

# INVESTMENT SALE

2619 34TH ST  
Lubbock, TX 79410



## 360° VIRTUAL TOUR

### PROPERTY DESCRIPTION

Multi-tenant office/retail investment available for sale. This two story mixed use building features two retail spaces on the first floor, both leased and a multi-tenant executive office suites on the second floor. The second floor features a common break area with restroom and 6 private offices.

This could be for an owner/user where the owner occupies the first floor and leases out the unused space. It could also work for an investor who wants to lease out all of the available spaces for cash flow. The property currently cash flows and after a recent remodel, is well positioned for great returns from years to come.

Contact broker to schedule a tour of the property.

This property is not part of 2621 34th, which is also on the market for sale. They are separate properties.

Seller financing is possibly available. Contact broker for details.

### OFFERING SUMMARY

Sale Price:	\$550,000
Number of Units:	8
Lot Size:	7,544 SF
Building Size:	5,520 SF
NOI (Actual):	\$55,717.08
Cap Rate:	10.13%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	255	1,719	6,436
Total Population	625	4,141	15,468
Average HH Income	\$47,753	\$51,966	\$59,671

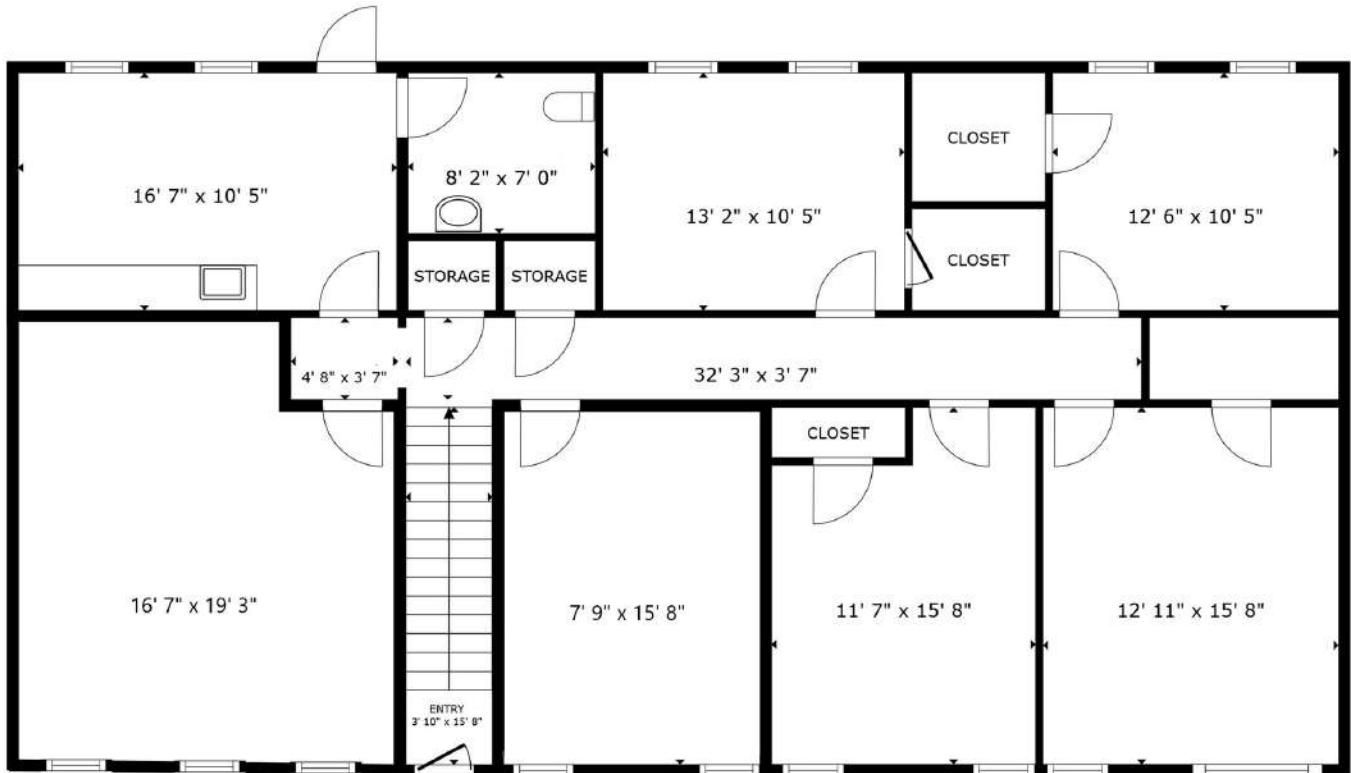
**Jef Conn, CCIM, SIOR**  
(806) 787-4779  
TX #572358



**COLDWELL BANKER  
COMMERCIAL**  
CAPITAL ADVISORS

# SALE - 2ND FLOOR

2619 34TH ST  
Lubbock, TX 79410



Jef Conn, CCIM, SIOR  
806.784.3216  
Jconn@cbcworldwide.com



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## INVESTMENT OVERVIEW

Price	\$550,000
Price per SF	\$100
Price per Unit	\$68,750
CAP Rate	10.13%
Cash-on-Cash Return (yr 1)	23.93%
Total Return (yr 1)	\$26,377
Debt Coverage Ratio	1.31

## OPERATING DATA

Total Scheduled Income	\$68,676
Gross Income	\$68,676
Operating Expenses	\$12,959
Net Operating Income	\$55,717
Pre-Tax Cash Flow	\$13,161

## FINANCING DATA - POTENTIAL SELLER FINANCING:

**10% DOWN, 6% INTEREST RATE, 20 YEAR AMORT FOR 2 YEARS - BUYER REFINANCE AFTER YR 2  
BUYER BALLOON PAYMENT / REFINANCE AMOUNT AFTER 2 YEARS - \$467,753.89**

Down Payment	\$55,000
Loan Amount	\$495,000
Debt Service	\$42,556
Debt Service Monthly	\$3,546
Principal Reduction (yr 1)	\$13,215

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## INCOME SUMMARY

Gross Scheduled Rents (@ 100% Occ.)	\$80,676
Vacancy @ 2 vacant offices upstairs (\$1,000/mo)	(\$12,000)

**GROSS INCOME** **\$68,676**

## EXPENSES SUMMARY

Common Area Utilities (includes internet & RO Water)	\$2,998
Property Taxes	\$2,691
Property Insurance	\$4,779
Janitorial	\$2,020
Repairs / Maintenance (2025)	\$471

**OPERATING EXPENSES** **\$12,959**

**NET OPERATING INCOME** **\$55,717**

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# RENT ROLL

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SUITE	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT
Retail Suite 1	1,160 SF	21.01%	\$12.41	\$14,400
Retail Suite 2	2,320 SF	42.03%	\$11.64	\$27,000
Office 2A	285 SF	5.16%	\$25.26	\$7,200
Office 2B	192 SF	3.48%	\$31.25	\$6,000
Office 2C - Vacant	176 SF	3.19%	-	-
Office 2D	223 SF	4.04%	\$26.91	\$6,000
Office 2E - Vacant	155 SF	2.81%	-	-
Office 2F	153 SF	2.77%	\$52.78	\$8,076
<b>TOTALS</b>	<b>4,664 SF</b>	<b>84.49%</b>	<b>\$160.26</b>	<b>\$68,676</b>
<b>AVERAGES</b>	<b>583 SF</b>	<b>10.56%</b>	<b>\$26.71</b>	<b>\$11,446</b>

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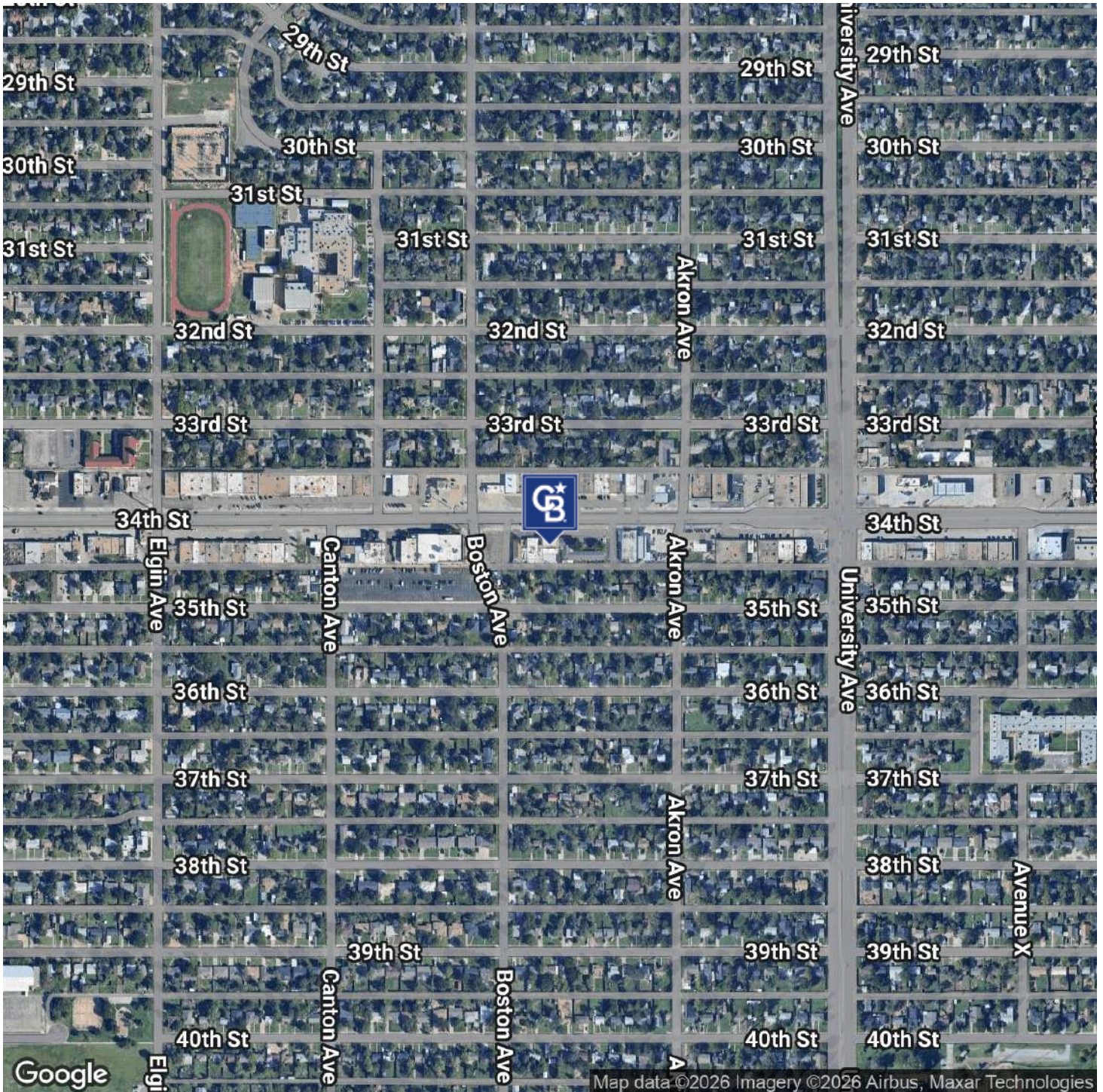


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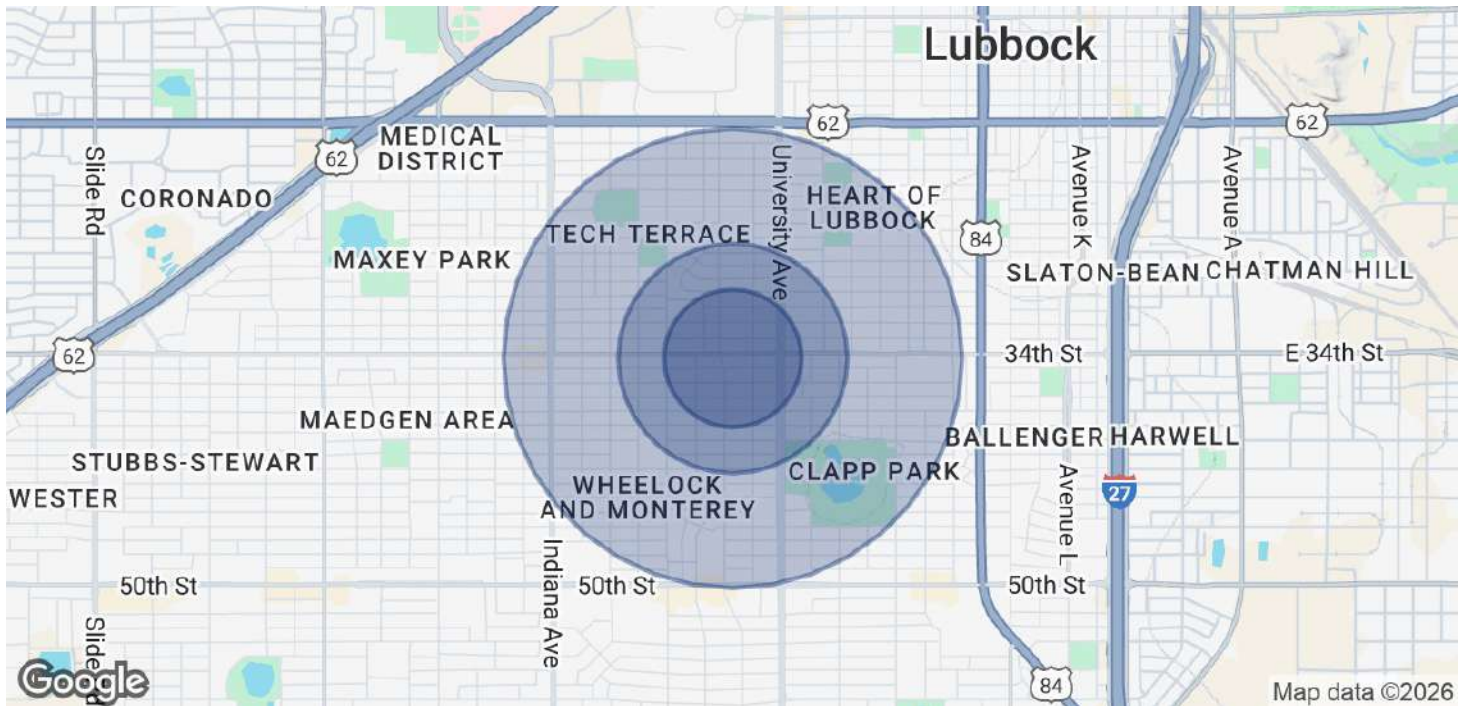


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## 2619 34TH ST

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	625	4,141	15,468
Average Age	33	34	35
Average Age (Male)	32	33	34
Average Age (Female)	34	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	255	1,719	6,436
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$47,753	\$51,966	\$59,671
Average House Value	\$189,370	\$190,086	\$204,421

Demographics data derived from AlphaMap

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# 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.

2-10-2025



## 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.

## 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. **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.

**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.

Coldwell Banker Commercial	431370 TX	RCanup@CBCWorldwide.com	806-793-0888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rick Canup	191550	RCanup@CBCWorldwide.com	806-793-0888
Designated Broker of Firm	License No.	Email	Phone
Rick Canup	191550	RCanup@CBCWorldwide.com	806-793-0888
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jef Conn	572358	JConn@CBCLubbock.com	806-787-4779
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date