

# 10921 Wayne Ave

Fully Leased Medical Garden Office Investment

**Lone Star Commercial Construction**  
South Lubbock, Texas



# Executive Summary

10921 Wayne Ave is a newly constructed ±4,496 SF Class A medical garden office that is 100% leased to a strong regional medical tenant specializing in spine care and interventional pain management. The property offers durable income, built-in rent growth, and healthcare tenancy stability within South Lubbock's expanding medical corridor.

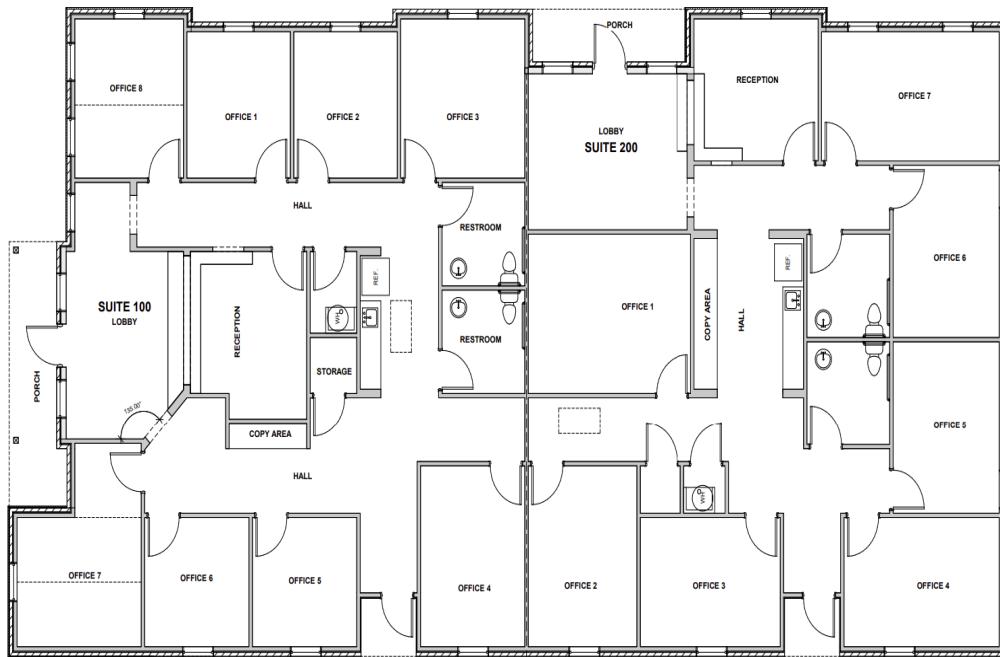
## Financial Snapshot

Purchase Price	\$1,371,280 (\$305/SF)
Gross Rent (Yr 1)	\$132,623
NNN Expenses	\$29,224
NOI (Yr 1)	\$103,399
In-Place Cap Rate	7.54%
Stabilized NOI (Yr 4–5)	\$116,661
Renewal NOI (Yr 6+)	\$131,250

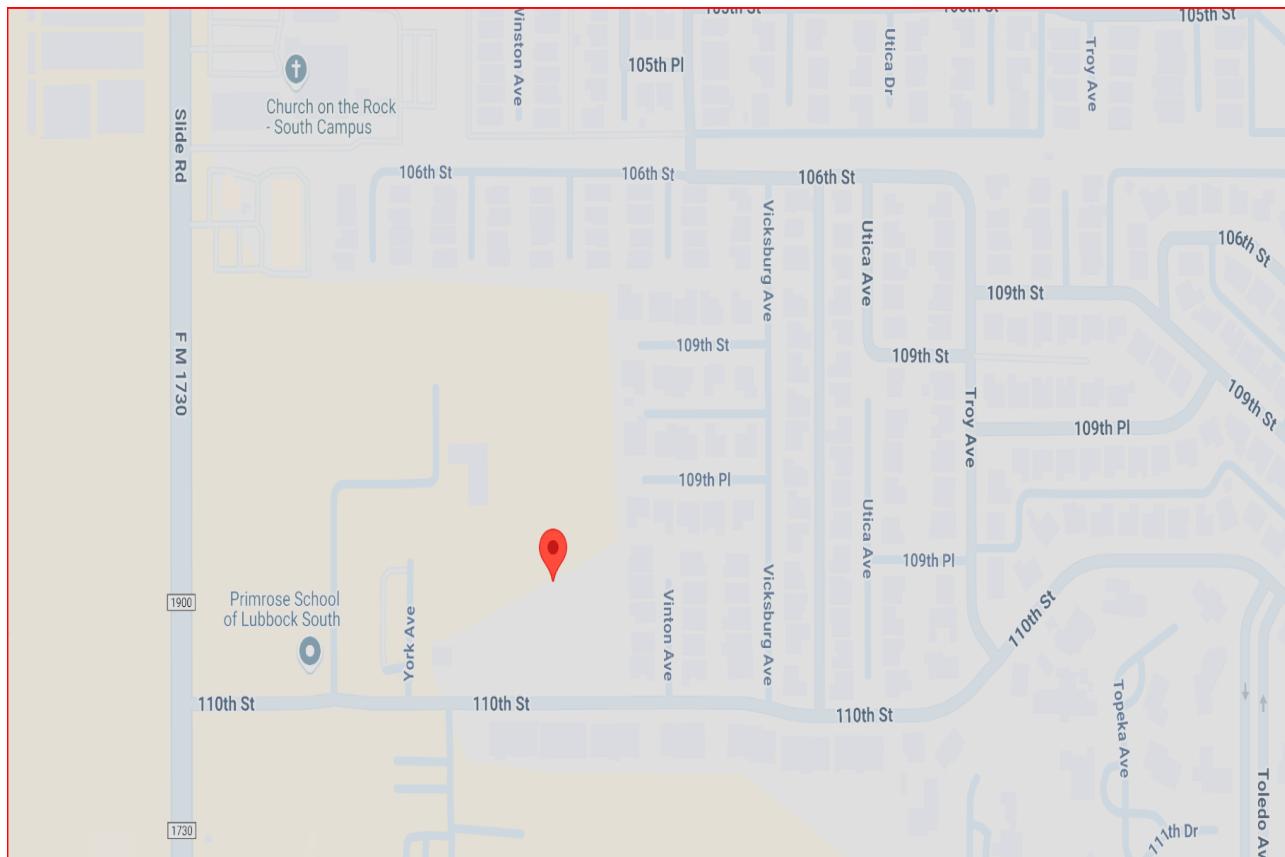
## Property Images



# Floor Plan



# Location & Traffic Overview



The property benefits from proximity to FM 1730 and 110th Street, serving South Lubbock's rapidly growing residential and medical population. Nearby traffic counts and continued southward expansion support long-term medical and professional office demand.