

FOR SALE

11426 CR 2220

Lubbock, TX 79423

WestMark
COMMERCIAL

TCN
WORLDWIDE
REAL ESTATE SERVICES

OFFERING SUMMARY



Sale Price

\$1,462,667



Total Building Size

12,000 SF



Zoning

Outside City Limits

PROPERTY DESCRIPTION

New-construction 12,000 SF office/warehouse investment featuring a NNN lease with a 3-year term and built-in rent escalations. The property offers functional industrial design with a truck well and two overhead doors, providing efficient loading and long-term utility. Minimal landlord responsibilities and modern construction make this a stable, low-maintenance asset suited for investors seeking predictable cash flow.

PROPERTY HIGHLIGHTS

- NNN leased
- 3-year lease term with annual escalations
- New construction
- Truck well + two overhead doors supporting distribution and service users



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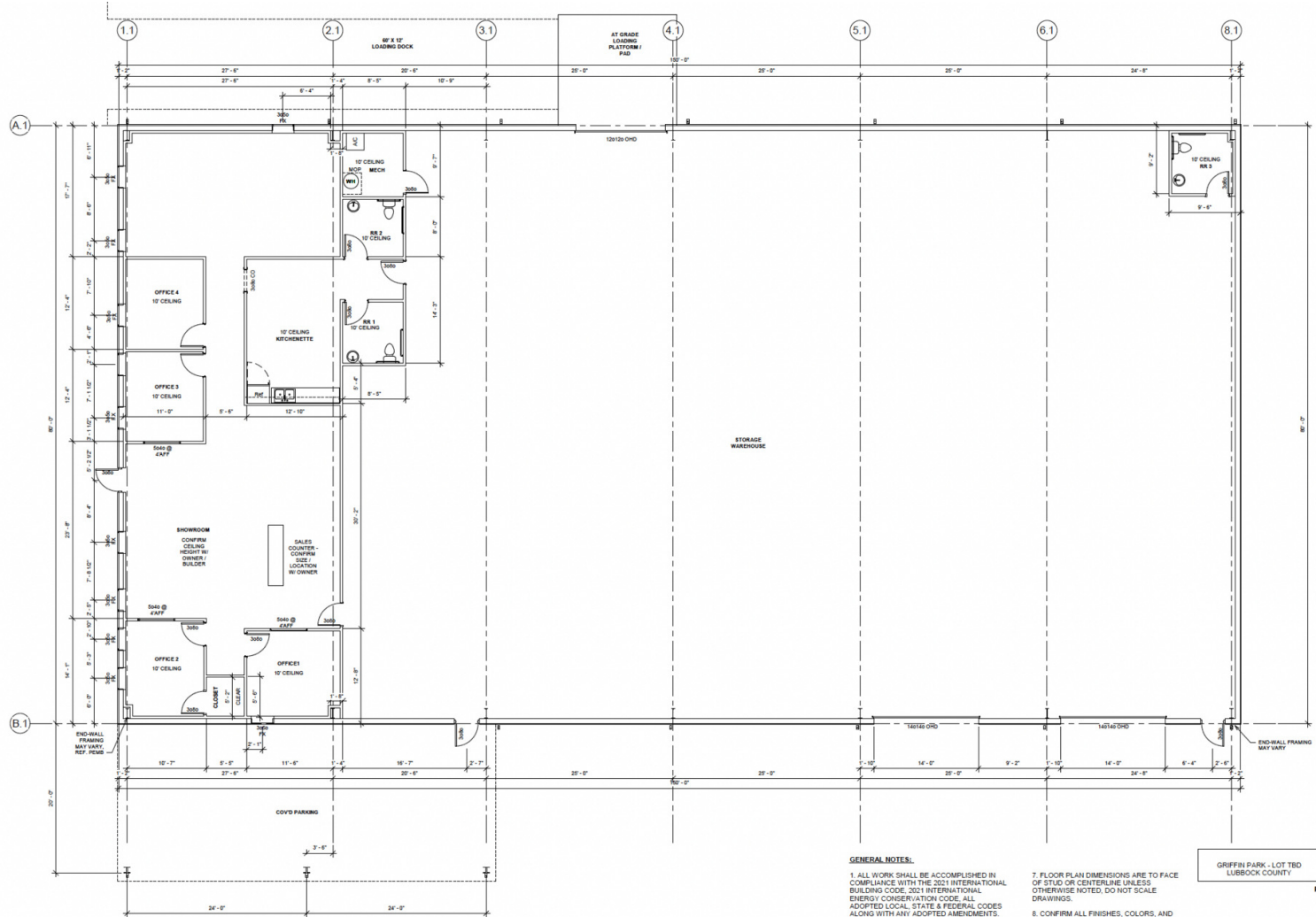
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① First Floor - Building 01
3/15/24 11:24

- GENERAL NOTES:**
1. ALL WORK SHALL BE ACCOMPLISHED IN COMPLIANCE WITH THE 2021 INTERNATIONAL BUILDING CODE, 2021 INTERNATIONAL ENERGY CONSERVATION CODE, ALL ADOPTED LOCAL, STATE & FEDERAL CODES ALONG WITH ANY ADOPTED AMENDMENTS.
 2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. NOTIFY DESIGN TEAM OF ANY DISCREPANCIES WITH DIMENSIONS.
 3. VERIFY ALL EXISTING CONDITIONS. NOTIFY DESIGN TEAM OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 4. PROVIDE AND INSTALL ALL SUPPORTS AND BLOCKING IN WALLS AS REQUIRED TO SUPPORT MILLWORK, DOOR FRAMES, DOOR STOPS, HARDWARE, SIGNS, FIXTURES, ETC.
 5. USE SAFETY GLAZING OR TEMPERED GLASS WHERE REQUIRED.
 6. FRAMING CONTRACTOR SHALL ENSURE THAT ALL FRAMING AND BRACING IS SIZED AND INSTALLED IN COMPLIANCE WITH THE 2021 I.B.C. THE STRUCTURAL INTEGRITY OF THE FRAMING AND BRACING SYSTEM IS THE FRAMING CONTRACTOR'S RESPONSIBILITY. NOTIFY DESIGN TEAM OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
 7. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
 8. CONFIRM ALL FINISHES, COLORS, AND PANEL TYPES WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
 9. ALL DOORS AND HARDWARE SHALL BE INSTALLED IN COMPLIANCE WITH ADA AND TAS REQUIREMENTS. EXTERIOR DOORS SHALL SWING OUTWARD AS REQUIRED FOR EGRESS.
 10. PROVIDE DOOR APPROACH CLEARANCE AS REQUIRED PER T.A.S. STANDARDS. NOTE THAT ON FULL SIDE OF ACCESSIBLE DOORS, THERE SHALL BE 1'-6" CLEAR ON THE LATCH SIDE PER T.A.S. SECTION 404. ALL HARDWARE TO BE ADA COMPLIANT AND INSTALLED AT ADA APPROVED HEIGHTS. REF. TABLE 404.2.4.1.
 11. ALL EXTERIOR DOORS SHALL HAVE KEYLESS EGRESS AS REQUIRED BY CODE.
 12. USE MOLD RESISTANT GREEN BOARD AT ALL WET WALLS AS REQUIRED.

GRUFFIN PARK - LOT TBD
LUBBOCK COUNTY



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Suite	Tenant Name	Size SF	Price / SF / Year	Annual Rent	Lease Start	Lease End
-	Tenant	12,000 SF	\$10.97	\$131,640	2026	2029
Totals		12,000 SF	\$10.97	\$131,640		

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Investment Overview

Price	\$1,462,667
Price per SF	\$122
CAP Rate	9%
Cash-on-Cash Return (yr 1)	9%
Total Return (yr 1)	\$131,640

Operating Data

Net Operating Income (Average Over Three-Year Term)	\$131,640
Pre-Tax Cash Flow	\$131,640

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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

WestMark Companies, LLC Name of Sponsoring Broker (Licensed Individual or Business Entity)	9000344-BB License No.	commercialinfo@westmarkrealtors.com Email	(806) 794-3300 Phone
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Buyer/Tenant/Seller/Landlord Initials

Date