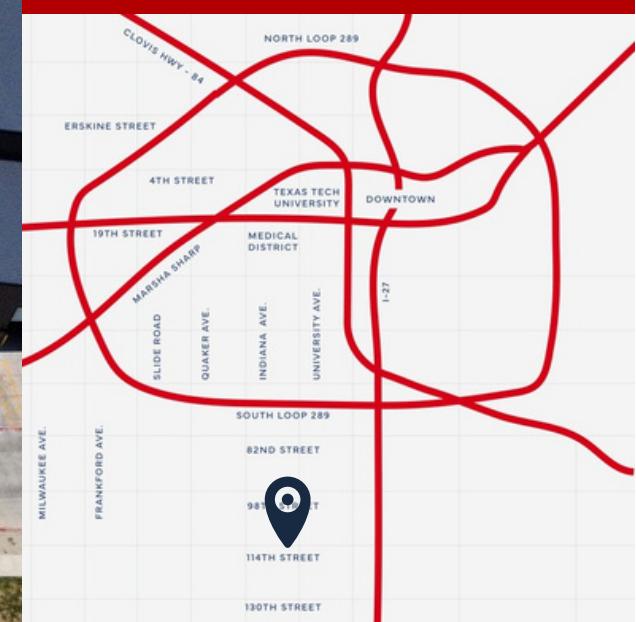




FOR LEASE



28,600 SQUARE FEET | 7.4% Cap Rate | \$4,250,000

3221 114TH STREET IN LUBBOCK, TEXAS



Ethan Quisenberry
COMMERCIAL REALTOR

806.317.0234

ETHAN.QUISENBERY@MCDOUGAL.COM

1500 BROADWAY ST, STE 1400,
LUBBOCK, TX 79401
MCDOUGAL.COM



PROJECT SCOPE

McDougal Realtors is pleased to present a prime industrial investment opportunity at 3221 114th Street in Lubbock, Texas. This newly constructed (2024) building spans 28,600 square feet and sits on 2.25 acres, offering both expansive indoor capacity and a fully fenced stackyard for outdoor operations and storage.

SITE FEATURES

- 28,600 SF Industrial Warehouse
- 2.25 Acres Total Land
- Fenced Outdoor Stackyard
- Ample Truck Access and Parking
- Zoned for Heavy commercial Use

AREA RETAILERS:



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INVESTMENT HIGHLIGHTS

- 7.4% Cap Rate
- Triple Net Lease – Minimal Owner Involvement
- Strong National Tenant – Action Gypsum Supply, LP
- Modern Construction – Completed 2024
- Strategic Location – High-growth corridor in Lubbock

TENANT PROFILE – ACTION GYPSUM SUPPLY, LP

Action Gypsum is a leading distributor of commercial and residential construction materials. With 27 operating locations across six states, they serve as a critical supplier for contractors and developers throughout the southern United States. Their broad footprint, continued expansion, and solid reputation make them a reliable long-term tenant. The lease is structured with triple net terms, providing investors with consistent returns and limited management duties.

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WHY INVEST IN LUBBOCK?

- Strong Economic Growth – Rapid job growth and major industry investments (e.g., tech, agri-business, manufacturing).
- University Powerhouse – Texas Tech fuels innovation, a skilled workforce, and housing demand.
- Strategic Location – Excellent transportation access for logistics and business expansion.
- Real Estate Opportunity – Affordable property prices with strong rental yields and growing demand.
- Business-Friendly Climate – No state income tax, local incentives, and pro-growth policies.
- Quality of Life – Low cost of living, cultural growth, and strong healthcare/education systems.

RENT ROLL

- Lease Start Date: 06/01/2024
- Lease End Date: 05/31/2031
- NOI: \$314,600.04
- Square Footage: 28,600
- Additional Notes: Triple Net Lease Type



3221 114TH STREET IN LUBBOCK, TEXAS



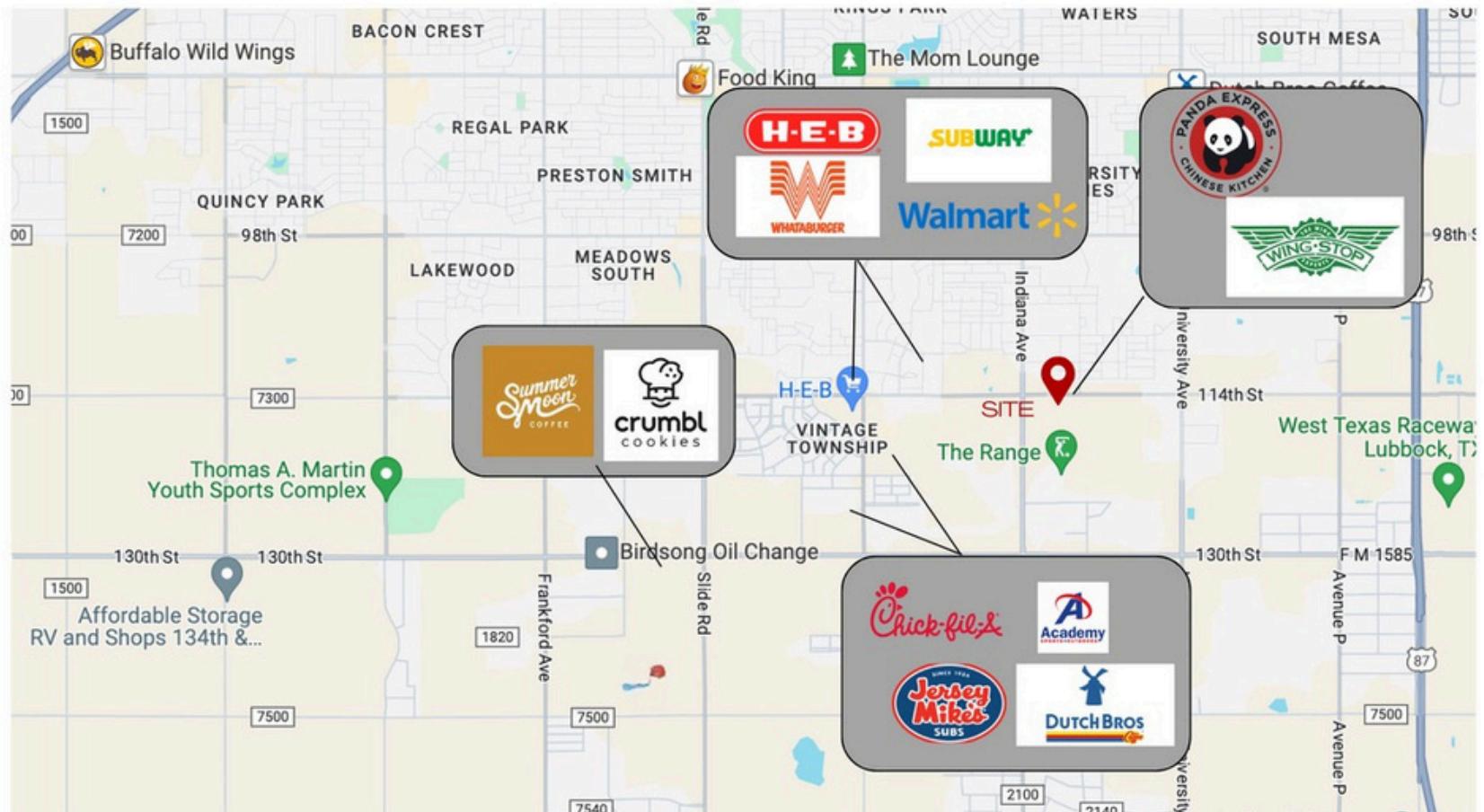
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Information About Brokerage Services

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. 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.

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.

McDougal REALTORS

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Marc McDougal

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Ethan Quisenberry

Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials

427591

License No.

378075

License No.

License No.

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TXR-2501

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Information available at www.trec.texas.gov

IABS 1-0 Date

10608 MLK

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