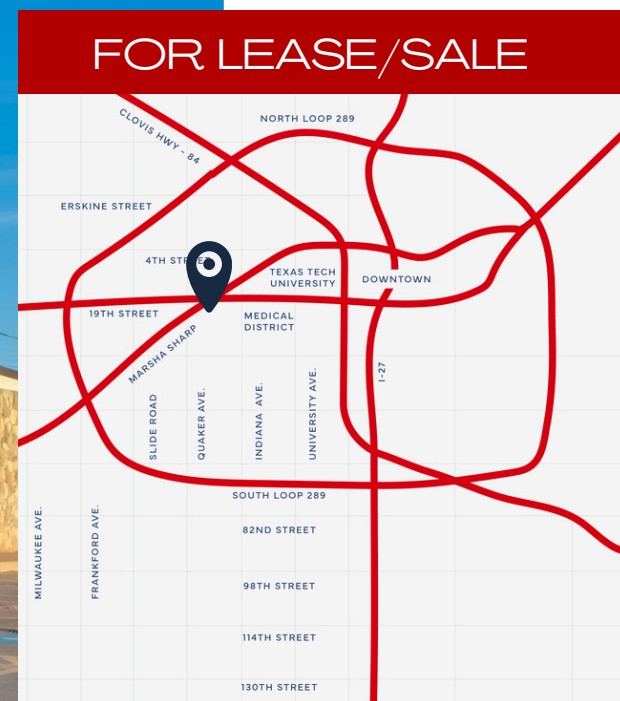




RETAIL | LEASE: \$16/SF/YR PURCHASE: \$550,000 | 3,621 SF AVAILABLE

4119 MARSHA SHARP FWY, LUBBOCK, TX 79407



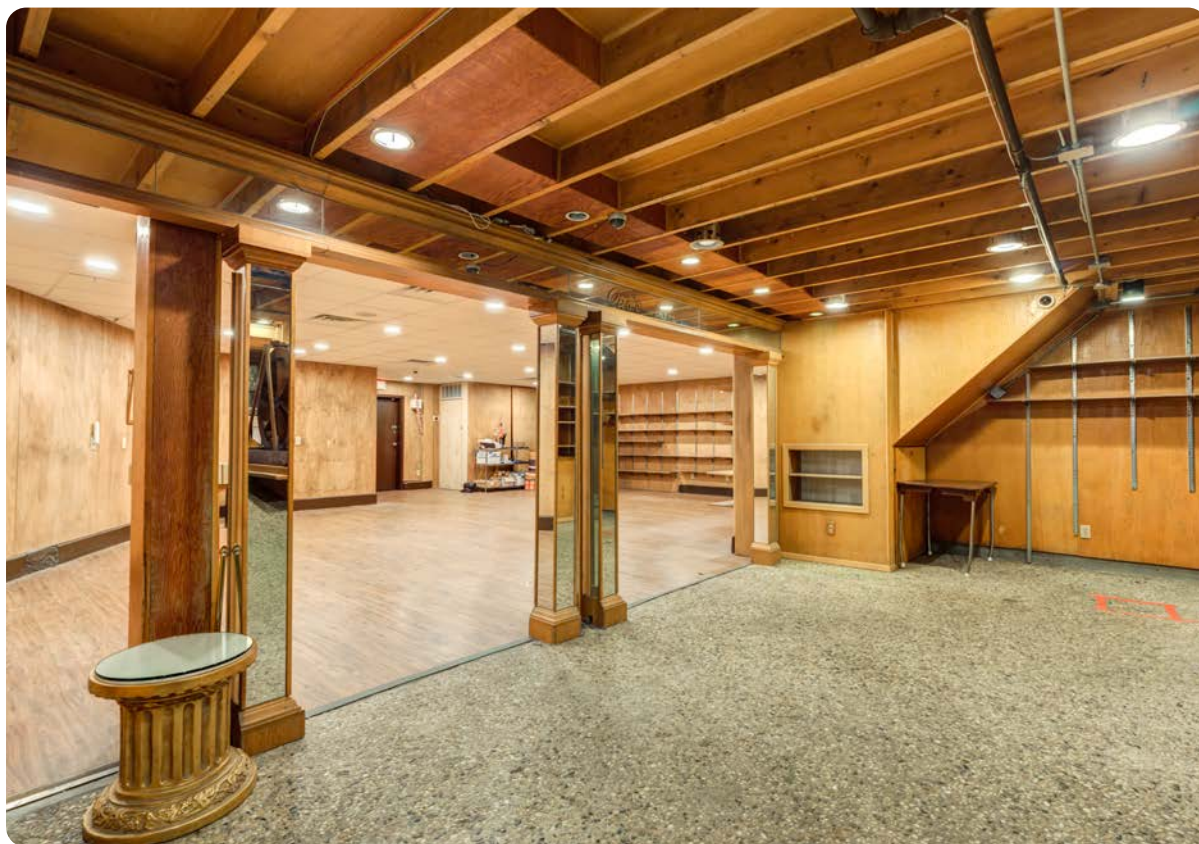
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PROJECT SCOPE

Positioned along the highly traveled Marsha Sharp Freeway, this 3,621 SF retail space offers exceptional visibility and accessibility in one of Lubbock's most active corridors. The property sits just minutes from both UMC and Covenant Medical Centers, providing a steady flow of daily traffic from medical professionals, patients, and visitors. It is also conveniently located near Texas Tech University, placing your business in the heart of a strong student, faculty, and game-day market.

With excellent frontage, strong traffic counts, and proximity to major employment and educational hubs, 4119 Marsha Sharp Fwy is an ideal location for any retail, service, or specialty user looking to establish a presence in central Lubbock.

DETAILS

- Property Type: Retail
- Size: 3,621 sf available
- Year Built: 1984
- Purchase: \$550,000 | \$151.89/sf
- Lease: \$16/sf/yr (NNN)

AREA RETAILERS:



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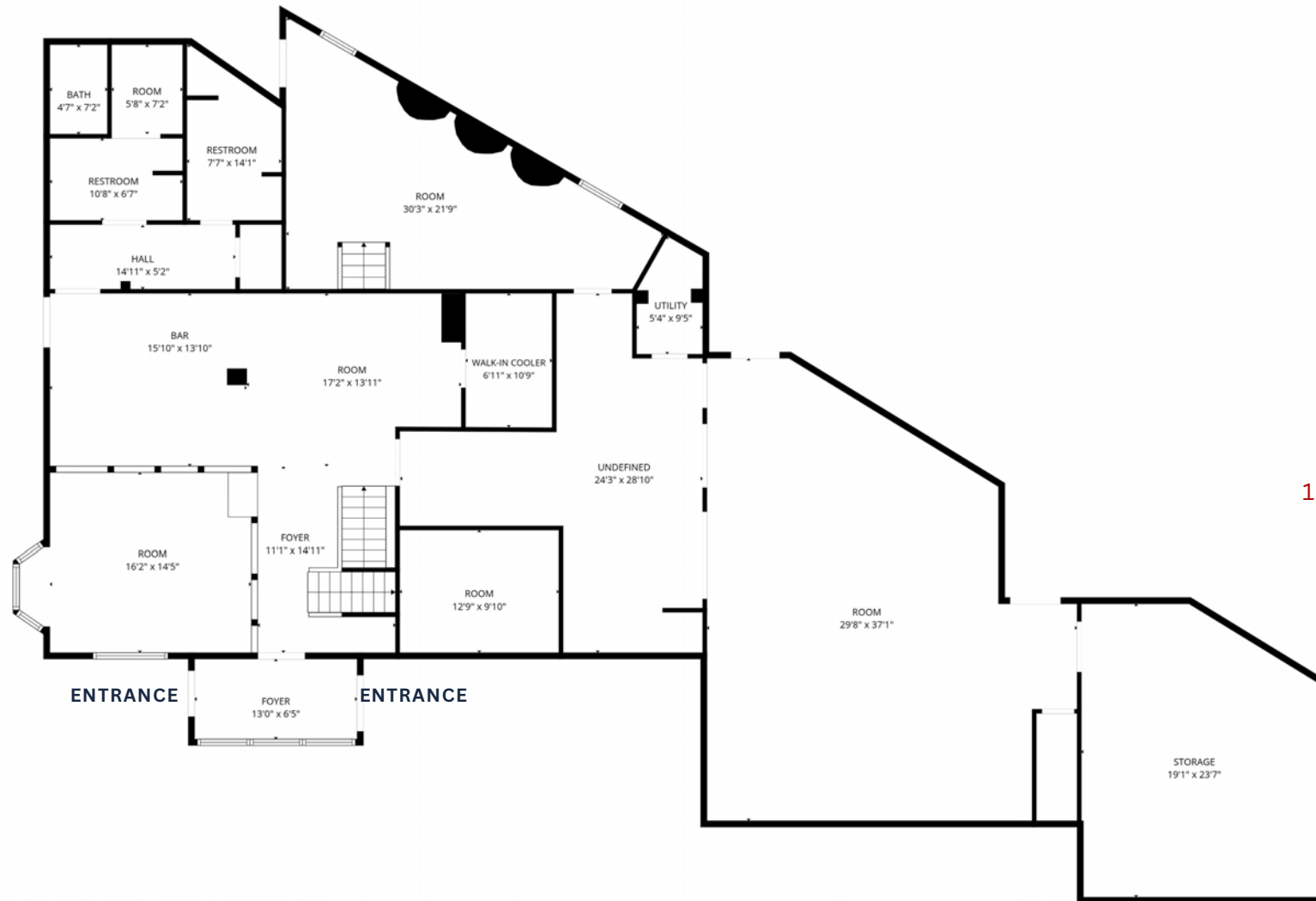
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1ST FLOOR

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1ST FLOOR



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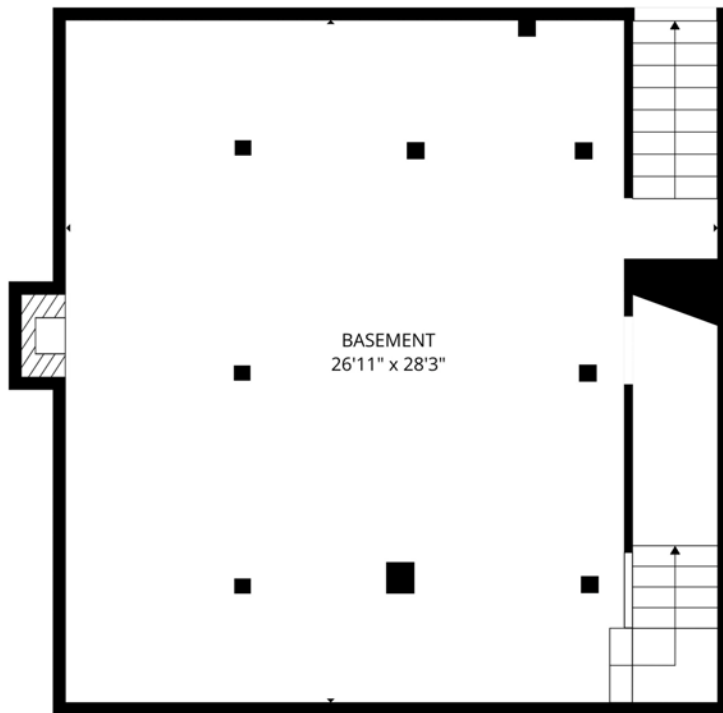
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BASEMENT

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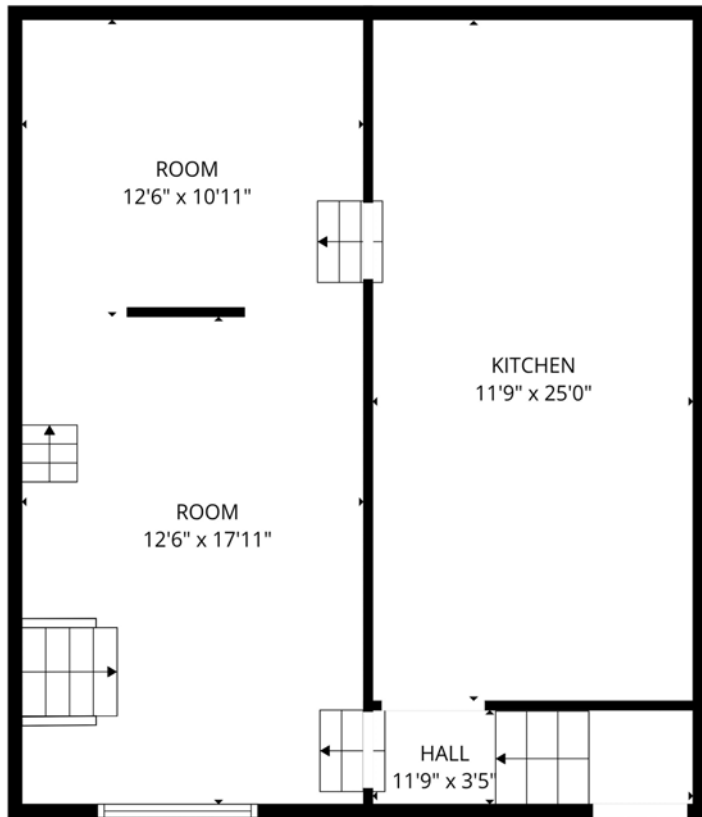
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2ND FLOOR

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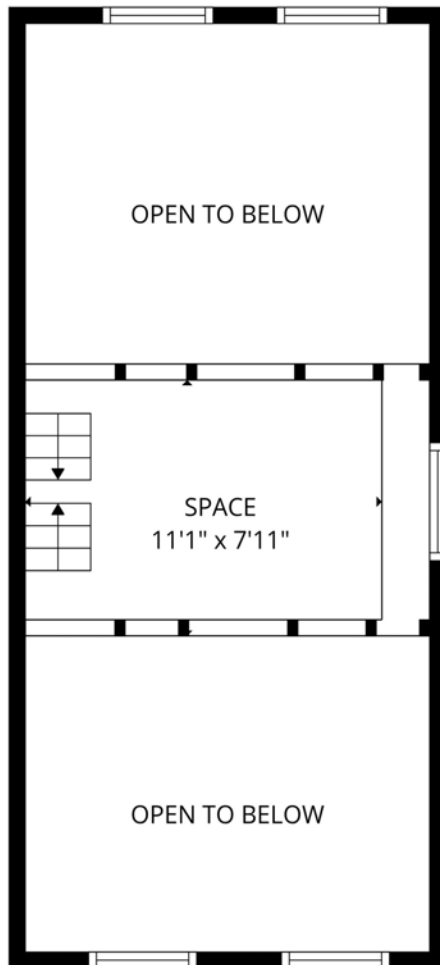
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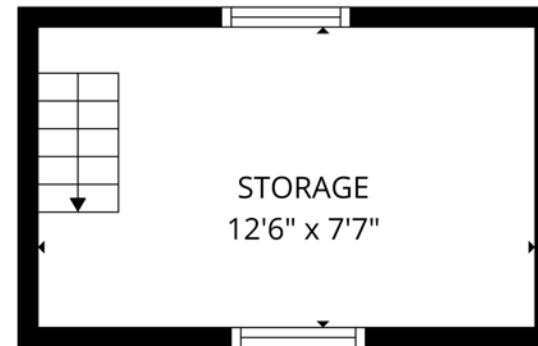
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3RD FLOOR



4TH FLOOR

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LUBBOCK-TEXAS



HEALTH CARE

Lubbock is the leading medical hub for the vast region between I-35 and the Rocky Mountains, providing essential healthcare services to nearly 2 million people. Home to premier medical facilities such as University Medical Center and Covenant Health, the city delivers advanced treatments and state-of-the-art care. Institutions like Texas Tech University Health Sciences Center further enhance the sector through transformative medical research and innovation, ensuring high-quality care for the entire region.

EDUCATION

Lubbock's educational institutions form the backbone of its talent development and workforce preparation. Texas Tech University, a Carnegie-designated Tier One research institution, leads the region's higher education landscape alongside South Plains College, Lubbock Christian University, and Wayland Baptist University. This comprehensive educational ecosystem ensures lifelong learning opportunities and positions Lubbock as a hub for academic excellence and workforce readiness.

AGRICULTURE

Located in the fertile South Plains, Lubbock is a leading cotton producer and cultivates crops like sorghum, wheat, and peanuts. The area's vineyards have also elevated Texas to the fifth-largest wine-producing state in the U.S., blending traditional farming with emerging agribusiness innovation.

MANUFACTURING

Lubbock's manufacturing sector fuels economic growth and innovation. XFAB--drives semiconductor advancements, SIMFLO--specializes in industrial metal fabrication, and Leprino Foods--a global leader in mozzarella production. These industries along with other companies in Lubbock highlight the city's versatility in producing high-tech components, essential materials, and food products.

DISTRIBUTION

Lubbock serves as a key distribution hub, offering efficient access to domestic and international markets. With direct connections via major highways such as I-27 and U.S. 87, rail services through BNSF, and an international airport, Lubbock provides seamless logistics solutions. This robust infrastructure supports a dynamic network that drives commerce, facilitates business growth, and strengthens regional and global connectivity.

*Information sourced from the Lubbock Economic Development Alliance website.

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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.

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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.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

McDougal, REALTORS, 1500 Broadway, Suite 1400 Lubbock TX 79401 | Phone: Fax:

Ethan Quisenberry

Information available at www.trec.texas.gov

IABS 1-0 Date

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