

Flexible Industrial Facility with Yard & Visibility

For Lease

710 26TH ST

LUBBOCK, TX 79404

±7,800 SF on ±3.34 Acres | Prime Lubbock Industrial Corridor



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**IWI
REALTY**

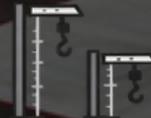
A Group of Res and Ranch, LLC



7,800 SF



OVERHEAD
DOORS



CLEAR
HEIGHT



1,200 SF WASH
BAY



Property Overview

Base Rent	\$18,000 / Month
NNN	\$500 Tax \$1,408 Insurance
Total Monthly	\$19,908 / Month
Year Built	2025
Zoning	Industrial Zoning (City of Lubbock)

(Taxes, insurance, and maintenance of the property are the responsibility of the Tenant).

Property Highlights

- ±7,800 SF industrial facility
- ±3.34 acres
- ±2.14-acre laydown yard (included in total acreage)
- ±1,750 SF office space
- ±3,600 SF shop space
- ±1,200 SF wash bay
- ±1,200 SF mezzanine
- (4) 14' x 14' overhead doors
- ±15'-9" clear height at perimeter
- I-27 visibility and access
- Fenced and secured with (2) 20' rolling gates



710 26th St, Lubbock, TX

Property Description

This ±7,800 SF industrial facility is situated on ±3.34 acres and includes porches, overhangs, and a dedicated wash bay. The property is currently subject to a 10-year absolute NNN lease; however, this analysis reflects the anticipated post-buyout condition of the asset rather than long-term in-place lease income.

The building includes ±1,750 SF of office space, ±3,600 SF of shop space, ±1,200 SF wash bay, and a ±1,200 SF mezzanine. The shop area features (4) 14' x 14' overhead doors with ±15'-9 5/8" clear height at the perimeter and ±20'-0 15/16" clear height at the centerline.

The site includes a ±2.14-acre laydown yard for outdoor storage and benefits from strong visibility and access along I-27.



IDEAL FOR

Ideal for contractors, service companies, or light industrial users needing shop space, yard storage, and easy I-27 access.



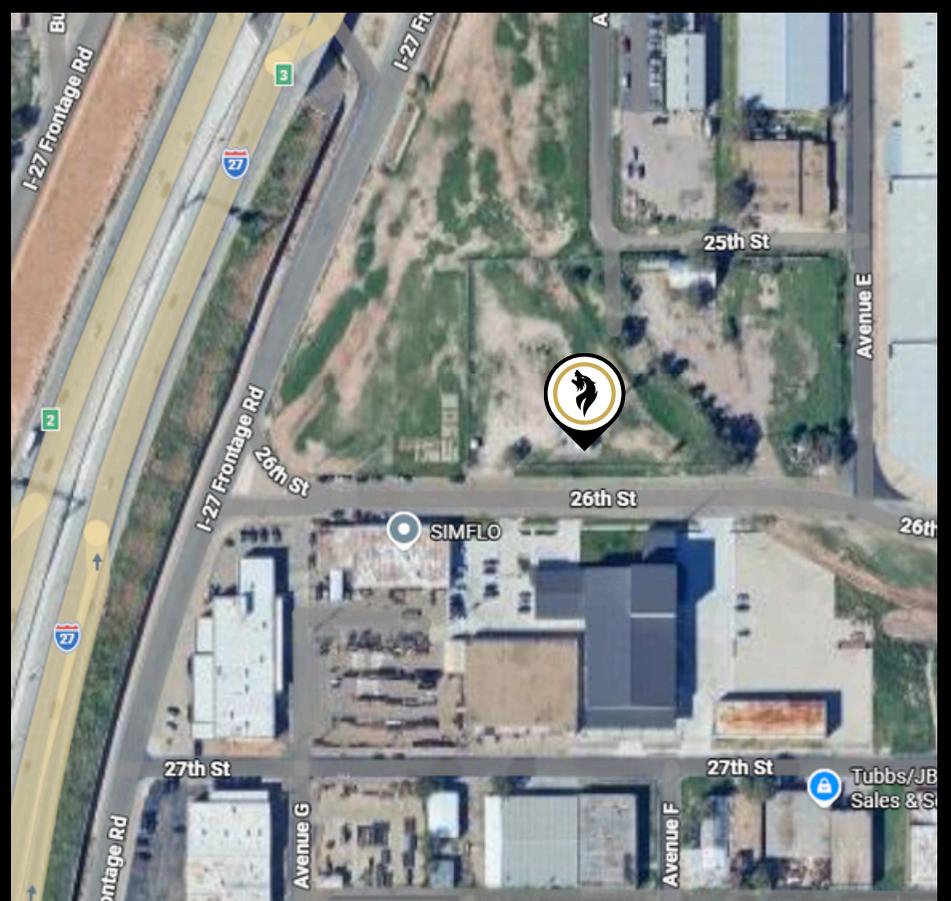
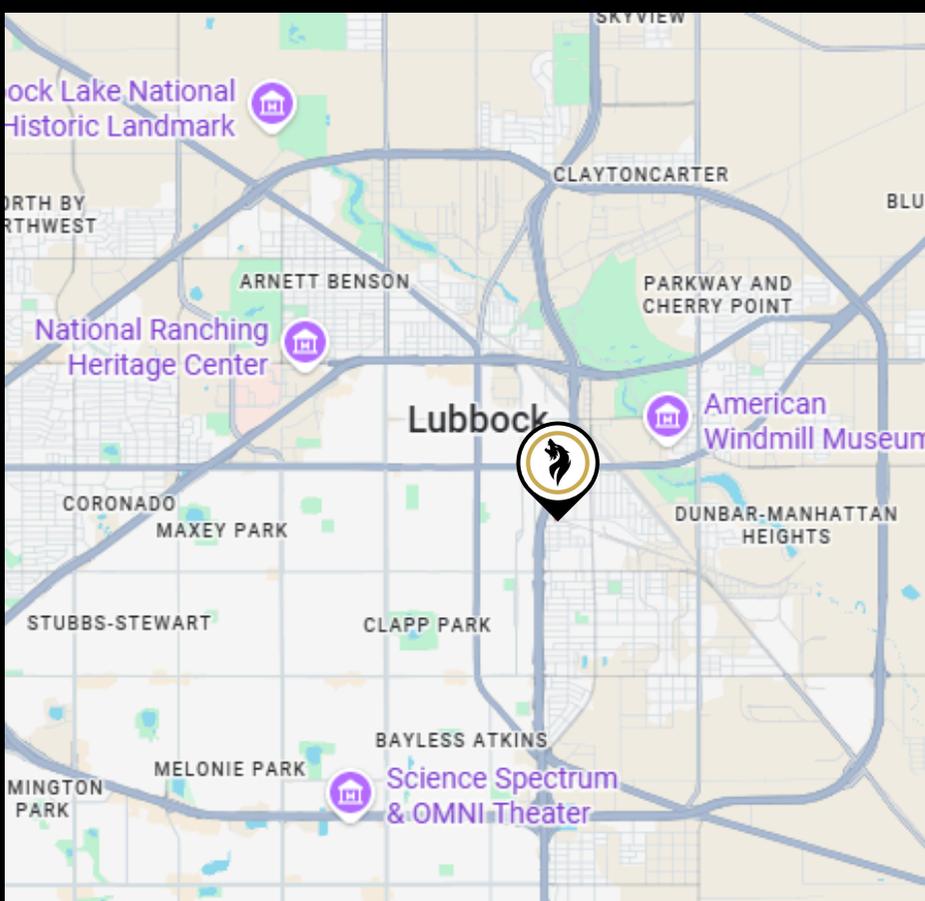
Location Overview

710 26th Street is located in Lubbock's established 79404 industrial corridor, offering strong visibility and convenient access to I-27, a primary north-south transportation route serving the region. The property benefits from proximity to major arterials, supporting efficient logistics and ease of access for industrial users.

The surrounding area consists of a mix of industrial, commercial, and service-oriented uses, contributing to a stable employment base and consistent demand. Lubbock serves as a regional economic hub for the South Plains, supported by diversified industries including manufacturing, distribution, education, and healthcare, making this a well-positioned location for long-term industrial operations.

Directions to the Property

From I-27, take the 26th Street exit and head east. Continue on 26th Street for approximately 0.5 miles. The property is located on the north side of 26th Street between Avenue U and Avenue V at 710 26th Street, Lubbock, TX.



710 26th St, Lubbock, TX

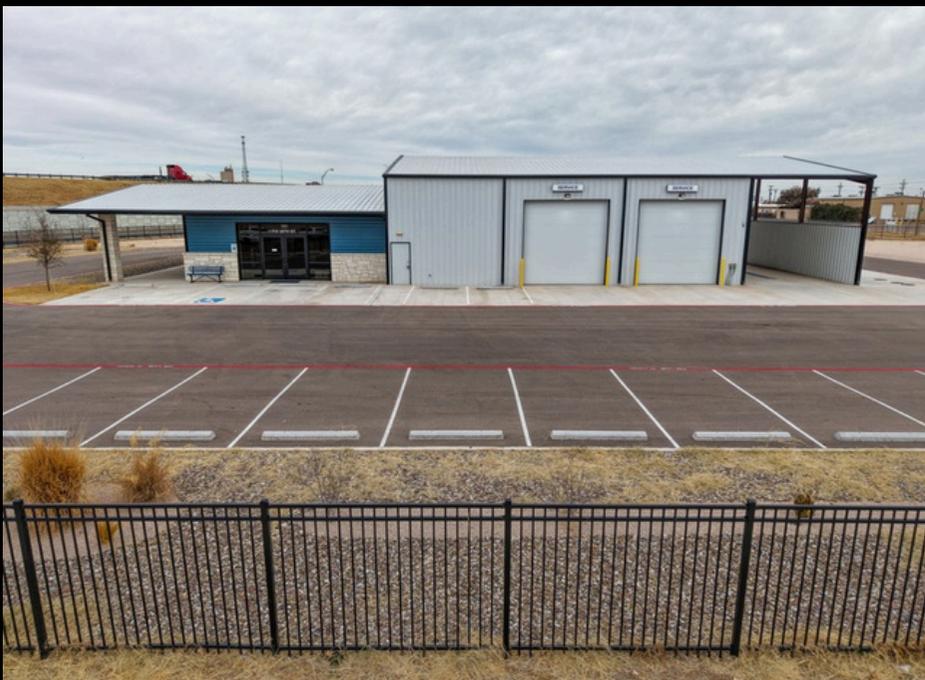
Property Photos



Property Photos



Aerial Photos



About Our Brokerage

At IWI Realty, a group of Res and Ranch, LLC, we are a full-service commercial real estate team with deep roots in Texas and the Permian Basin. While our foundation is industrial and retail real estate, our expertise and resources extend across acquisitions, leasing, and investment sales throughout the state and across the country.

We combine local market knowledge with national reach, guiding buyers, sellers, landlords, and tenants through every step of the process. From identifying opportunities to structuring transactions and navigating complex deals, IWI Realty delivers seamless, start-to-finish service backed by the strength of Res and Ranch LLC, our licensed brokerage.

What We Do

- ✓ Industrial Expertise – Serving owners, occupiers, and investors in the Permian Basin and beyond.
- ✓ Investment Sales – Connecting clients to high-performing assets, including NNN properties nationwide.
- ✓ Leasing Services – Representing landlords and tenants with market knowledge and negotiation strength.
- ✓ Market Intelligence – Providing valuations, data-driven analysis, and insight for smarter decisions.

Why Choose Us?

- Industrial expertise, national reach
- Dedicated divisions, specialized focus
- Trusted lender & vendor network
- Seamless support, start to finish
- 1031 Exchange expertise
- NNN property specialists
- Market analysis & valuations
- Strong investor relationships
- Texas roots, national reach





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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AGENT

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