

TEXAS TECH UNIVERSITY  
0.8 MILES TO TEXAS TECH UNIVERSITY  
34,184 STUDENTS

MCDONALD'S



LUBBOCK HIGH SCHOOL  
2,000 STUDENTS

 Watch Video

UNIVERSITY AVE 22,235 VPD  
US-62 22,753 VPD

# Former Pizza Hut Drive Thru

2109 19TH ST, LUBBOCK, TX 79401

Marcus & Millichap  
PAINE RESTAURANT GROUP

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Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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**Marcus & Millichap**  
**PAINE RESTAURANT GROUP**

OFFICES THROUGHOUT THE U.S. AND CANADA  
[marcusmillichap.com](http://marcusmillichap.com)

**FORMER PIZZA HUT  
DRIVE THRU**

Marcus & Millichap

# Table of Contents

**12** SECTION 1  
EXECUTIVE SUMMARY

**16** SECTION 2  
PROPERTY INFORMATION

**20** SECTION 3  
MARKET OVERVIEW

**FORMER PIZZA HUT  
DRIVE THRU**

Marcus & Millichap

## Exclusively Listed By

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Nationwide Restaurant Property Advisor

Dallas

Direct: 972.755.5208

Sam.No@marcusmillichap.com

TX #787590

**Marcus & Millichap**

**PAINE RESTAURANT GROUP**

# Marcus & Millichap

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## PAINE RESTAURANT GROUP

### Nationwide Restaurant Property Advisors

Specialized expertise in facilitating the buying and selling of single-tenant restaurant properties nationwide. By concentrating our efforts on restaurant real estate, we offer in-depth knowledge and insights that are crucial for navigating the dynamics and complexities of restaurants to identify risks or maximize property value.

## Advisory Services

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- Property Valuation & Sales
- Visits Report & Foot Traffic Rankings
- Local & Chain Rent Comps
- Tenant Sales Performance Evaluation

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**Team Website**   
[www.painerestaurantgroup.com](http://www.painerestaurantgroup.com)

**LinkedIn**   
[painerestaurantgroup](https://www.linkedin.com/company/painerestaurantgroup)

**Instagram**   
[painerestaurantgroup](https://www.instagram.com/painerestaurantgroup)

# BRANDS WE WORK WITH

2109 19th St, Lubbock, TX 79401

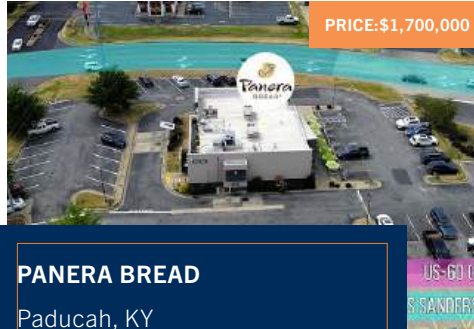
**MCDONALD'S**

**DAIRY QUEEN**



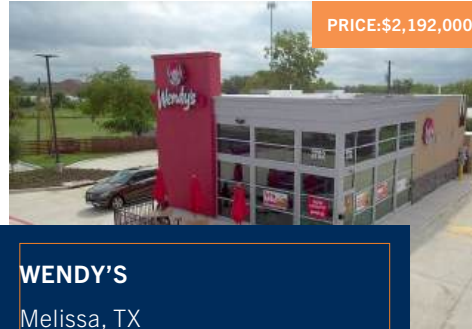
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2109 19th St, Lubbock, TX 79401



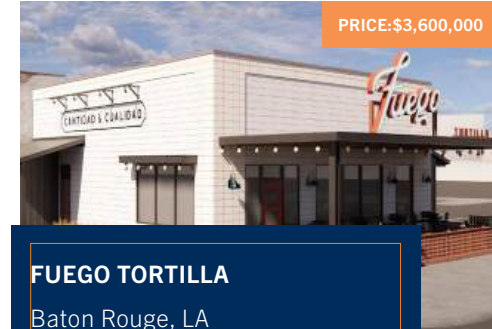
## PANERA BREAD

Paducah, KY



## WENDY'S

Melissa, TX



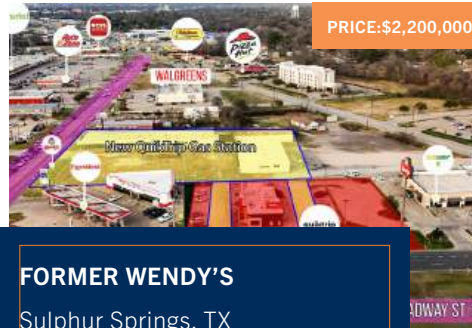
## FUEGO TORTILLA

Baton Rouge, LA



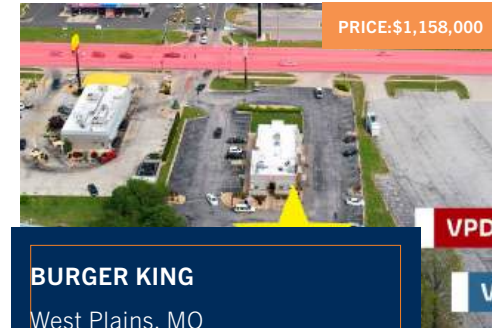
## DENNY'S TRIPLE NET DFW MSA

Mesquite, TX



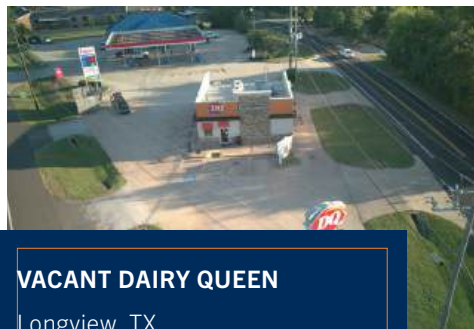
## FORMER WENDY'S

Sulphur Springs, TX



## BURGER KING

West Plains, MO



## VACANT DAIRY QUEEN

Longview, TX

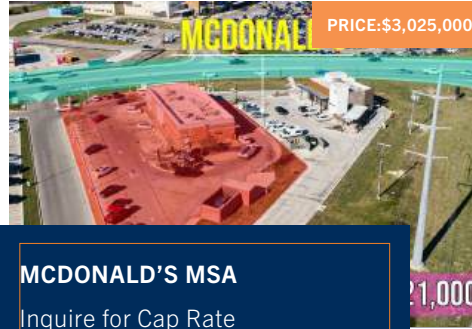
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2109 19th St, Lubbock, TX 79401



## TWIN PEAKS

Inquire for Cap Rate  
Irving, TX



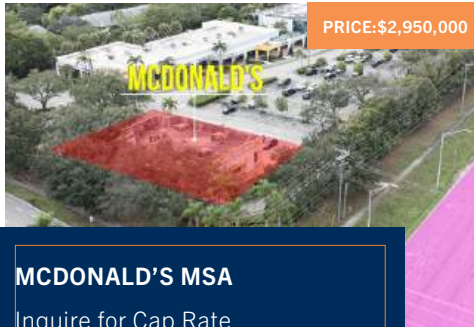
## MCDONALD'S MSA

Inquire for Cap Rate  
Austin, TX



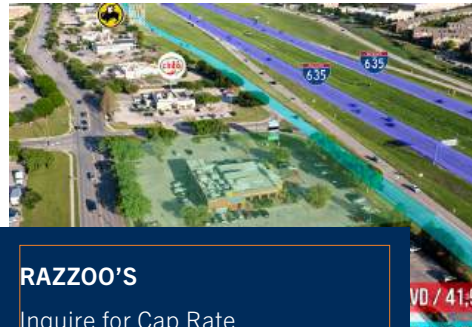
## CHILI'S

Inquire for Cap Rate  
Pearland, TX



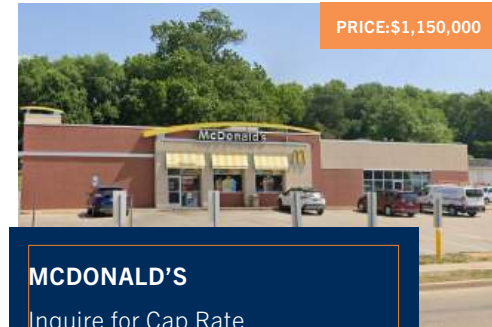
## MCDONALD'S MSA

Inquire for Cap Rate  
Coconut Creek, FL



## RAZZOO'S

Inquire for Cap Rate  
Irving, TX



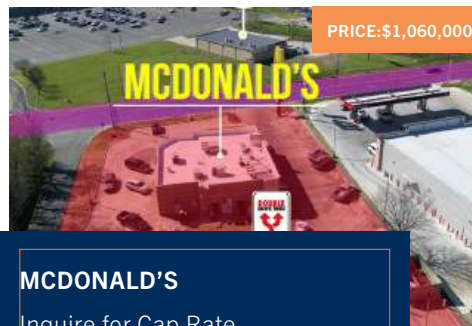
## MCDONALD'S

Inquire for Cap Rate  
Morrison, IL



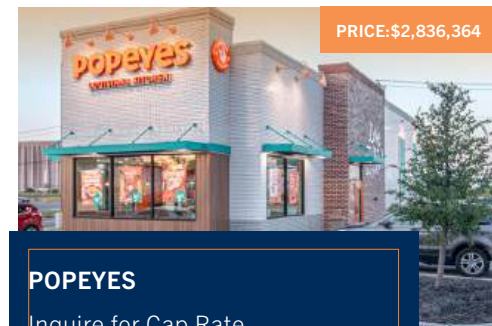
## VACANT DRIVE THRU RESTAURANT

Inquire for Cap Rate



## MCDONALD'S

Inquire for Cap Rate  
Oak Grove, LA



## POPEYES

Inquire for Cap Rate  
Fort Worth, TX

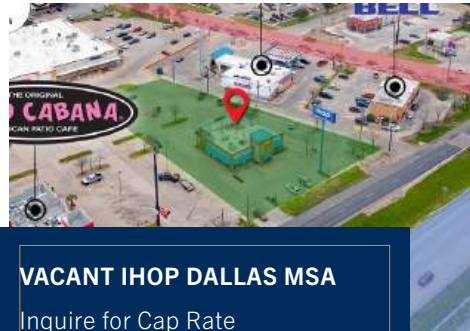
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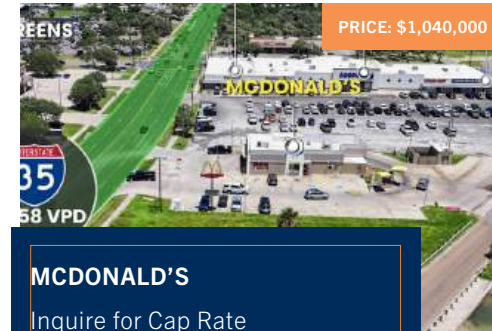
## BURGER KING CORPORATE

Inquire for Cap Rate  
Stow, OH



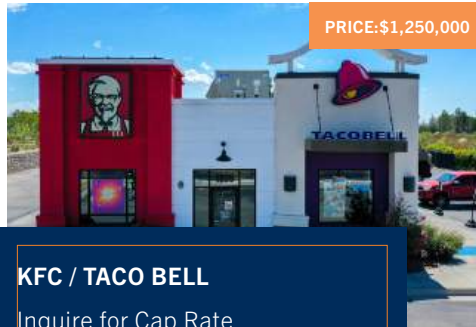
## VACANT IHOP DALLAS MSA

Inquire for Cap Rate  
Ennis, TX



## MCDONALD'S

Inquire for Cap Rate  
Rockport, TX



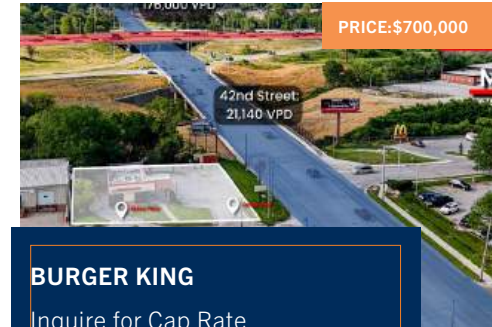
## KFC / TACO BELL

Inquire for Cap Rate  
Anthony, TX



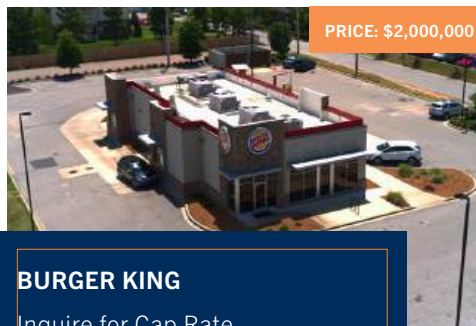
## 7 BREW COFFEE

Inquire for Cap Rate  
Little Rock, AR



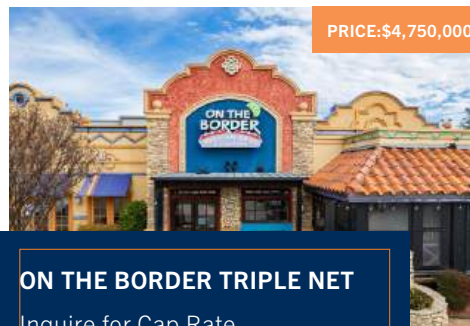
## BURGER KING

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Omaha, NE



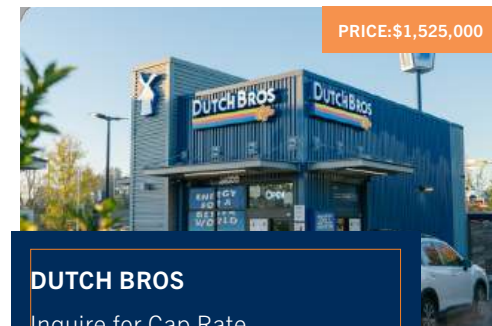
## BURGER KING

Inquire for Cap Rate  
Memphis, TN



## ON THE BORDER TRIPLE NET

Inquire for Cap Rate  
Fort Worth, TX

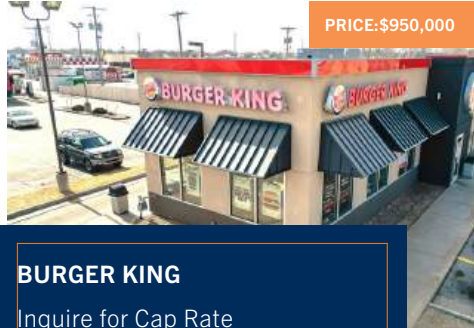


## DUTCH BROS

Inquire for Cap Rate  
Waxahachie, TX

# RECENT ACTIVITY JUST CLOSED

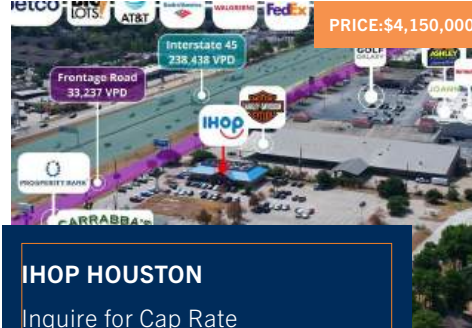
2109 19th St, Lubbock, TX 79401



PRICE:\$950,000

## BURGER KING

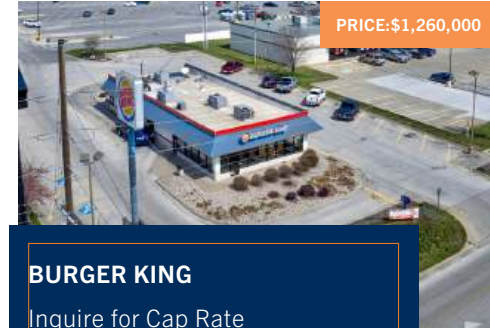
Inquire for Cap Rate  
Wichita, KS



PRICE:\$4,150,000

## IHOP HOUSTON

Inquire for Cap Rate  
Spring, TX



PRICE:\$1,260,000

## BURGER KING

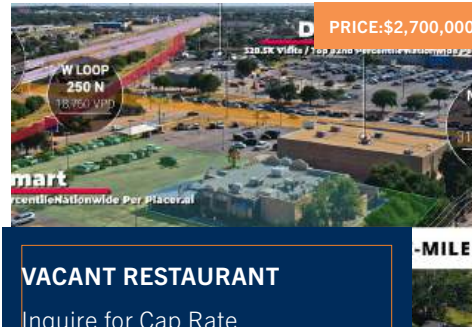
Inquire for Cap Rate  
Ottawa, KS



PRICE:\$900,000

## DENNY'S TRIPLE NET

Inquire for Cap Rate  
Evansville, IN



PRICE:\$2,700,000

## VACANT RESTAURANT

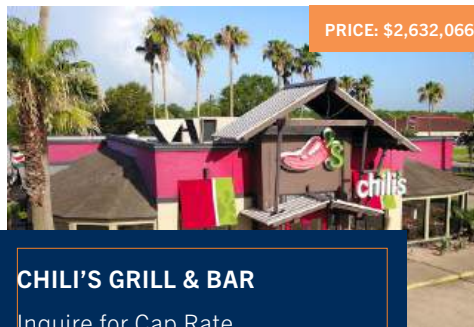
Inquire for Cap Rate  
Midland, TX



PRICE:\$3,000,000

## APPLEBEE'S

Inquire for Cap Rate  
Austin, TX



PRICE: \$2,632,066

## CHILI'S GRILL & BAR

Inquire for Cap Rate  
Beaumont, TX

SEC. 1 FORMER PIZZA HUT DRIVE THRU

# Executive Summary

- Property Highlights/Summary
- Traffic Count

## PROPERTY HIGHLIGHTS/SUMMARY

2109 19th St, Lubbock, TX 79401

**Listing Price: \$1,200,000**

**Building Size: 2,820 SF**

**Year Built: 2003**

**Renovated: 2020**

Marcus & Millichap is pleased to present the Former Pizza Hut/ Wing Street Drive Thru building located at 2109 19th Street in Lubbock, Texas. This vacant quick-service restaurant property offers a compelling opportunity for an owner-user/redeveloper seeking a well-located asset with strong visibility and traffic counts in a dense, university-driven market. The property was occupied by Pizza Hut from February 1, 2003, through February 28, 2026, demonstrating more than two decades of successfully operating at this location. The building is in turnkey condition following the recent vacancy, allowing a new user to quickly occupy, reposition, or redevelop the site with minimal downtime. Additionally, the drive-thru configuration and established QSR layout make it particularly attractive for restaurant, coffee, medical, or service-oriented retail users.

Strategically positioned immediately adjacent to Texas Tech University, which enrolls approximately 42,521 students, and directly across the street from Lubbock High School, the site benefits from consistent daily traffic and strong consumer density. 19th Street serves as Lubbock's primary east-west corridor, with traffic counts of approximately 22,753 vehicles per day. Moreover, the property is supported by a three-mile daytime population exceeding 110,000 residents, reinforcing long-term demand fundamentals. This offering represents a rare opportunity to acquire a proven drive-thru location in one of Lubbock's most active commercial corridors, supported by university, residential, and commuter traffic.

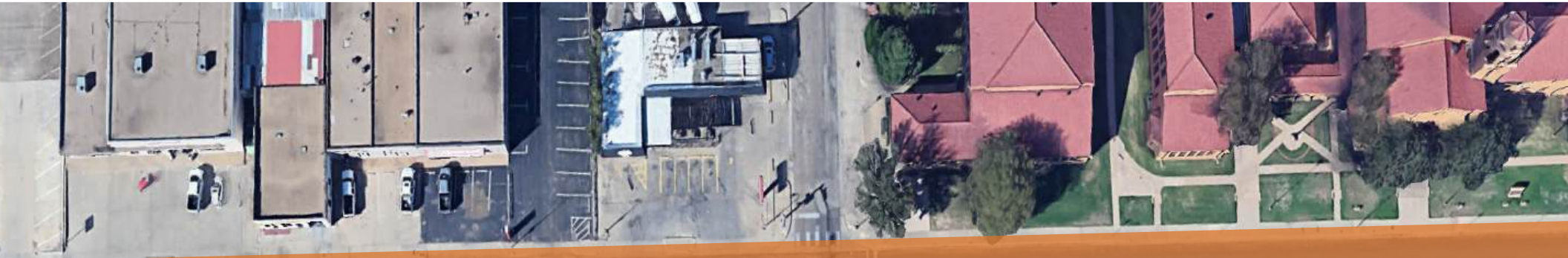


### Property Highlights

- Vacant Pizza Hut/Wing Street Drive Thru Building | Owner User/Redevelopment Opportunity
- Pizza Hut Occupied Building from 2/1/2003 to 2/28/2026 | Turnkey Condition After Recent Vacancy
- Immediately Adjacent to Texas Tech University (42,521 Students) and Directly Across Street from Lubbock High School
- 19th Street, also known as US-62, is the Main East-West Thoroughfare in Lubbock (22,753 VPD)
- Three-Mile Daytime Population of 110,000

## TRAFFIC COUNT

2109 19th St, Lubbock, TX 79401



**2109 19th Street**

**22,753 VPD**



### Traffic Counts: 2109 19th Street (Lubbock, TX)

The property is positioned along 19th Street (U.S. 62), which averages 22,753 vehicles per day with an average daily traffic count of 2,637 vehicles per day. Together, these heavily traveled roadways offer convenient regional access and consistent traffic flow within the Lubbock metropolitan area.

Traffic Counts  
19th Street (U.S. 62) – 22,753  
Avenue Q (U.S. 84) – 18,145

SEC. 2 FORMER PIZZA HUT DRIVE THRU

# Property Information

- Regional Map
- Local Map
- Retailer Map
- Aerial Photos

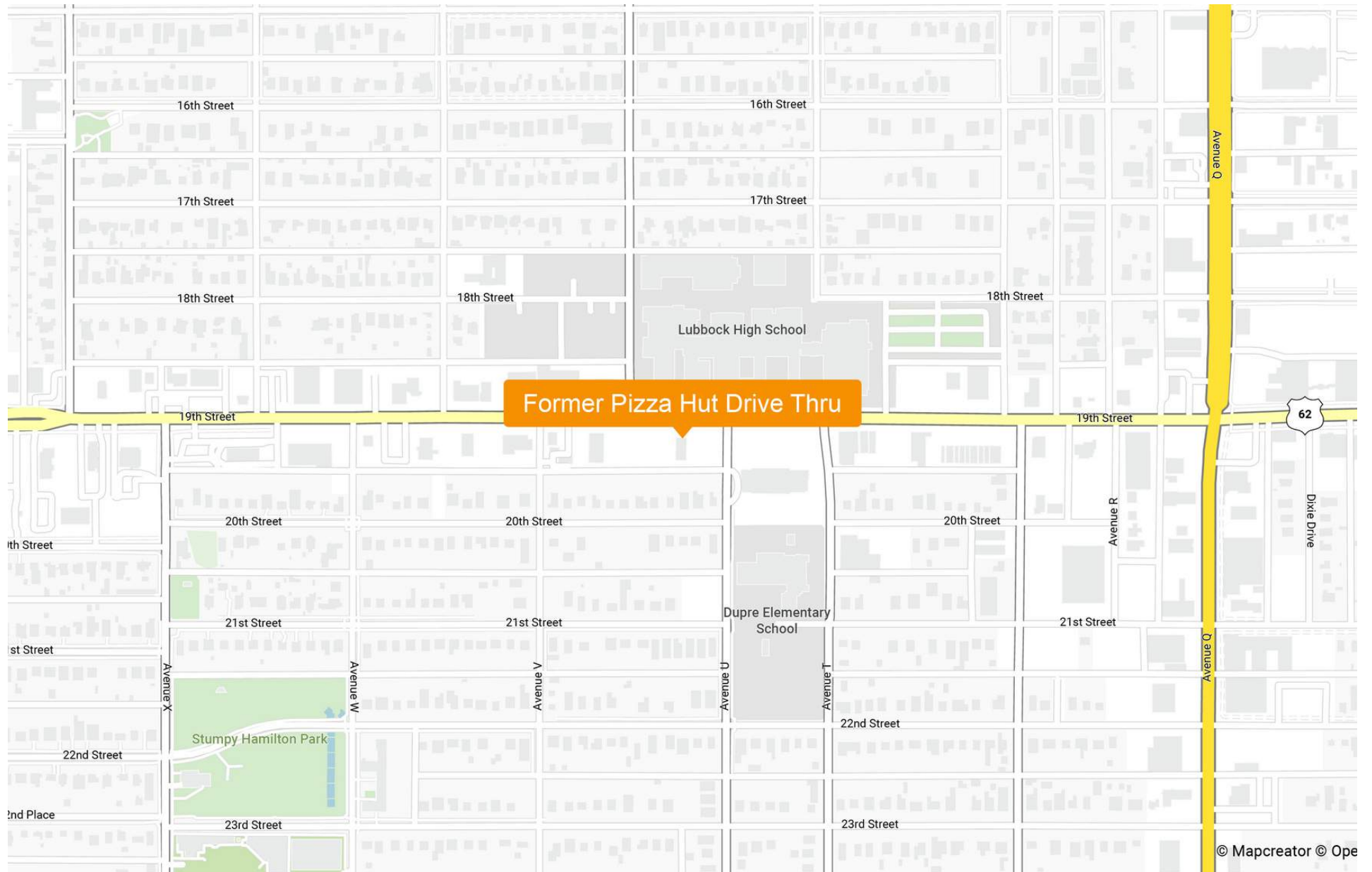
# REGIONAL MAP

2109 19th St, Lubbock, TX 79401



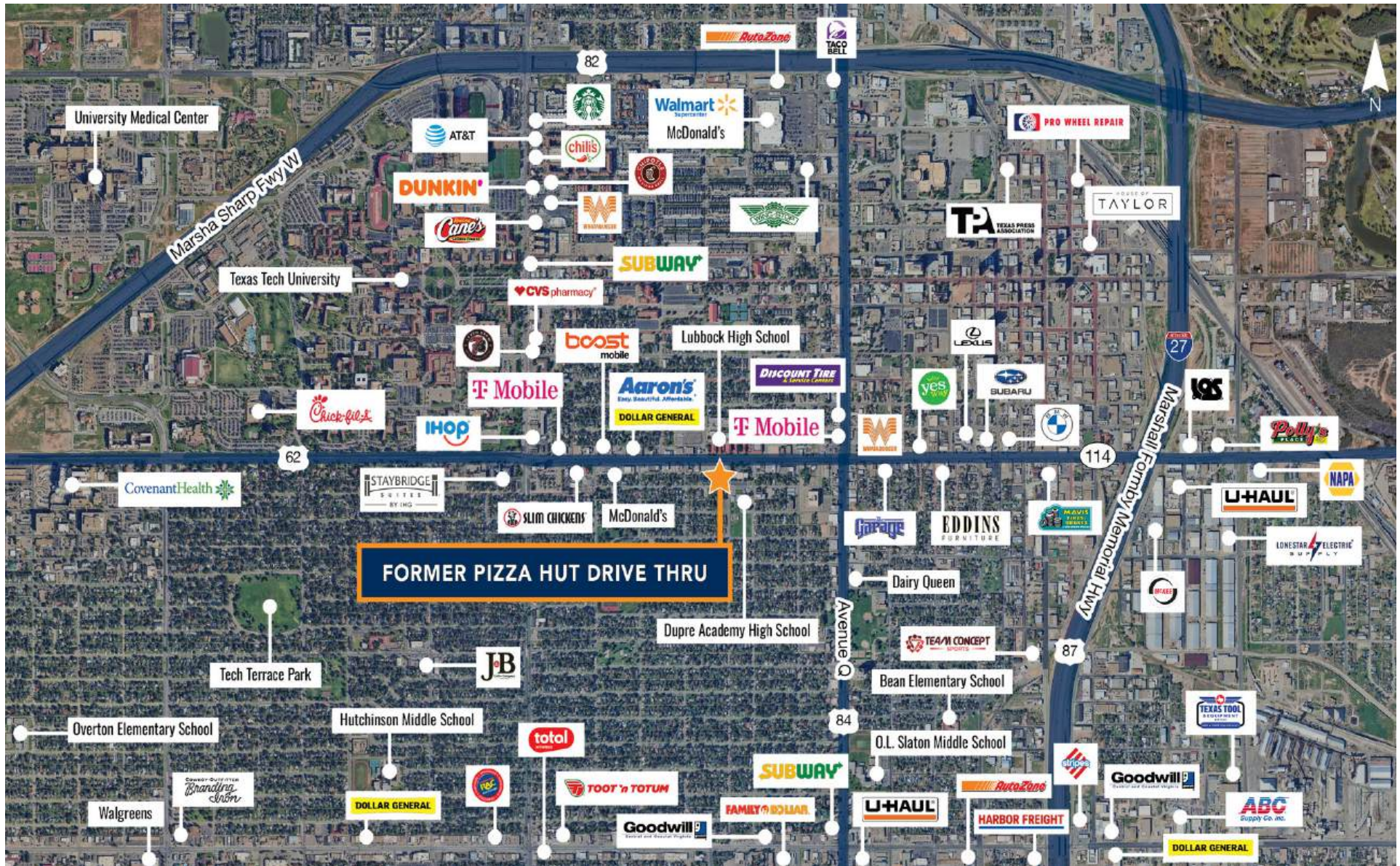
# LOCAL MAP

2109 19th St, Lubbock, TX 79401



# RETAILER MAP

2109 19th St, Lubbock, TX 79401



# AERIAL PHOTO

2109 19th St, Lubbock, TX 79401



TEXAS TECH UNIVERSITY  
0.8 MILES TO TEXAS TECH UNIVERSITY  
34,184 STUDENTS

MCDONALD'S



LUBBOCK HIGH SCHOOL  
2,000 STUDENTS

UNIVERSITY AVE 22,235 VPD  
US-62 22,753 VPD

# AERIAL PHOTO

2109 19th St, Lubbock, TX 79401



SEC. 3 FORMER PIZZA HUT DRIVE THRU

# Market Overview

- Market Overview
- Demographics

# MARKET OVERVIEW

2109 19th St, Lubbock, TX 79401

## LUBBOCK

Home to Texas Tech University, one of the largest universities in the state, Lubbock is the most populous metro in the western Texas and eastern New Mexico region. Made up of Crosby, Lubbock and Lynn counties, the metro is home to 339,000 residents, most of whom live in Lubbock proper. The area is known for its oil production and is a major agricultural exporter. The Midland Basin, which encompasses Lubbock, is one of the largest contiguous oil fields in the United States. Lubbock is also the region's entertainment and cultural hub.

## ECONOMY

- Lubbock is home to Texas Tech University — the largest employer in the metro, with nearly 21,000 jobs. It enrolls more than 40,000 undergraduate students. Other higher education institutions in the metro include Lubbock Christian University, Wayland Baptist University and South Plains College.
- The metro's health care industry is also important to the local economy, providing services to the majority of western Texas and eastern New Mexico. Covenant Health is the largest institution, with around 2,500 employees. Grace Clinic and Lubbock Heart Hospital are also located here.
- Monsanto, now part of Bayer AG, operates a seed processing facility that contributes to the area's cotton industry, while also bolstering the local economy with higher-paying jobs.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

### QUICK FACTS



POPULATION  
**339K**  
Growth 2024-2029\*  
5.1%



HOUSEHOLDS  
**134K**  
Growth 2024-2029\*  
5.7%

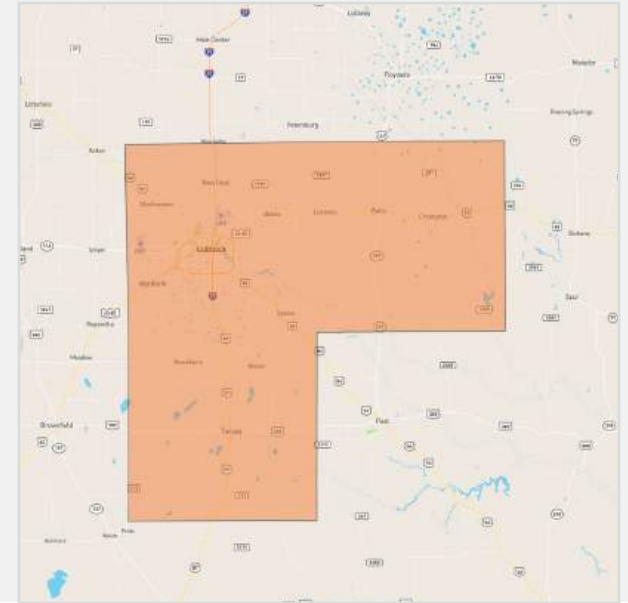


MEDIAN AGE  
**33.0**  
U.S. Median:  
39.0



MEDIAN HOUSEHOLD INCOME  
**\$68,000**  
U.S. Median:  
\$76,100

\* Forecast



## METRO HIGHLIGHTS



### AGRICULTURAL PRODUCTION

The market has a thriving agriculture industry. The United States Department of Agriculture does plant, livestock and water conservation research in the area.



### ADVANCED TECHNOLOGY

Energy efficiency, telecommunications and technology have a strong impact on the local economy, accounting for 15 percent of Lubbock's total gross product.

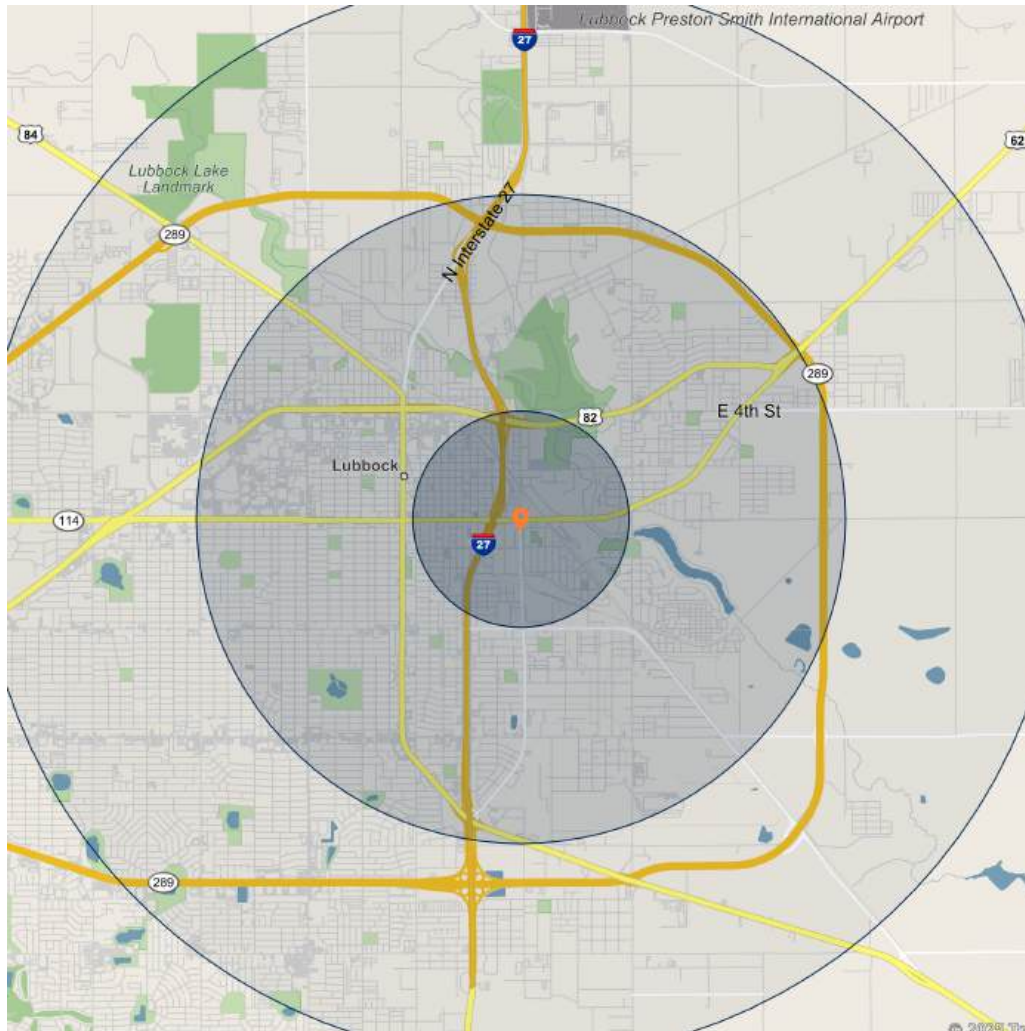


### EDUCATIONAL INSTITUTIONS

The metro is home to more than 55,000 college students who attend the several universities in the area, providing a young and skilled labor pool.

# DEMOGRAPHICS

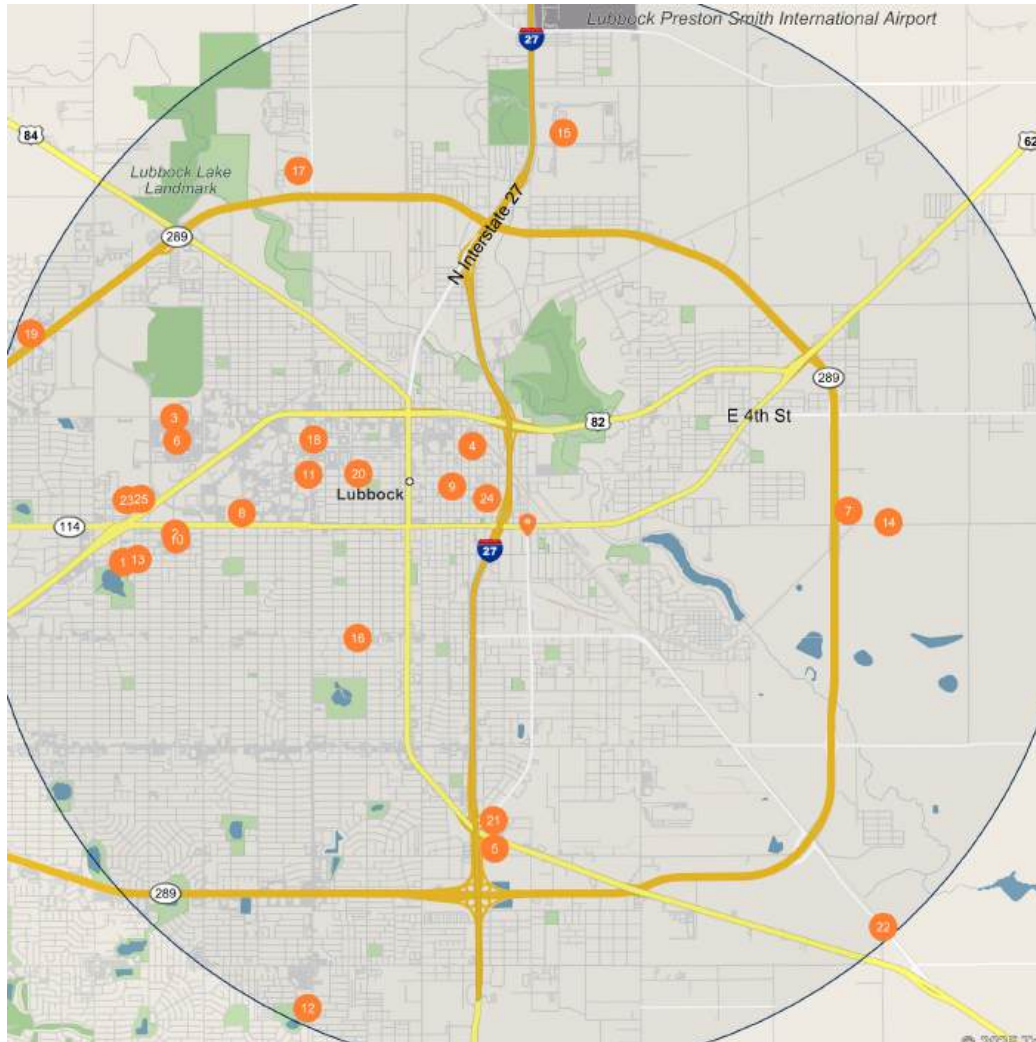
2109 19th St, Lubbock, TX 79401



	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2030 Projection	4,032	62,392	136,032
2025 Estimate	3,934	61,201	132,893
2020 Census	3,830	61,141	131,195
2010 Census	4,223	64,387	133,877
<b>HOUSEHOLD INCOME</b>			
Average	\$53,365	\$54,180	\$66,879
Median	\$43,095	\$42,019	\$52,413
Per Capita	\$18,741	\$20,058	\$26,513
<b>HOUSEHOLDS</b>			
2030 Projection	1,044	23,222	53,742
2025 Estimate	1,004	22,545	52,126
2020 Census	928	21,249	49,043
2010 Census	992	21,618	49,297
<b>HOUSING</b>			
Median Home Value	\$76,577	\$88,975	\$153,451
<b>EMPLOYMENT</b>			
2025 Daytime Population	12,720	109,813	203,575
2025 Unemployment	3.48%	3.40%	2.73%
Average Time Traveled (Minutes)	18	17	16
<b>EDUCATIONAL ATTAINMENT</b>			
High School Graduate (12)	3.40%	3.27%	2.41%
Some College (13-15)	47.12%	42.21%	38.72%
Associate Degree Only	11.51%	10.39%	13.12%
Bachelor's Degree Only	2.69%	5.16%	5.68%
Graduate Degree	9.42%	14.98%	23.52%

# DEMOGRAPHICS

2109 19th St, Lubbock, TX 79401



Major Employers		Employees
1	Sisters of St Joseph Orange-	4,576
2	Covenant Health System-	4,000
3	Texas Tech Univ Hlth Scnces CT-Ttuhs	3,723
4	City Transit Management Co Inc-Citibus	3,368
5	State of Texas-Texas State of Northeast Mntnc	3,287
6	Lubbock County Hospital Dst-University Medical Center	1,900
7	McLane Company Inc-McLane	1,574
8	University of Texas System-Ttu College of Arts SC	1,494
9	City of Lubbock-	1,329
10	Covenant Health System-Covenant Childrens Hospital	1,200
11	Texas Tech University System-Texas Tech University	1,023
12	Caprock Home Health Svcs Inc-Caprock Home Health	732
13	Covenant Health Medical Group-	700
14	Leprino Foods Company-	600
15	Republic Nat Distrg Co LLC-Republic National	412
16	Harden Healthcare Services LLC-	412
17	X-Fab Texas Inc-	390
18	Brinker International Inc-Bnkr Chillis	355
19	Lubbock Heart Hospital LLC-	350
20	Learfield Sports LLC-	328
21	Coca-Cola Southwest Bevs LLC-	299
22	48forty Solutions LLC-	278
23	Plainscapital Corporation-Carillon Branch	267
24	United States Postal Service-US Post Office	260
25	Carillon Inc-Carillon Assisted Living Ctr	260



LUBBOCK HIGH SCHOOL  
2,000 STUDENTS



US-84 18,145 VPD

US-62 22,753 VPD

## Exclusively Listed By

**Sam Noe**

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Dallas  
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TX #787590



## Information About Brokerage Services

11-03-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### 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 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.

### 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 options or advise 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 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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
			713-452-4200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-2