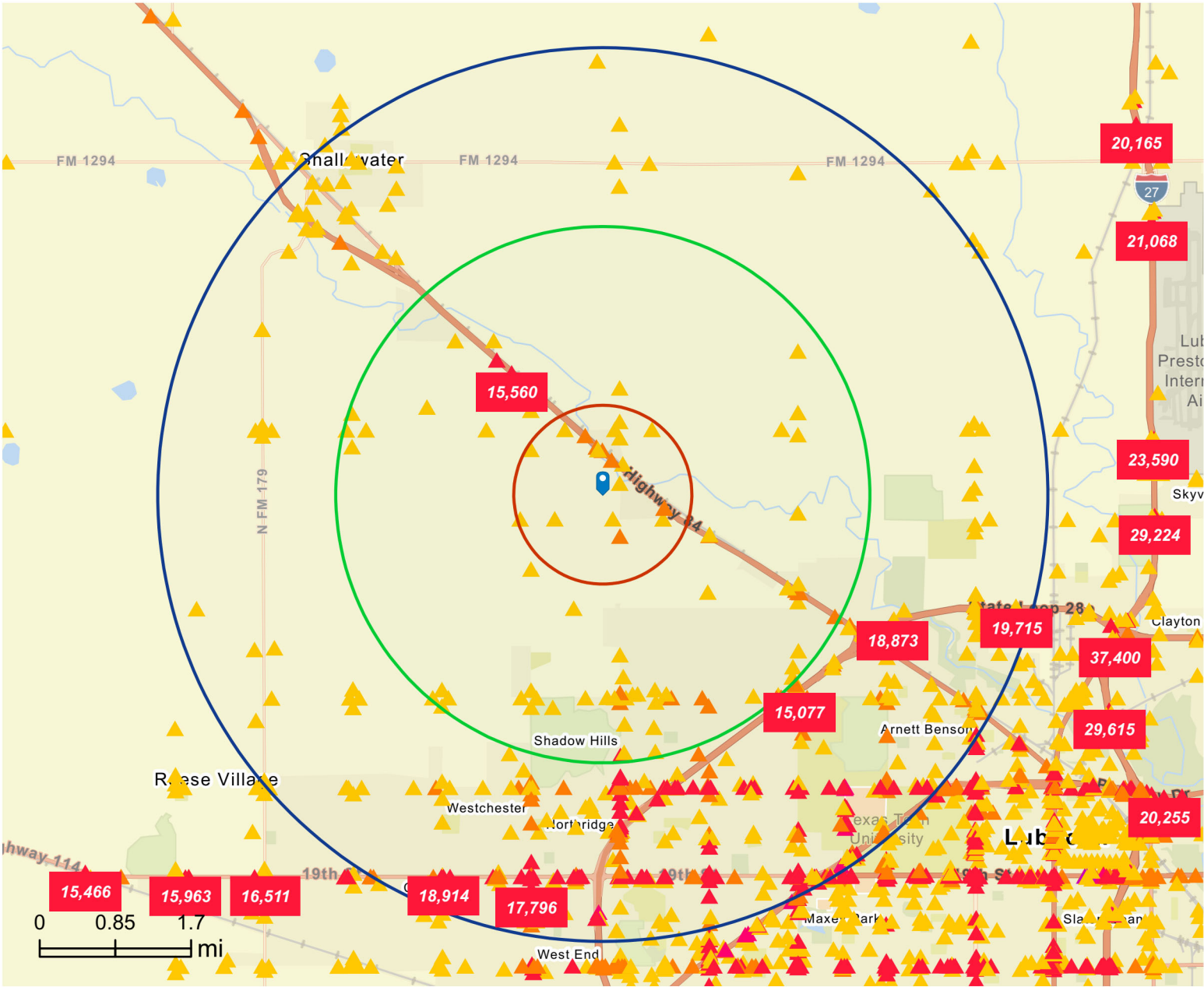
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Traffic Count Map

4209 N CR-1765, Lubbock, Texas, 79416

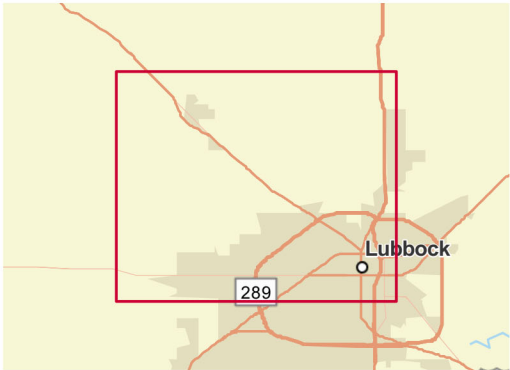


Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Executive Summary

4209 N CR-1765, Lubbock, Texas, 79416



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	476	11,348	57,045
2020 Population	567	14,413	62,700
2025 Population	545	15,380	65,204
2030 Population	567	16,197	67,654
2010-2020 Annual Rate	1.76%	2.42%	0.95%
2020-2025 Annual Rate	-0.75%	1.24%	0.75%
2025-2030 Annual Rate	0.79%	1.04%	0.74%

Age			
2025 Median Age	39.1	29.8	30.8
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	77.6%	58.8%	59.3%
Black Alone	0.9%	8.8%	7.0%
American Indian Alone	0.6%	1.0%	1.1%
Asian Alone	0.6%	4.8%	4.1%
Pacific Islander Alone	0.0%	0.2%	0.1%
Some Other Race Alone	9.4%	10.3%	12.3%
Two or More Races	11.2%	16.1%	15.9%
Hispanic Origin	26.2%	36.1%	40.0%
Diversity Index	61.8	78.9	79.2

Households			
2010 Total Households	170	4,307	22,538
2020 Total Households	201	5,509	25,032
2025 Total Households	212	6,154	27,181
2030 Total Households	225	6,642	28,817
2010-2020 Annual Rate	1.69%	2.49%	1.06%
2020-2025 Annual Rate	1.02%	2.13%	1.58%
2025-2030 Annual Rate	1.20%	1.54%	1.18%
2025 Average Household Size	2.53	2.44	2.35
Wealth Index	79	49	53

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	28.2%	26.5%	25.3%
Median Household Income			
2025 Median Household Income	\$70,714	\$59,816	\$54,305
2030 Median Household Income	\$84,747	\$63,874	\$58,892
2025-2030 Annual Rate	3.69%	1.32%	1.64%
Average Household Income			
2025 Average Household Income	\$95,142	\$75,924	\$76,207
2030 Average Household Income	\$108,733	\$81,874	\$82,532
Per Capita Income			
2025 Per Capita Income	\$33,871	\$29,872	\$31,876
2030 Per Capita Income	\$39,516	\$32,983	\$35,269
2025-2030 Annual Rate	3.13%	2.00%	2.04%
Income Equality			
2025 Gini Index	43.7	42.6	47.0
Socioeconomic Status			
2025 Socioeconomic Status Index	57.5	49.1	45.1
Housing Unit Summary			
Housing Affordability Index	72	77	79
2010 Total Housing Units	200	4,639	24,410
2010 Owner Occupied Hus (%)	78.2%	47.0%	48.3%
2010 Renter Occupied Hus (%)	21.8%	53.0%	51.8%
2010 Vacant Housing Units (%)	15.0%	7.2%	7.7%
2020 Housing Units	237	6,083	27,592
2020 Owner Occupied HUs (%)	82.1%	45.8%	43.3%
2020 Renter Occupied HUs (%)	17.9%	54.2%	56.7%
Vacant Housing Units	9.6%	8.9%	9.5%
2025 Housing Units	256	6,803	30,097
Owner Occupied Housing Units	83.0%	45.1%	43.7%
Renter Occupied Housing Units	17.0%	54.9%	56.3%
Vacant Housing Units	17.2%	9.5%	9.7%
2030 Total Housing Units	274	7,368	31,738
2030 Owner Occupied Housing Units	189	3,019	12,888
2030 Renter Occupied Housing Units	36	3,623	15,929
2030 Vacant Housing Units	49	726	2,921



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.

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David Powell	257988	lubbockcommercial@gmail.com	(806) 239-0804
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date