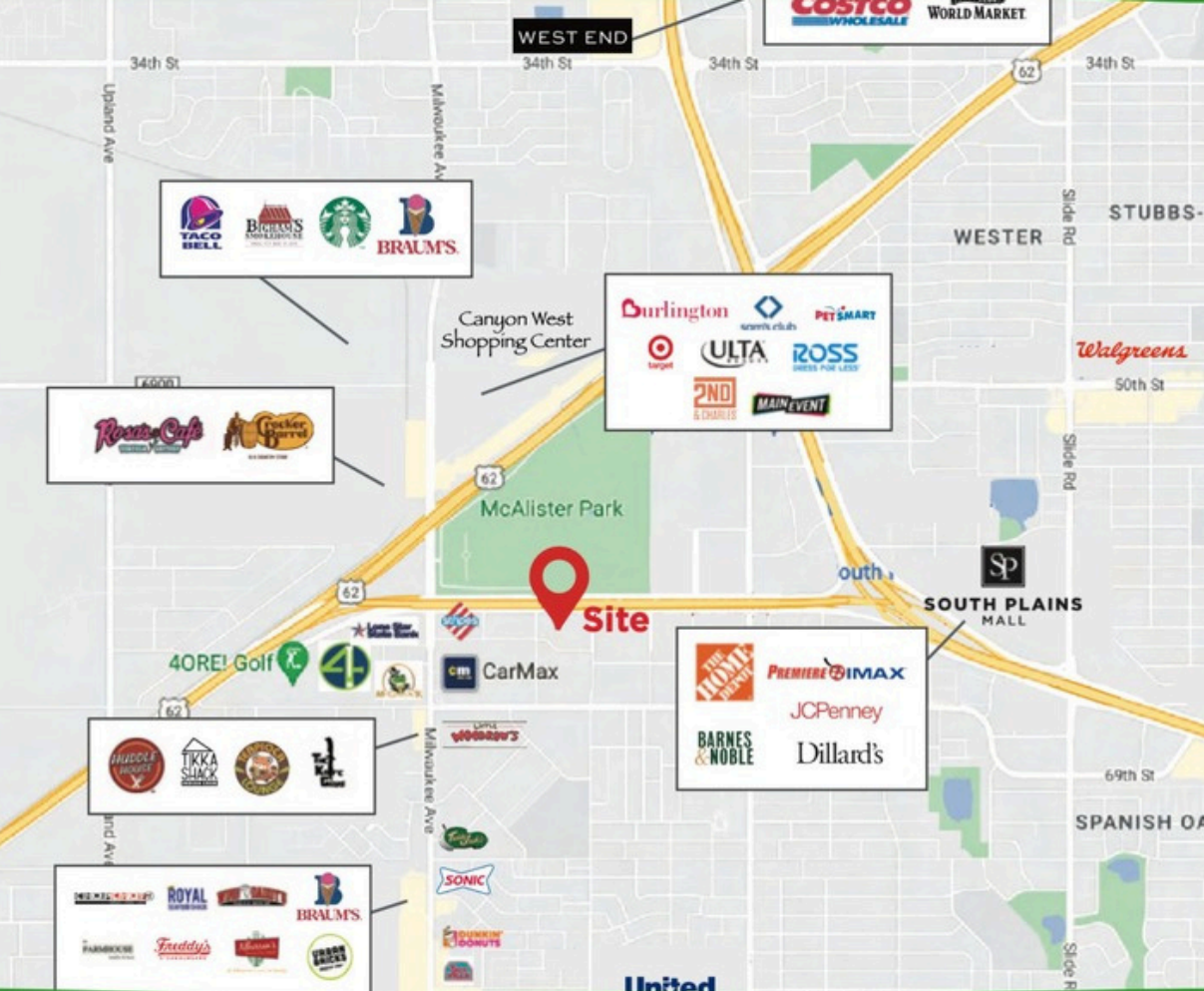


## Investment Highlights



- Built-in customer base from the Holiday Inn hotel with 100+ guest rooms, providing consistent daily traffic from travelers, business guests, and event attendees.
- Large, versatile restaurant space totaling approximately 6,390 sq ft, including 4,500 sq ft interior dining and a 1,890 sq ft outdoor patio ideal for dining, bar service, or private events.
- Prime location in the heart of Lubbock, known as the “Hub City,” serving as the economic and commercial center of the South Plains.
- Close proximity to Texas Tech University, which brings tens of thousands of students, visiting families, faculty, and sports fans throughout the year.
- Surrounded by major employers including Covenant Health System and United Supermarkets, generating steady corporate and healthcare-related dining demand.
- Excellent highway connectivity with immediate access to major routes including Interstate 27 and U.S. Highways 84, 62, 87, and 82, allowing easy access for both hotel guests and local residents.
- Strong regional draw as Lubbock serves surrounding communities such as Levelland, Plainview, Brownfield, Snyder, and Portales, expanding the potential customer base.
- Located in rapidly growing Southwest Lubbock with nearby residential neighborhoods, retail centers, and medical facilities increasing daily traffic.
- Flexible restaurant layout ideal for multiple concepts including breakfast café, full-service dining, sports bar, steakhouse, or lounge concept.
- Rare opportunity to establish a restaurant inside a nationally recognized hotel brand, Holiday Inn, benefiting from brand recognition, hotel marketing, and consistent guest flow.



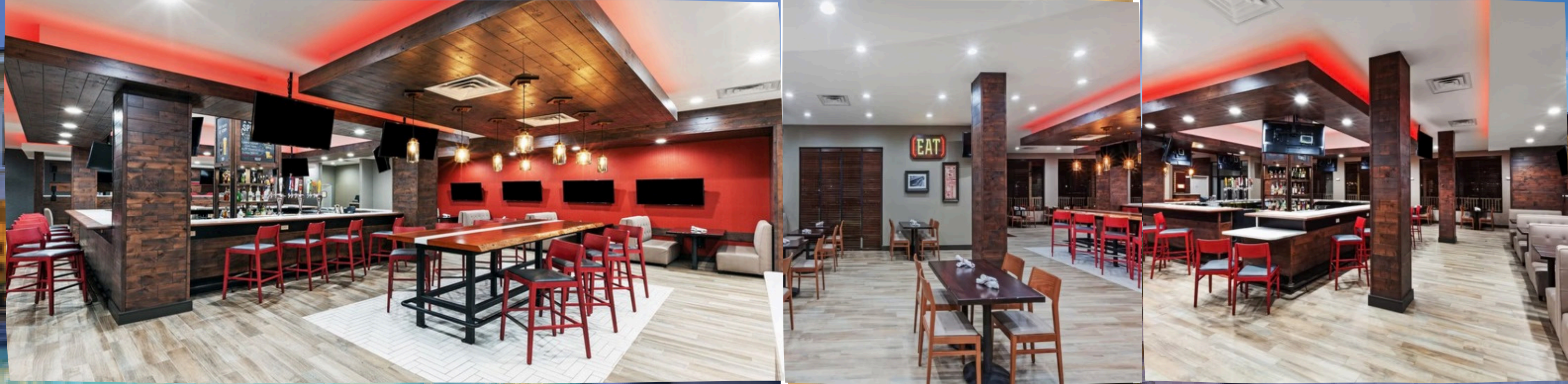
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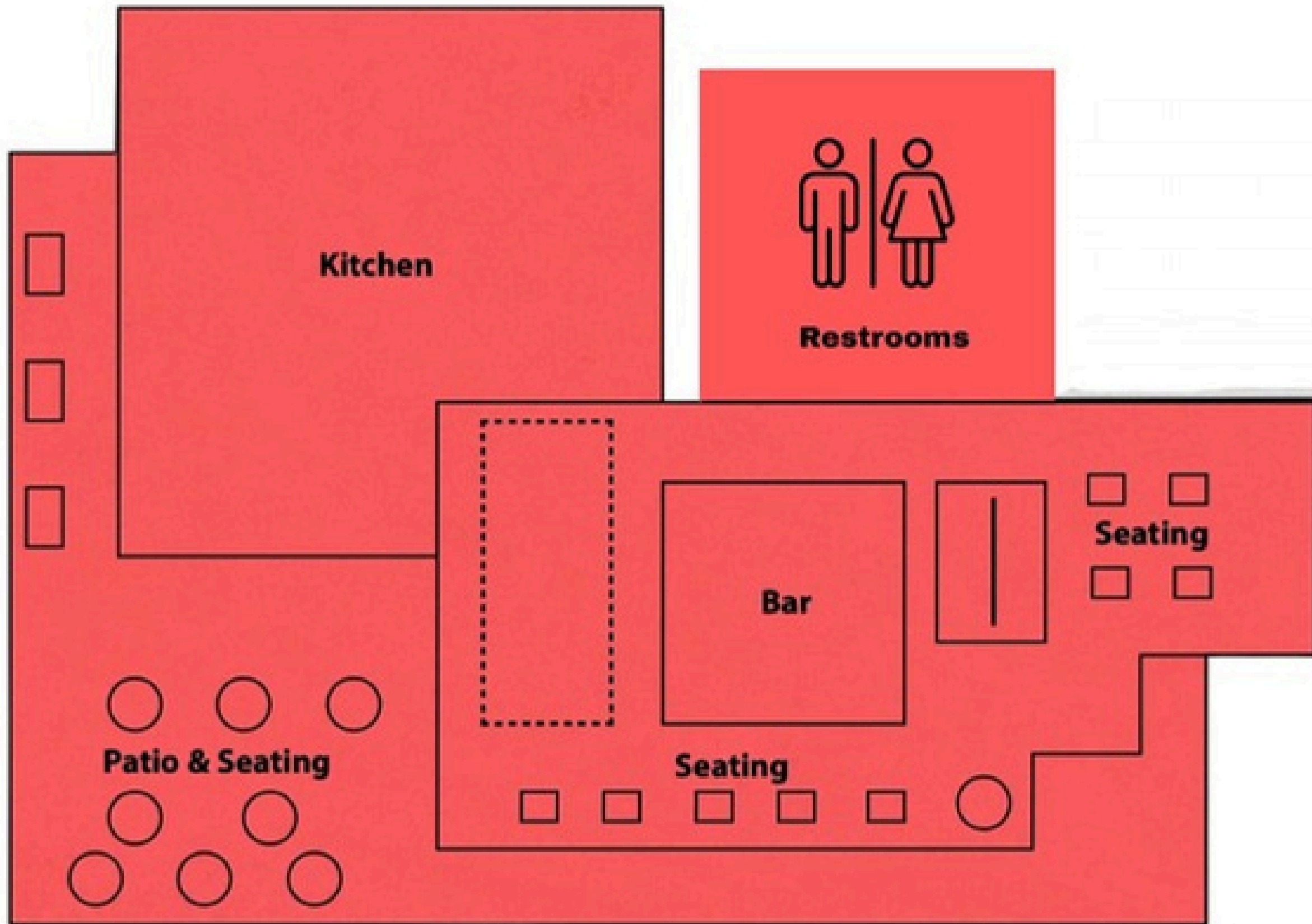
**RESTAURANT  
SPACE  
FOR LEASE**



**RESTAURANT  
SPACE FOR  
LEASE**

## **TURN KEY OPPORTUNITY INSIDE HOLIDAY INN (IHG)**

**AN OUTSTANDING FRANCHISED RESTAURANT LEASE TO OWN OPPORTUNITY IS NOW AVAILABLE INSIDE THE HOLIDAY INN LUBBOCK SOUTH, LOCATED AT 6107 JUSTICE AVE, LUBBOCK, TX. THIS MODERN, FULL-SERVICE HOTEL OPENED IN 2019 AND FEATURES 107 GUEST ROOMS, SERVING BUSINESS TRAVELERS, UNIVERSITY VISITORS, AND FAMILIES THROUGHOUT SOUTHWEST LUBBOCK. THE RESTAURANT SPACE OFFERS APPROXIMATELY 6,390 SQUARE FEET, INCLUDING ABOUT 4,500 SQUARE FEET OF INTERIOR DINING AND KITCHEN AREA PLUS A 1,890 SQUARE FOOT PATIO. THE SPACE IS FULLY BUILT OUT AND EQUIPPED WITH COMMERCIAL FURNITURE, FIXTURES, AND EQUIPMENT (FFE), PROVIDING A TURNKEY LEASE TO OWN SETUP FOR AN EXPERIENCED RESTAURANT OPERATOR. OPERATORS HAVE THE FLEXIBILITY TO INTRODUCE THEIR OWN RESTAURANT CONCEPT OR CONTINUE WITH BURGER THEORY GRILL & BAR FRANCHISE THROUGH IHG-HOLIDAY INN. THIS LOCATION BENEFITS FROM CONSISTENT BUILT-IN TRAFFIC FROM HOTEL GUESTS ALONG WITH STRONG VISIBILITY TO SURROUNDING RESIDENTIAL COMMUNITIES, RETAIL CORRIDORS, AND NEARBY MEDICAL AND UNIVERSITY AREAS IN LUBBOCK, TEXAS. LEASE STARTS AT \$20/SF NNN, WITH THE LANDLORD OPEN TO FLEXIBLE TERMS FOR QUALIFIED TENANTS. TO SECURE THE SPACE, A DEPOSIT EQUAL TO THE FIRST AND LAST MONTH'S RENT IS REQUIRED TO GET YOU STARTED AND MOVE IN TO THIS GREAT TURNKEY LEASE TO OWN FRANCHISE OPPORTUNITY. THE LANDLORD IS MOTIVATED AND WILLING TO WORK WITH THE RIGHT OPERATOR TO ESTABLISH A SUCCESSFUL RESTAURANT PRESENCE WITHIN THIS GLOBALLY RECOGNIZED IHG PROPERTY. THIS IS A RARE OPPORTUNITY TO LAUNCH OR EXPAND A RESTAURANT CONCEPT WITHIN A HIGH-TRAFFIC HOTEL ENVIRONMENT WITH BUILT-IN CLIENTELE AND A FULLY EQUIPPED TURNKEY LEASE TO OWN SETUP READY FOR OPERATION.**



**Restaurant Floor Plan**



**TOTAL SQFT  
6390**

**INSIDE  
DINING 4500  
SQFT**

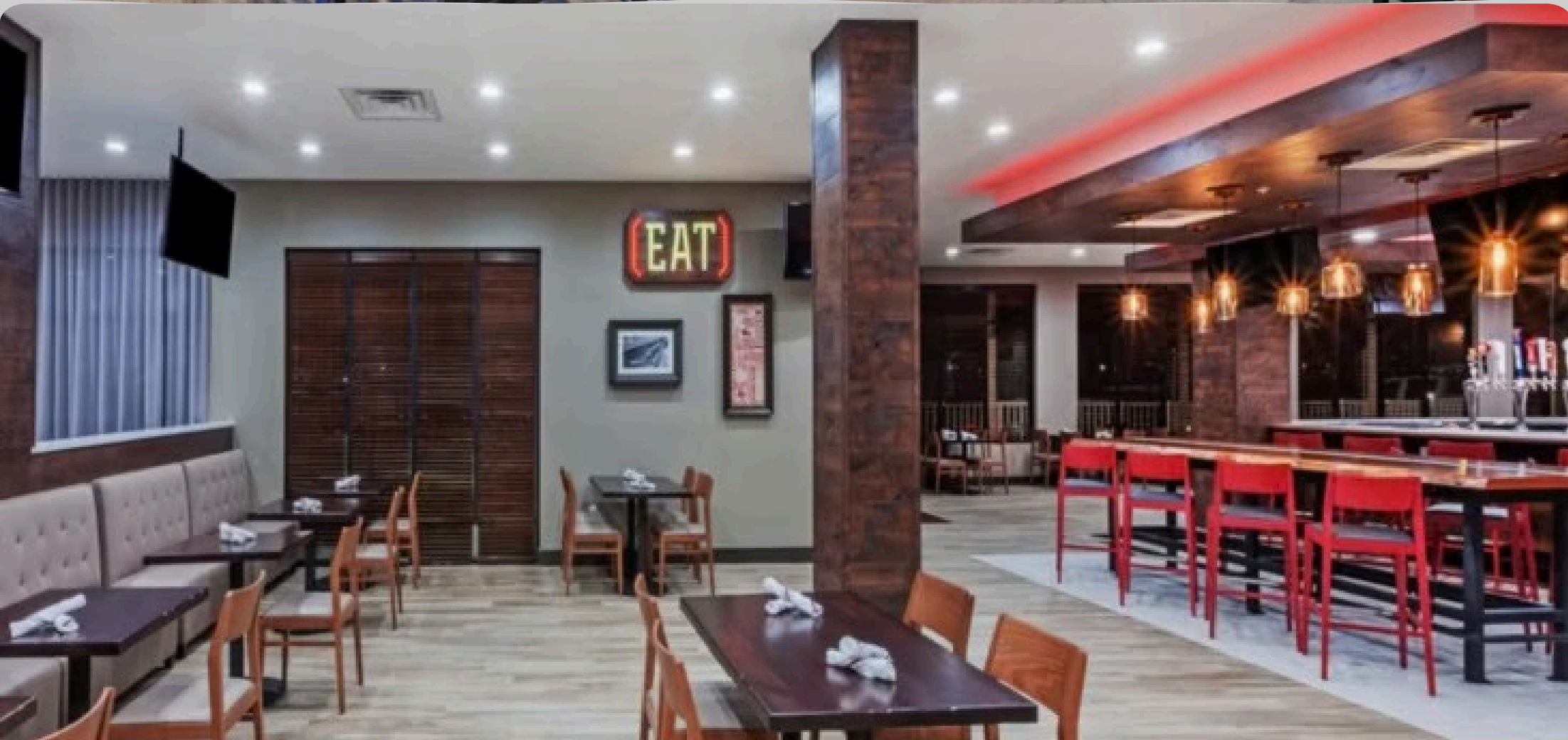
**OUTSIDE PATIO  
DINING AREA  
1890 SQFT**

**ALL COMMERCIAL APPLIANCES  
FURNITURE AND  
FIXTURE  
INCLUDED**

**TURNKEY LEASE TO OWN  
FRANCHISE OPPORTUNITY**



**BHGRE  
COMMERCIAL<sup>SM</sup>**





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