



FOR SALE OR LEASE

420 Erskine Street

Lubbock, Texas 79403

INDUSTRIAL YARD & OFFICE/SHOP PROPERTY | 8,368 SF ON 2.68± ACRES | BUILT 1965

OFFERED AT

\$610,000

OR LEASE FROM

\$7.89/SF/Yr

DUNCAN MORELAND COMMERCIAL REAL ESTATE
powered by Real Broker, LLC

AMRR REALTY
Jennifer Busbea, Listing Broker

Confidentiality & Disclaimer

This Offering Memorandum has been prepared by Duncan Moreland Commercial Real Estate (Real Broker, LLC) and AMRR Realty (together, "Broker") and is furnished solely to assist a prospective purchaser or tenant in evaluating 420 Erskine Street, Lubbock, Texas 79403 (the "Property"). This Memorandum contains brief, selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information a prospective purchaser or tenant may require.

The information contained herein has been obtained from sources believed reliable, including the owner, the owner's records, current lease and property management records, but has not been independently verified by Broker. Broker makes no representation or warranty, express or implied, as to the accuracy or completeness of the information contained in this Memorandum. Any projections, opinions, or estimates are subject to uncertainty and do not constitute a guarantee of future performance. Prospective purchasers and tenants should conduct their own independent investigation and analysis, including of the lease, title, survey, environmental, and physical condition of the Property.

The Property is offered for sale or, alternatively, for lease as described herein. Availability of the yard-only lease scenario described in this Memorandum is contingent on finalizing a separate arrangement with a prospective tenant and is subject to change without notice. This Memorandum does not constitute an offer to sell, lease, or a solicitation of an offer to buy any securities. The owner reserves the right, at its sole discretion, to withdraw the Property from the market, change the terms of sale or lease, or reject any or all offers.

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PROPERTY AT A GLANCE

ADDRESS

420 Erskine St

SALE PRICE

\$610,000

BUILDING SIZE

8,368 SF

LAND AREA

2.68 AC

YEAR BUILT

1965

OCCUPANCY

Vacant

AVAIL. LEASE RATE

\$7.89 PSF

Investment Summary

420 Erskine Street is a 2.68-acre industrial yard and office/shop property in Lubbock's established East Erskine industrial corridor near Interstate 27. The Property is now fully vacant — the prior tenant, Evo Transportation & Energy Services, Inc., has vacated the entire premises. The Property is offered for sale at \$610,000 or, alternatively, for lease. Ownership is separately negotiating a new lease with Evo for the yard portion only (~46,866 SF); the 8,368 SF office/shop building is fully available, along with an additional ~27,878 SF of yard.

\$610,000 LIST PRICE	\$72.90 PRICE / SF	8,368 SF BUILDING SIZE	2.68 AC LAND AREA
Vacant OCCUPANCY	1965 YEAR BUILT	IP ZONING	\$7.89/SF/Yr AVAIL. LEASE RATE

INVESTMENT HIGHLIGHTS

- 2.68-acre industrial yard and office/shop property with 206 feet of frontage on Erskine Street, zoned Industrial Park (IP) and legally conforming for light industrial, wholesale, and industrial sales/service uses
- Now fully vacant, offering a buyer or tenant immediate occupancy of the entire 8,368 SF building
- Offered for sale at \$610,000
- Alternatively available for lease: the 8,368 SF office/shop building is fully available at \$7.89/SF/Yr (\$5,000/month) plus \$1.00/SF/Yr NNN, along with an additional ~27,878 SF of yard
- Ownership is separately negotiating a new yard-only lease (~46,866 SF) with the property's most recent tenant, Evo Transportation & Energy Services — independent of the building and the additional available yard
- Building renovated in 2011 and 2021, with 18' clear height and 2 drive-in doors suited to trucking, staging, and light-industrial users
- Gated and fenced yard with room for trailer parking and stack-yard storage
- Located near Interstate 27 in a submarket that reported a 2.42% industrial vacancy rate and \$6.52/SF average asking rent as of Q3 2023 per CoStar

Financial Overview

OCCUPANCY STATUS

As of this Memorandum, 420 Erskine Street is fully vacant. The prior tenant, Evo Transportation & Energy Services, Inc., has vacated the entire premises — both the office/shop building and the yard. Ownership is separately negotiating a new lease with Evo for the yard portion only (approximately 46,866 SF, shown on the attached site plan); the 8,368 SF office/shop building is fully available, along with an additional ~27,878 SF of yard.

AVAILABLE SPACE — FOR LEASE

Space	SF	Asking Rate	NNN Reimb.	Est. Monthly Base
Office + Shop (entire building)	7,600	\$7.89/SF/Yr	\$1.00/SF/Yr	\$5,000
Additional Yard	± 27,878	TBD	TBD	TBD

Office + Shop asking rate is based on approximately 2,950 SF of office and 4,650 SF of shop space; total building area is 8,368 SF. This space is separate and independent from the yard-only footprint (~46,866 SF) currently being negotiated with Evo Transportation & Energy Services.

TRAILING 12-MONTH COLLECTIONS (JUL 2025 - JUN 2026)

Per property management's trailing 12-month income statement, covering the period while Evo Transportation & Energy Services was still in occupancy, the Property collected \$88,280 in total rents and fees against \$72,000 in contracted annual rent. One month (April 2026) reflects \$0 collected, with the shortfall caught up in the following month's receipt. Per the July 2026 rent roll, the tenant showed \$0 past due and 0 NSF events as of that date.

PRICING SUMMARY

List Price	\$610,000
Price / SF (Building)	\$72.90
Price / SF (Land)	\$5.23

Property & Site Details

BUILDING

Property Type	Industrial — Office / General Warehouse
Gross Building / Rentable Area	8,368 SF
Office / Warehouse Split	6,673 SF office (80%) / 1,695 SF warehouse (20%)
Year Built / Renovated	1965; renovated 2011, 2021
Construction	Masonry — brick exterior, wood frame, concrete slab foundation
Roof	Flat
Clear Height	18 feet
Loading	2 drive-in doors
HVAC	Central
Interior Finish	Vinyl flooring; textured gypsum board walls; suspended tile ceiling
Sprinklers	None
Condition	Average quality and condition; no known deferred maintenance

SITE

Land Area	2.68 acres (116,567 SF)
Primary Frontage	206 feet on Erskine Street
Shape / Topography	Irregular; generally level at street grade
Zoning	IP — Industrial Park; legally conforming
Permitted Uses	Light industrial, wholesale sales, services, or industrial sales
Flood Zone	Zone X — outside the 500-year floodplain (FEMA Panel 48303C0305E)
Utilities	Water, sewer & electric — City of Lubbock; natural gas — ATMOS Energy
Site Improvements	Grass & shrub landscaping; gated and fenced yard

Source: property records; current rent roll and lease records.

Prior Tenancy Summary

The Property is now fully vacant. The following summarizes the terms of the most recent lease, which has ended, for reference.

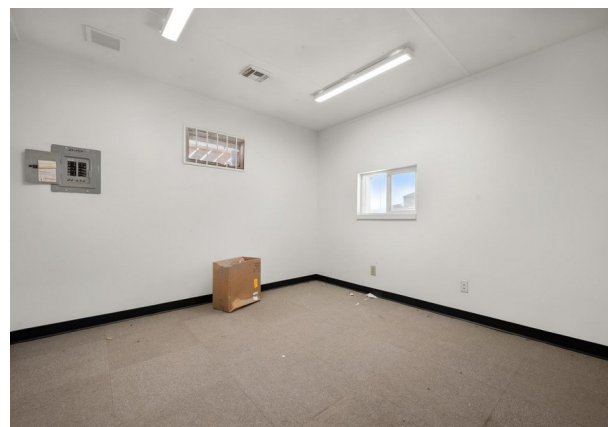
Prior Tenant	Evo Transportation & Energy Services, Inc.
Lease Type	TAR-2101 Texas Commercial Lease
Premises	Entire property (single-tenant) — 8,368 SF building plus yard
Original Term	36 months Commenced 6/1/2023 Expired 6/30/2026
Current Status	Lease ended — tenant has vacated the entire premises
Base Rent (Prior)	\$6,000/month (\$72,000/Yr — \$8.60/SF/Yr)
Security Deposit	\$6,000
Structure	Modified gross — landlord paid real estate taxes; tenant paid utilities & HVAC operation
Landlord Responsibility	Foundation, exterior walls, roof, glass/windows, interior doors, parking areas, plumbing/electrical/mechanical, HVAC systems
Tenant Responsibility	All utilities, fire protection/sprinkler systems, grounds maintenance, ballast/lamp replacement, extermination/pest control, signage
Permitted Use	Professional office, truck and trailer parking, staging and maintenance, and stack yard
Insurance	Tenant carried \$1,000,000 public liability naming landlord as additional insured

This abstract summarizes the terms of the Property's most recent lease, which has ended. This is a marketing summary only and is qualified in its entirety by the complete lease. Prospective purchasers should review the complete lease during due diligence.

Property Photographs



Property Photographs (continued)



Site Plan — Proposed Tenant / Available Space Split



Illustrative site plan showing the proposed Evo Transportation yard-only footprint (46,866.54 SF) and the resulting available space (27,878.16 SF of yard, plus the building). This reconfiguration has not been finalized.

Location Overview

420 Erskine Street sits in an established industrial corridor on the north side of Lubbock, near Interstate 27 and North Avenue Q. The immediate surroundings are predominantly industrial, with vacant and single-family land uses nearby. Lubbock is the economic and medical hub of the South Plains region of West Texas, anchored by Texas Tech University, a large regional healthcare sector, and a diversified base of agriculture, food processing, distribution, and manufacturing employers.

The Lubbock industrial market reported a 2.42% vacancy rate and averaged \$6.52/SF asking rent as of Q3 2023, per CoStar. Net absorption in the metro area has averaged roughly 77,000 SF annually over the preceding five years, reflecting steady demand from industrial and distribution users.

PROPERTY SNAPSHOT

Address	420 Erskine Street, Lubbock, TX 79403
County	Lubbock County
Submarket	North Lubbock Industrial — near I-27 & N Avenue Q
Flood Zone	Zone X (outside 500-year floodplain)

Contact Information

For financial statements, lease documents, showing requests, or to submit an offer, please contact the listing team:

Jennifer Busbea

AMRR Realty — Listing Broker
3223 S Loop 289, Suite 204, Lubbock, TX 79423
806-577-7228
Broker License #614398

Commercial Advisory

Matt Moreland

Duncan Moreland Commercial Real Estate
powered by Real Broker, LLC
469-744-3610
matt@duncanrealtygroup.com
TREC License #0699529

Doug Duncan

Duncan Moreland Commercial Real Estate
powered by Real Broker, LLC
806-577-5595
doug@duncanrealtygroup.com
TREC License #563978

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