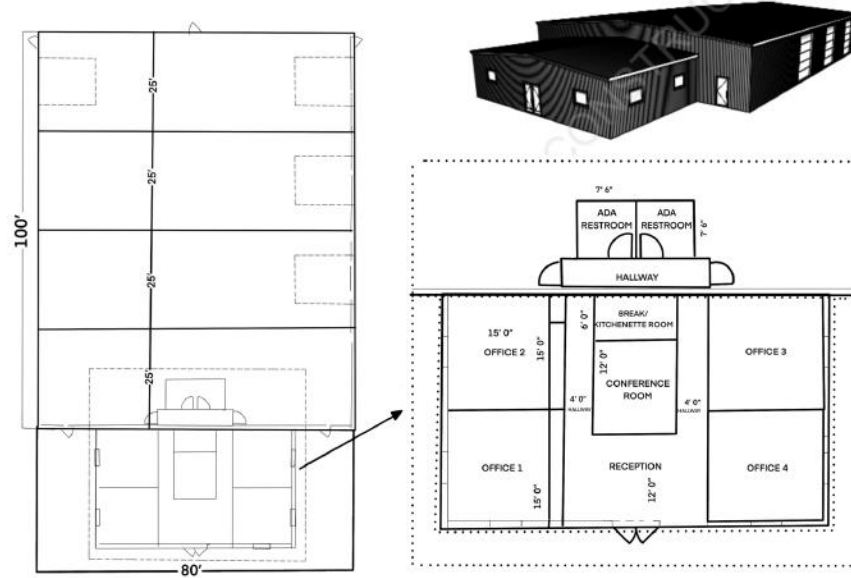


# LEASE

## UNDER CONSTRUCTION - 4TH STREET INDUSTRIAL PARK

CR 2900 & E FM 40 Lubbock, TX 79403



### PROPERTY DESCRIPTION

Under Development Now, the 4th Street Industrial Park will feature four (4) 9,500 sq ft buildings (Phase 1) with approx 1,500 sq ft offices and 8,000 sq ft of warehouse space. There will be three (3) 14 ft overhead doors with one having drive thru capability. The property boasts 2.5 acre of fenced in lot with a hard surface for storage of vehicles, inventory and product. Estimated delivery in middle-late 1st Quarter 2023. Preleasing now.

### PROPERTY HIGHLIGHTS

- Under Construction
- Available 1Q 2023
- 9,500 sq ft (1,500 sq ft Office & 8,000 sq ft Warehouse)
- Fenced Stack Lot

### OFFERING SUMMARY

Lease Rate: \$10.00 SF/yr (NNN)  
Estimated to be at \$3/sq ft/year

Available SF:	9,500 SF
Building Size:	9,500 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	51	3,590	41,987
Total Population	181	10,397	115,007
Average HH Income	\$53,272	\$38,155	\$41,861

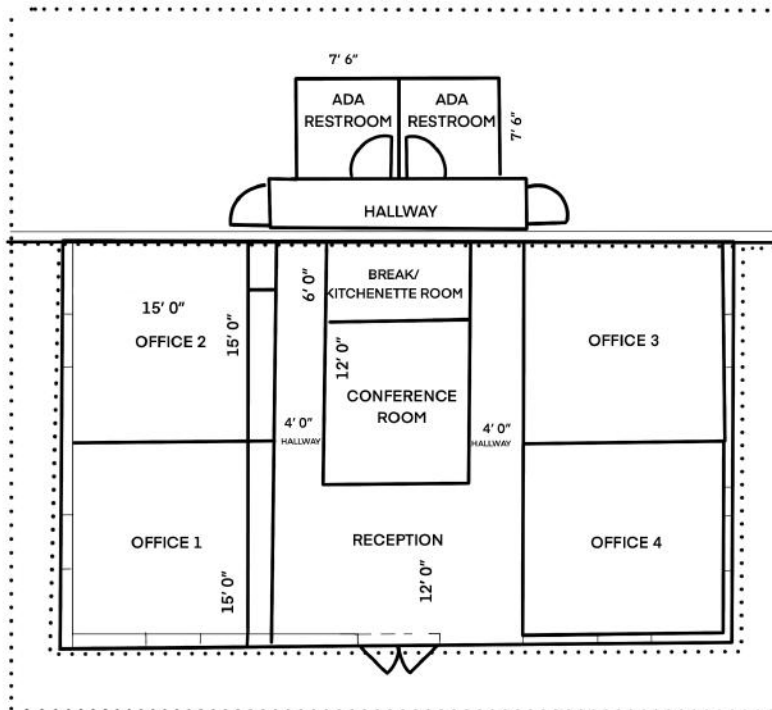
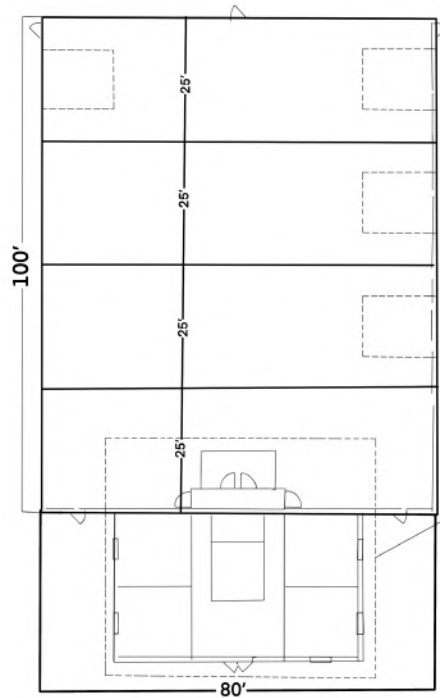
Jef Conn, CCIM, SIOR  
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COLDWELL BANKER  
**COMMERCIAL**  
CAPITAL ADVISORS

# LEASE

**CR 2900 & E FM 40**  
CR 2900 & E FM 40 Lubbock, TX 79403



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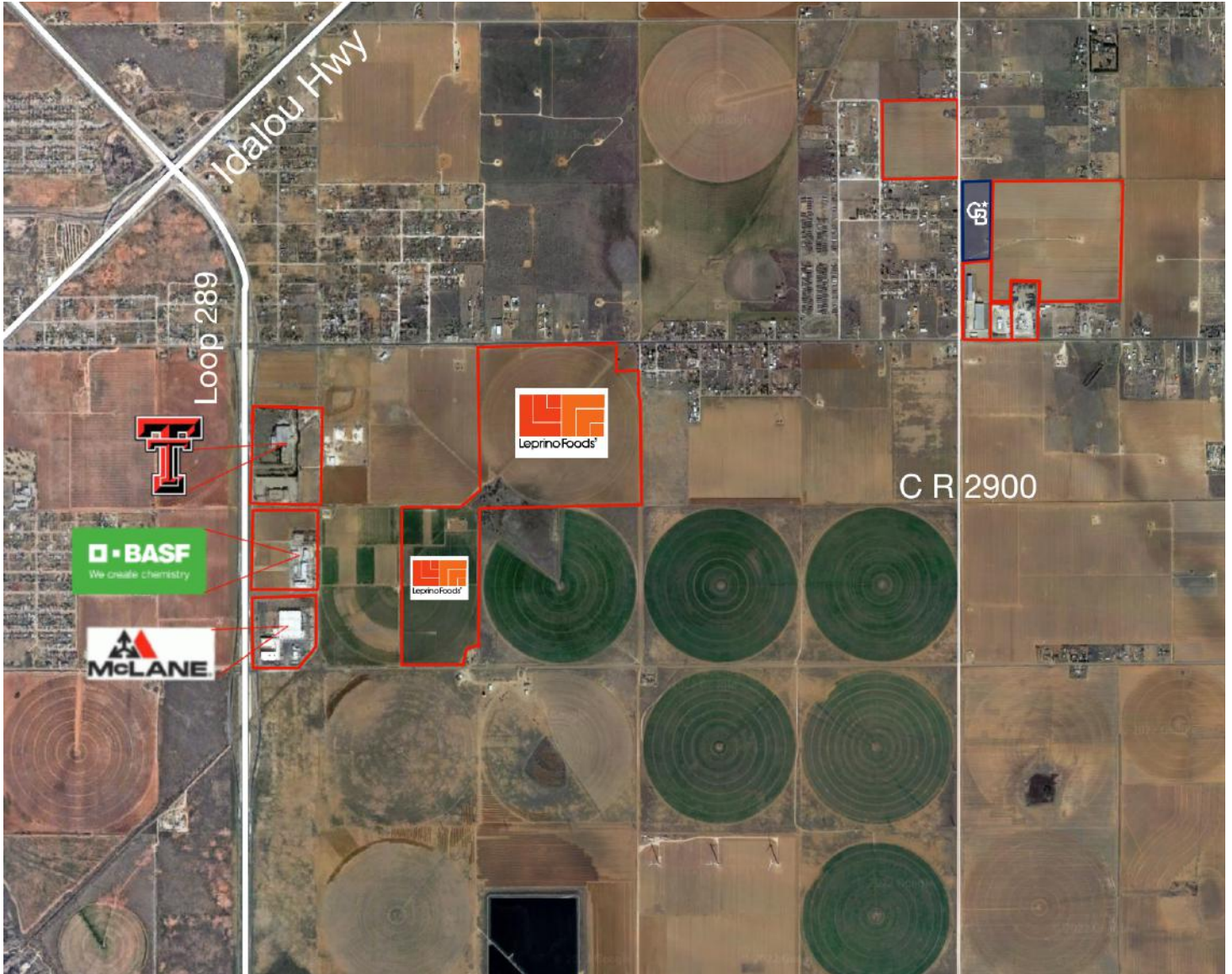
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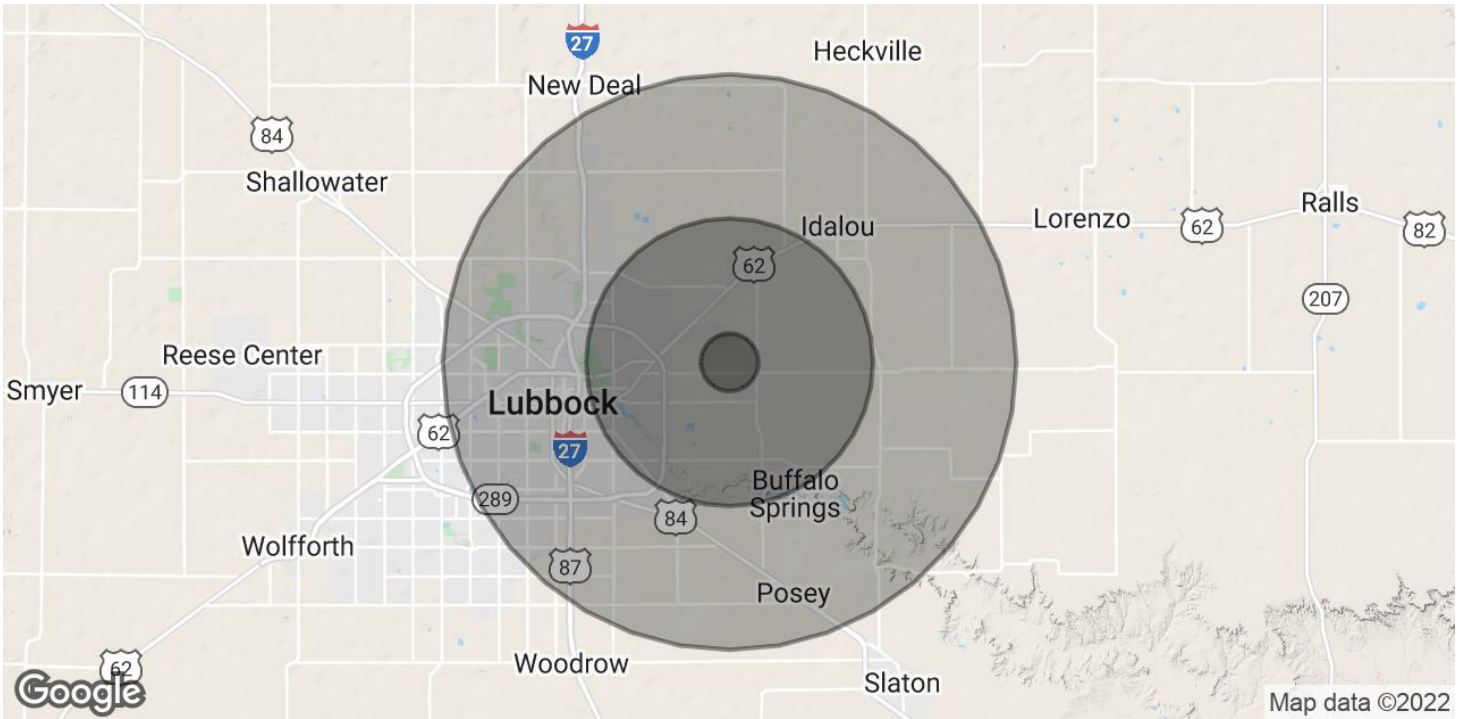
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	181	10,397	115,007
Average Age	30.7	32.2	29.4
Average Age (Male)	31.5	28.7	28.3
Average Age (Female)	29.6	36.1	30.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	51	3,590	41,987
# of Persons per HH	3.5	2.9	2.7
Average HH Income	\$53,272	\$38,155	\$41,861
Average House Value	\$78,409	\$81,637	\$105,772

\* Demographic data derived from 2010 US Census

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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.

### 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.

<u>Coldwell Banker Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>431370 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Designated Broker of Firm	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Licensed Supervisor of Sales Agent/ Associate	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Jef Conn</u> Sales Agent/Associate's Name	<u>572358 TX</u> License No.	<u>JConn@CBCWorldwide.com</u> Email	<u>806-784-3216</u> Phone

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

\_\_\_\_\_  
Date



# RECENTLY SOLD/ LEASED

**SOLD**



409 W 3rd  
5,712 sq ft  
Industrial

**LEASED**



2804 S County Rd 1242  
10,500 sq ft  
Industrial

**SOLD**



221 S Main  
29,250 sq ft  
Industrial

**SOLD**



8504 Hwy 87  
88,074 sq ft  
Industrial

**LEASED**



603 CR 7150  
9,300 sq ft  
Industrial

**LEASED**



7433 Brownfield Hwy  
2,640 sq ft  
Industrial

**SOLD**



9502 US-87  
17,040 sq ft  
Industrial

**SOLD**



408 CR 7200  
5,000 sq ft  
Industrial

**LEASED**



1109 Kemper  
15,000 sq ft  
Industrial

**LEASED**



8804 Urbana  
7,700 sq ft  
Industrial

**SOLD**



4000 S CR 1293  
7,500 sq ft  
Industrial

**LEASED**



8803 Valencia Ave  
15,244 sq ft  
Industrial