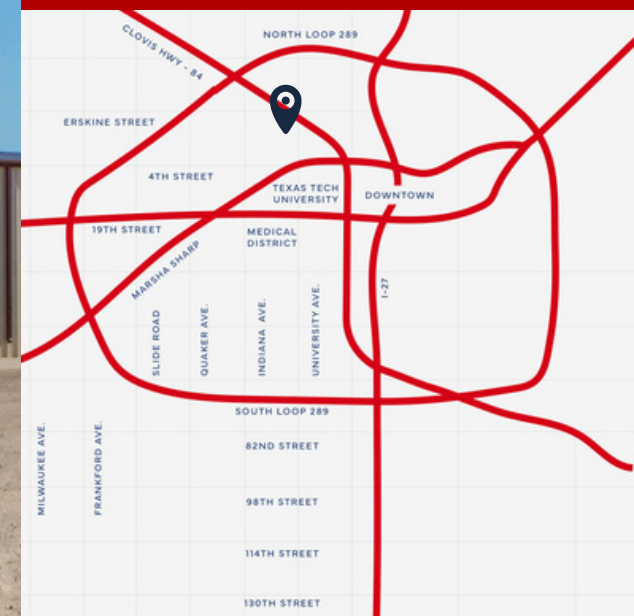




FOR SALE



MULTI- UNIT COMMERCIAL SPACE FOR SALE | \$750,000 | 11,900 SF

4212 N FM 2528, LUBBOCK, TX 79416



Mark Oatman
COMMERCIAL REALTOR

📞 806-543-8568

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📍 1500 BROADWAY ST, STE
1400, LUBBOCK, TX 79401

🌐 MCDOUGAL.COM

Investment Opportunity: Multi-Unit Commercial Property at 4212 N FM 2528, Lubbock, TX 79416

Discover a prime commercial investment in northwest Lubbock! This versatile four-unit property at 4212 N FM 2528 is conveniently located just south of Clovis Highway (Highway 84), off Frankford Avenue, offering excellent visibility and accessibility in a growing area outside city limits.

Total building size: approximately 11,900 sq ft

Key highlights include:

- One unit already producing strong, reliable income: A 40x60 unit (approximately 2,400 sq ft) with built-in office space is currently leased at \$5,000 per month – delivering substantial cash flow from day one and helping offset ownership costs right away.
- Three additional units available for lease or owner-use:
 - 40x60 (approximately 2,400 sq ft)
 - 40x60 (approximately 2,400 sq ft)
 - 60x60 (approximately 3,600 sq ft)
- These flexible spaces feature overhead doors and are ideal for warehousing, automotive services, storage, retail, entertainment, or other uses (previously utilized for seasonal attractions and auto repair).

Positioned in Lubbock's rapidly expanding northwest corridor, this property offers generous space, growth potential, and immediate income from the existing lease – making it perfect for investors seeking strong returns or owner-occupiers who want to occupy one unit while renting the others to cover expenses.

Secure this income-producing asset in one of West Texas' hottest growth areas. Contact us today for more details, a private tour, cap rate analysis, or to discuss leasing the vacant units!

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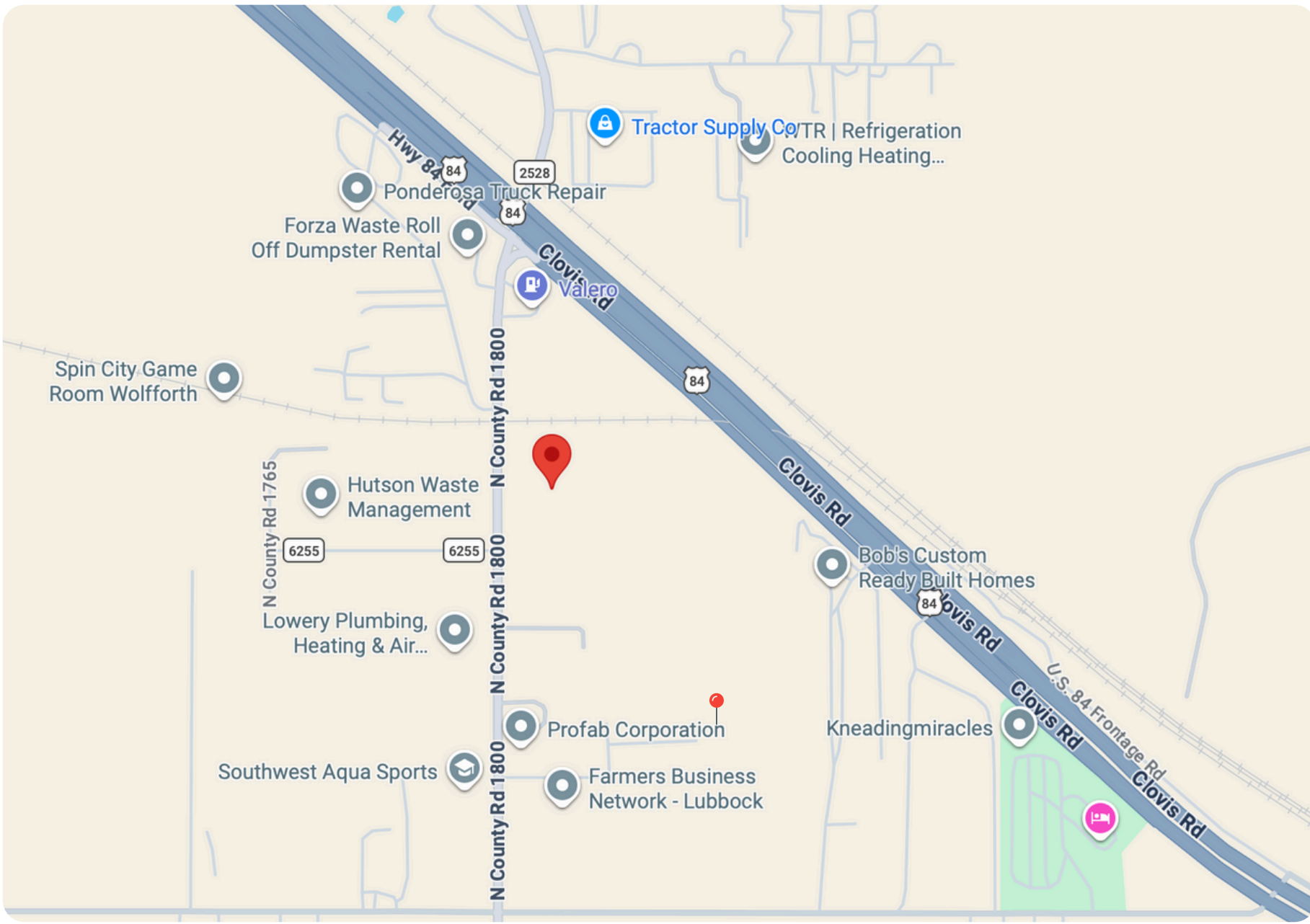
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