

COMMERCIAL SPACE FOR SALE | \$1,100,000 | 13,000 SF

**1312 Texas, LUBBOCK, TX 79416**



Mark Oatman  
COMMERCIAL REALTOR

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## PROJECT SCOPE

**\*\*1312 Texas Ave, Lubbock, TX 79401 – Prime Downtown Office Building for Sale\*\***

**\*\*\$1,100,000\*\* (~\$84.62 per square foot)**

Exceptional 13,000 SF two-story office building located on a prime block in the heart of downtown Lubbock, with convenient on-site parking and steps from the Lubbock County Courthouse. Positioned in one of Texas's fastest-growing urban cores, this property benefits from strong visibility, accessibility, and significant long-term upside as downtown Lubbock continues its rapid transformation into a vibrant, booming destination.

Just **\*\*0.2 miles\*\*** away, the new **\*\*Pickering Park\*\***—a \$12 million public green space currently under development—will soon feature open lawns, a multi-use stage, interactive zones, and year-round event programming, driving increased foot traffic and enhancing the area's appeal.

The building has undergone high-quality renovations throughout both floors, delivering modern, professional, and move-in-ready spaces with strong income characteristics.

**\*\*Ground floor\*\***: Divided into two distinct office suites, offering flexible tenant configurations or multi-tenant potential  
- **\*\*Upper floor\*\***: Extensively updated with premium finishes, multiple conference rooms, a full kitchen, and an efficient layout ideal for professional services or collaborative teams

**\*\*Key Investment Highlights:\*\***

- Sale Price: **\*\*\$1,100,000\*\*** (~\$84.62/SF)
- Total building size: 13,000 SF (two stories)
- Fully renovated interiors on both levels
- Immediate courthouse adjacency
- Strong downtown growth momentum
- Only 0.2 miles from emerging Pickering Park

A rare opportunity to acquire a well-maintained, income-producing office asset in Lubbock's evolving urban center. Contact for complete leasing details, financials, and showing instructions.

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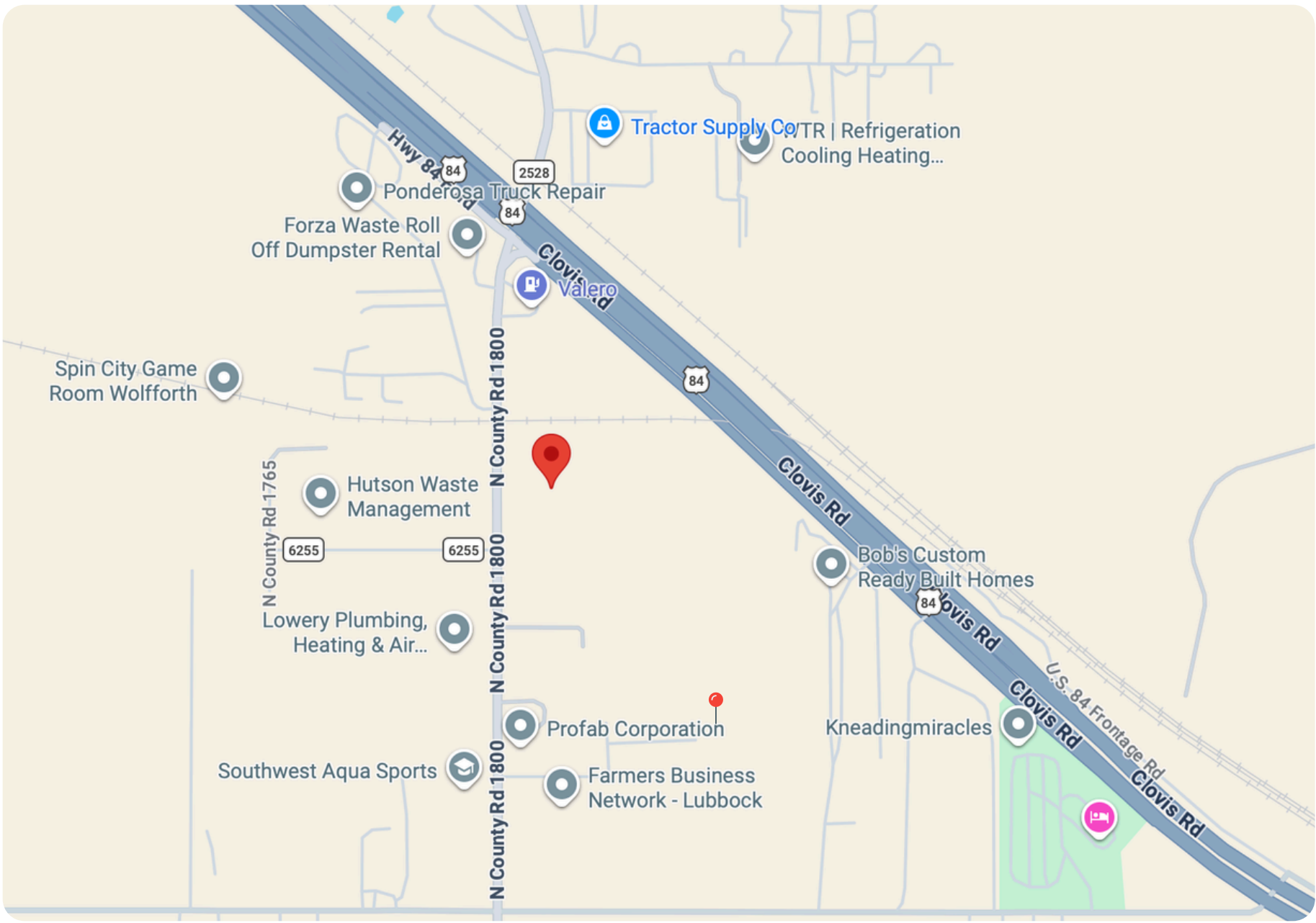
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