



3904 URSULINE ST LUBBOCK, TX 79415

RUBEN TRUJILLO

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611 Broadway, Lubbock, TX 79401

Table of Contents

WHAT YOU'LL FIND

- 03 Property Description
- 04 Photos
- 06 Surrounding Retailers
- 07 IABS

ABOUT US

Clear Rock Commercial is a seasoned commercial real estate group focused on delivering results that align with each client's unique goals. With deep market knowledge and a commitment to personalized service, we help businesses make confident, strategic real estate decisions.

VISIT US AT

611 Broadway
Lubbock TX 79401
clearrockrealty.com



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Offering Details

Total Price	\$250,000
Building SF	484 SF
Lot SF/Acre	148,540 / 3.41 Acres
Price/Acre	\$73,313.78
Zoning	SF-2

Secure Storage, Covered Parking, and Room to Grow — An Exceptional Commercial Opportunity in Lubbock

Looking for a commercial property that checks all the boxes for **function, flexibility, and future growth**? Welcome to 3904 Ursuline Street. Conveniently located in Lubbock, this property is designed to meet the needs of business owners, contractors, and investors alike.

Sitting on a spacious lot, the property features **multiple covered parking and storage structures**, giving you plenty of room for vehicles, trailers, or equipment. At the heart of the property, you'll find a **484 sq. ft. storage building complete with a large garage door** — perfect for secure storage, a workshop, or even a small operations hub. The building's layout makes it ideal for trades, service businesses, or anyone needing flexible space to grow.

Whether you're a small business owner who needs immediate usability or an investor looking for a property with strong redevelopment potential, 3904 Ursuline St delivers. With **room to expand and adapt**, this space gives you options now and for the future.

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- | | |
|-----------------------------|---|
| 1. 3904 Ursuline St | 6. Griffen Fuel & Transportation |
| 2. National Pump Company | 7. Oberkampf Supply Inc. |
| 3. Frank's Machine Shop | 8. Texcraft Inc. |
| 4. Consolidated Pipe & Tube | 9. Earl's Plumbing, Air & Electrical |
| 5. AAA Storage | 10. Helena Agri-Enterprises |
| | 11. Xylem Lubbock-Goulds Water Technology |

Location Highlights

- Quick access to Loop 289, Clovis Rd, and I-27 for efficient trucking and distribution
- Minutes from Lubbock Preston Smith International Airport for regional connectivity
- Surrounded by industrial, service-based, and commercial businesses
- Central location ideal for contractors, logistics, or trade operations
- Strong visibility with easy in-and-out access for large vehicles and equipment
- Flexible commercial/industrial potential with room for expansion

Potential Uses

- Contractor yard or service business headquarters
- Equipment or fleet vehicle storage
- Distribution, logistics, or supply operations
- Workshop or light industrial use
- Landscaping, plumbing, electrical, or HVAC business hub
- Secure storage for tools, trailers, or materials
- Redevelopment opportunity for future commercial/industrial projects

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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.

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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Date