



THE
POWELL GROUP

The Experts in Real Estate & Business Brokerage

4209 N CR 1765, Lubbock, TX 79416

Murphy
BUSINESS SALES
Excellence in Business Transactions



NNN Investment National Tenant (8% Cap Rate)



PRESENTED BY:

Sales Price: \$965,000

DAVID POWELL, CCIM

Commercial Broker

Business Broker

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KW Commercial | Lubbock
The Powell Group

10210 Quaker Avenue
Lubbock, TX 79424

Property Summary

Property Highlights

Address: 4109 N CR 1765
Lubbock, TX 79416

Zoning: Outside City Limits

Bldg SF: 4,400

Loft Storage: 600 SF

Lot AC: 1.15

Sales Price: \$965,000

Built: 2024

- Outside City Limits
- Fenced lot
- New Construction (2024)
- Established national tenant in place
- Fully leased through 2030 and two five-year options available
- Located in an exclusive elite premium industrial park

Property Overview

This newly constructed 4,400 SF industrial investment property, completed in 2024, is situated on approximately 1.57 acres outside the city limits, providing operational flexibility with fewer regulatory constraints. The site includes a fully fenced yard, ample parking, a covered front porch, and two 12' x 14' overhead doors, supporting a wide range of industrial and service uses. The property is fully leased to a national tenant (a major provider of professional automotive maintenance products and services, headquartered in Houston, Texas) through December 2030. The lease structure includes two additional five-year renewal options (at market rate), offering extended occupancy potential and long-term income continuity. As a 2024 construction, the asset offers investors the benefit of modern improvements and reduced near-term capital expenditure exposure. The property is operating on well and septic systems.

Rent Roll

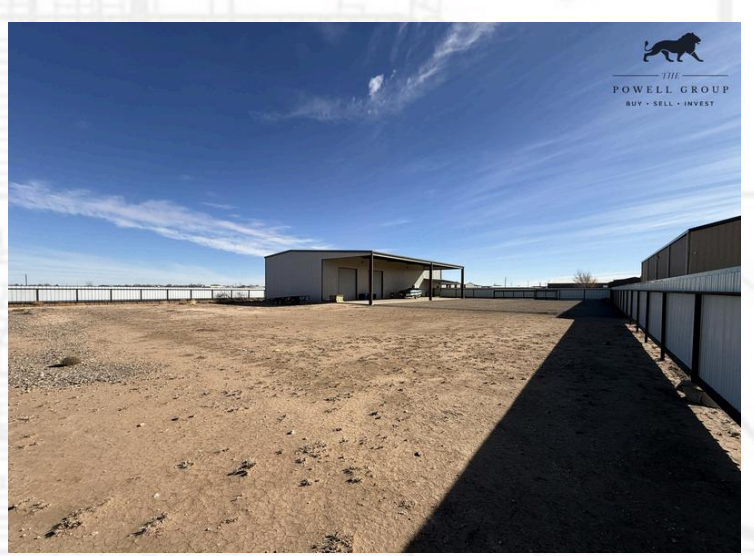
Suite	Tenant	Sq Foot	Start Date	End Date	Cap Rate	Rate/SF	Mo. Rate	Annual Rate
	MOC Central	5,000	1/1/2026	12/31/2030	8%	\$ 1.28	\$ 6,407.03	\$ 76,884.36
Total		5,000					\$ 6,407.03	\$ 76,884.36

Net Operating Income

				Actual			
			Total Income		\$ 76,884.36		
			Cap Rate		8%		
			Sales Price		\$965,000.00		

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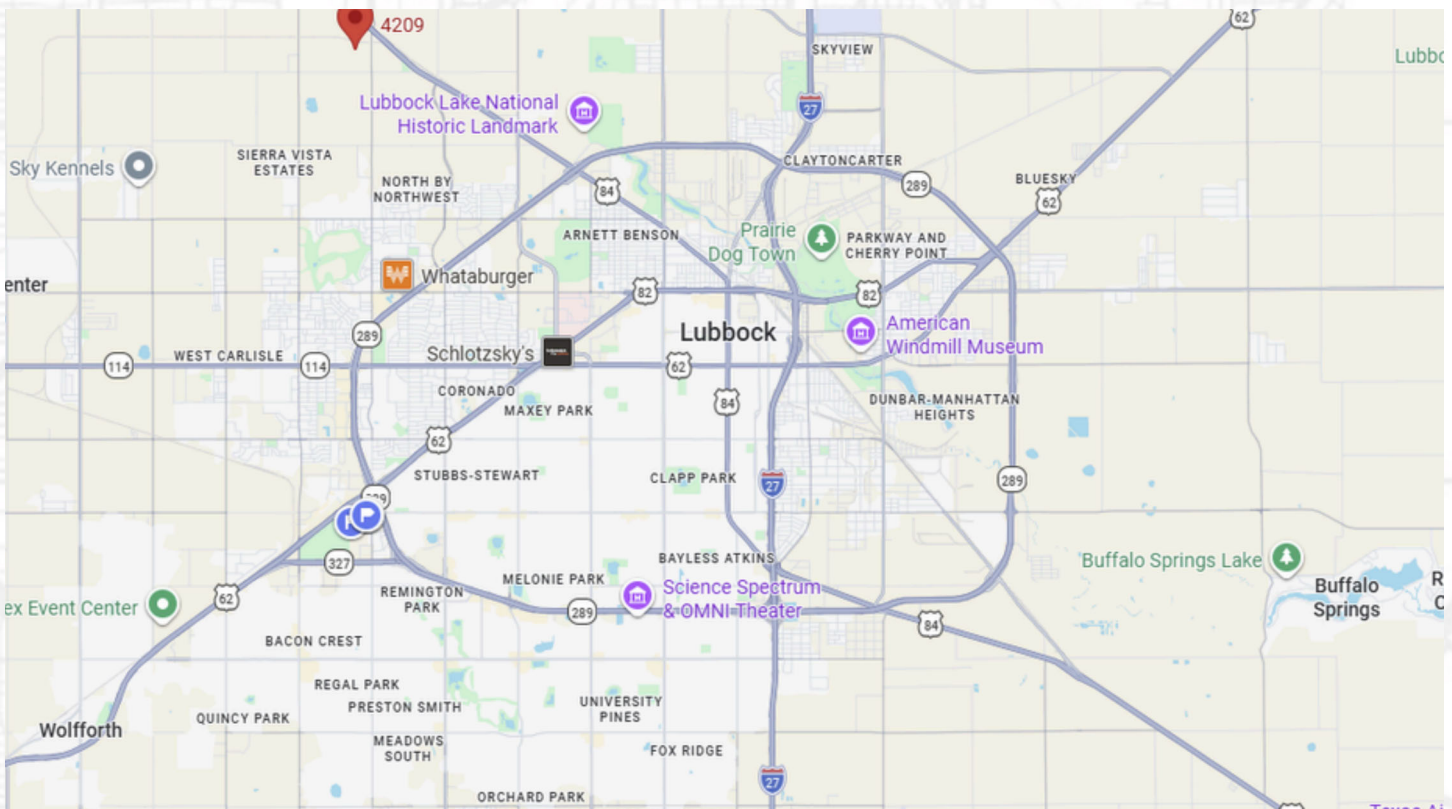
Photos



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Location Maps



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View more listings at www.lubbockcommercialrealestate.com



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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>Keller Williams Realty</u>	<u>494693</u>	<u>klrw238@kw.com</u>	<u>8067717710</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Pamela Titzell</u>	<u>465722</u>	<u>pamtitzell@kw.com</u>	<u>8067717710</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Pamela Titzell</u>	<u>465722</u>	<u>pamtitzell@kw.com</u>	<u>8067717710</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>David Powell</u>	<u>257988</u>	<u>lubbockcommercial@gmail.com</u>	<u>(806) 239-0804</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date