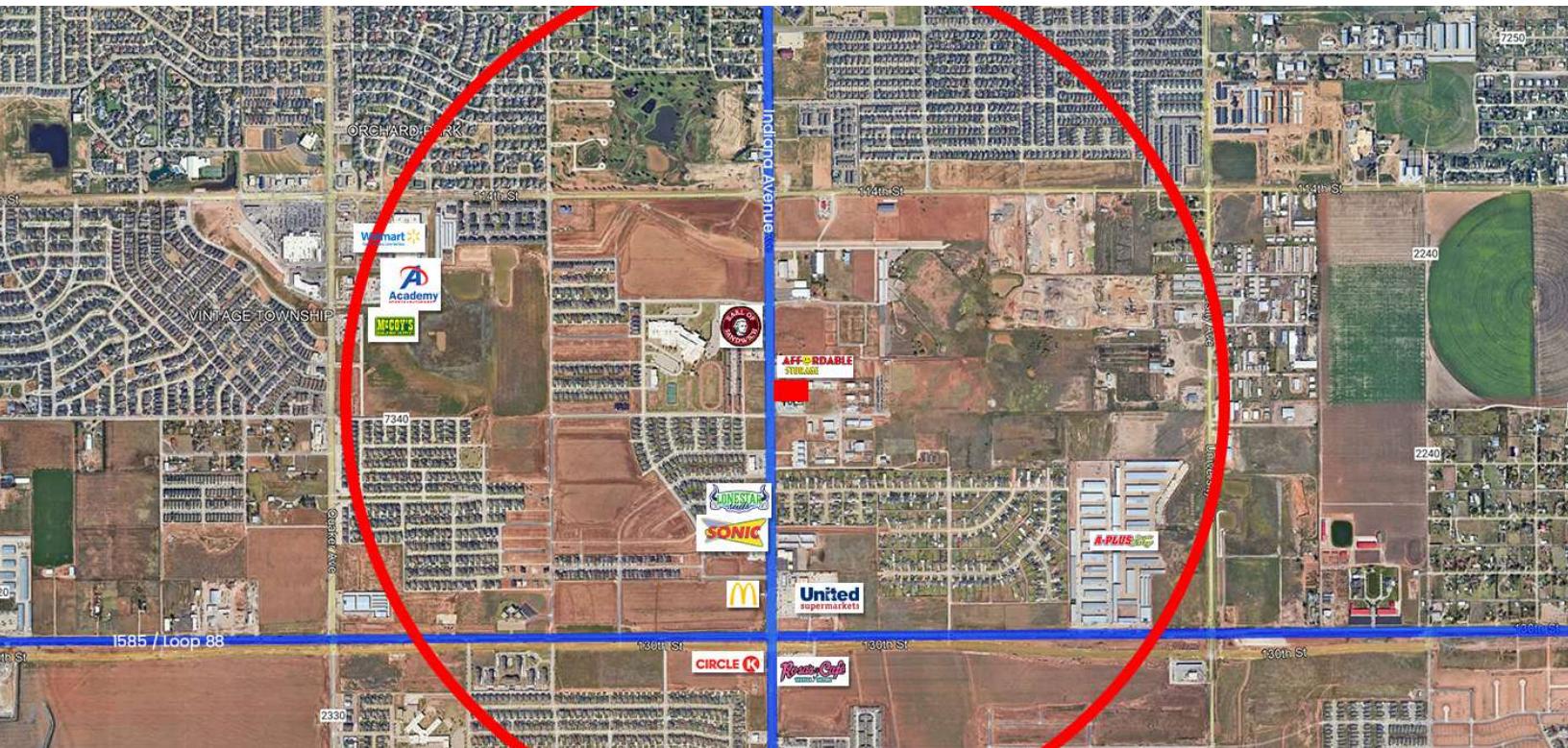


1+ ACRE AVAILABLE - SOUTH LUBBOCK

GRACO
REAL ESTATE DEVELOPMENT, INC.



OFFERING SUMMARY

Sale Price:	Subject to Offer
Building Size:	4,000 SF
	12105 Indiana Ave, Lubbock, TX 79423
Lot Size:	52,060 SF
Price / SF:	-
Year Built:	2015
Market:	South - Lubbock Cooper

PROPERTY OVERVIEW

Introducing a prime opportunity for investors: a sleek 4,000 SF office building meticulously constructed in 2015. Situated on a little over an acre of land in the sought-after South - Lubbock Cooper area, this property boasts a modern, professional aesthetic that captures attention. With spacious, flexible interiors, it offers an ideal canvas for tailoring a tailored workspace to suit any enterprise's needs. The building's strategic placement ensures easy accessibility and visibility, enhancing its commercial appeal. An ideal combination of functionality and style, this property is a compelling addition to any investment portfolio. This property would also be a prime candidate for a redevelopment opportunity.

PROPERTY HIGHLIGHTS

- 4,000 SF modern office building
- Constructed in 2015
- Prime location in South - Lubbock Cooper area
- Spacious and flexible interiors
- Ideal for a range of professional uses - formerly a vet clinic
- Strategic visibility and accessibility
- Contemporary and professional aesthetic

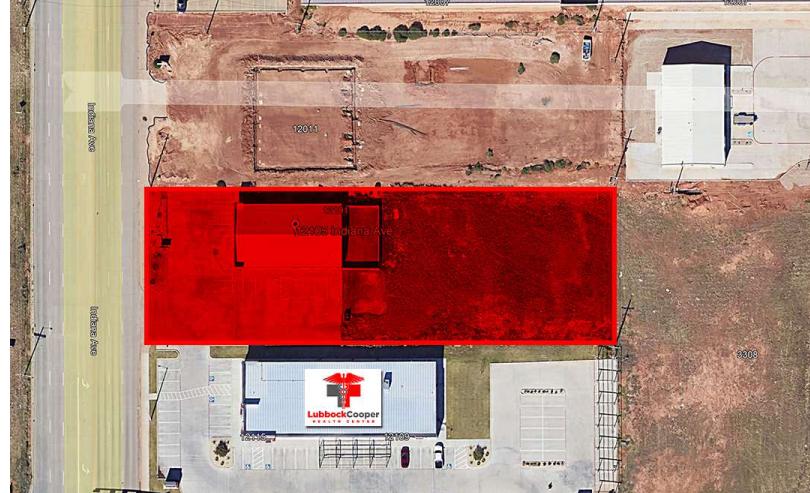
CASEY ADAMS

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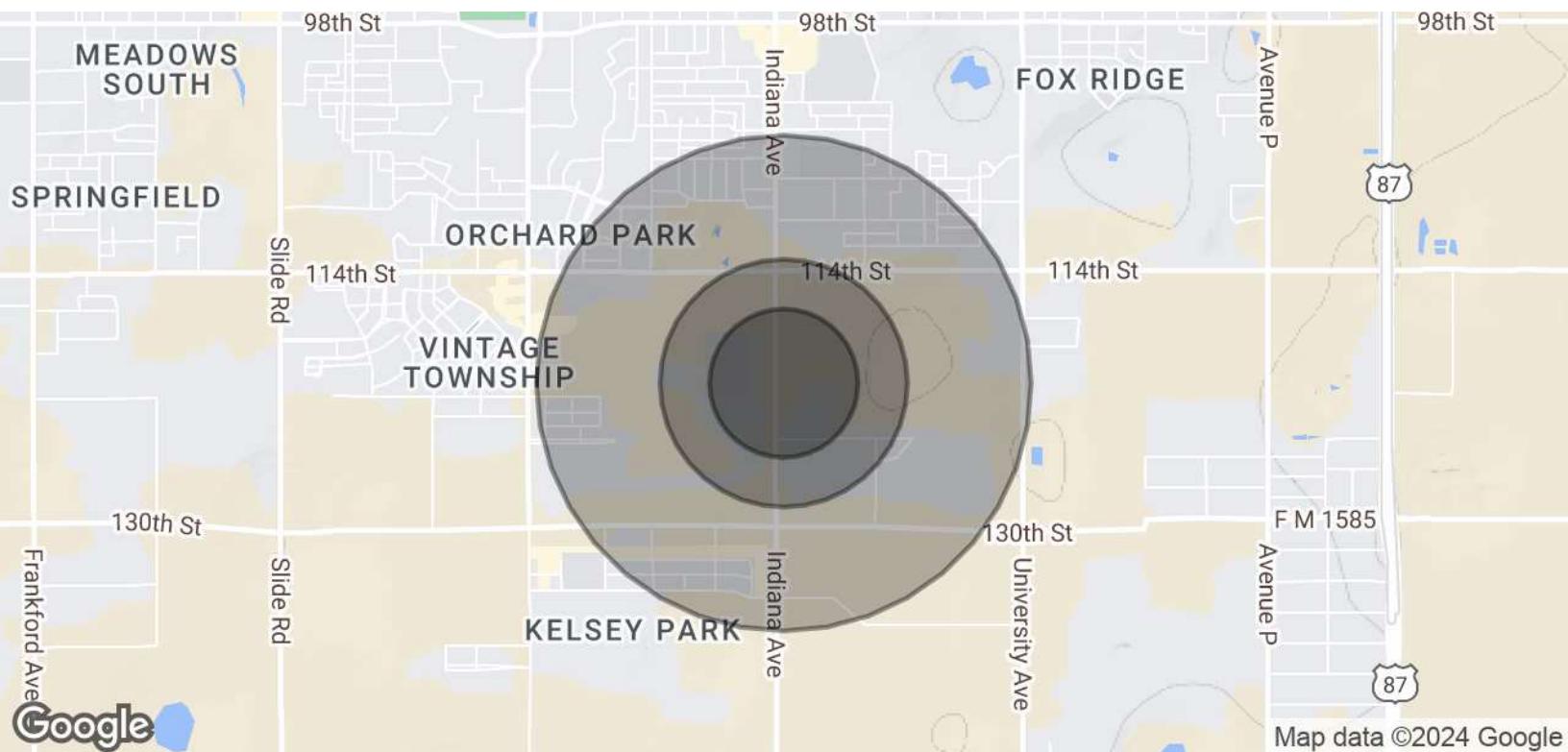
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	301	797	6,344
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	101	273	2,352
# of Persons per HH	3	2.9	2.7
Average HH Income	\$196,345	\$188,804	\$151,043
Average House Value	\$463,704	\$447,858	\$373,343

Demographics data derived from AlphaMap

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