

FOR SALE



Commercial & Residential Real Estate

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806-438-9116



Mitley, LLC presents...

12301– 12309 CR 2300 (Ave P)

Lubbock, Texas 79423

Multi-Tenant industrial & storage investment



For sale 12301 - 12309 CR 2300 (Ave P), Lubbock, TX 79423

CONTACT INFORMATION

ROHIT MITTAL

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OFFERS & TOURS

Prospective buyers are encouraged to visit the site. All showings are by appointment only.

Please include a Texas Association of Realtors contract or letter of intent providing details of the transaction, along with proof of funds.

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HIGHLIGHTS

- Purchase Price: \$1,290,000
- Post Acquisition NOI: \$145,161.76; 11.25% CAP
- 100% occupancy (Seller-utilized)
- Built in 2023
- Each unit features a 1,250 SF bay size (25 x 50) with a 14-foot overhead door
- 11,250 SF building on a 2.549 acres of land



Cool Facts of this Property:

- Comes with a 11,210 SF building sitting on 2.548 acres, which offers endless opportunities to increase the NOI, and
- 5 out of the 9 units are used by the Owner. Owner is happy to vacate 30-days after closing or would like to execute a one-year lease.

PERFECT FOR AN INVESTOR OR AN END-USER

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2023 built contractor shops (9 x 1,250 SF bay size)

Built in 2023, this property features nine (9) 1,250 square foot shops; each unit has a retail glass door, overhead door, and a private bathroom. Sitting on 2.548 acres, this property offers a Buyer extra land to further develop the property and increase NOI.

Located right off Interstate 27 (I-27) between 114th and 130th St (FM 1585 / Loop 88) on CR 2300 (Ave P), this property is in the middle of Lubbock's trajectory growing southward providing super easy access to all major thoroughfares.

Purchase Price: \$1,290,000

Current NOI: \$70,184.92 (4 / 9 tenant-occupied); Post-acquisition NOI: \$145,161.76 (Seller executes a 1-year lease)

CAP Rate: 11.25% upon closing

Building Square Footage: 11,250; Total Land : 2.548 Acres, 111,034 SF (room for expansion)

Units: 9 units of 1,250 SF each; insulated; private bathroom in each unit; individually metered.

Zoning: Out-of-city limits (no restrictions)

School District: Lubbock Cooper ISD

Nearest Highway: Interstate 27 and Future Loop 88



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Unit Analysis				Terms
Units #	Tenant	Current Monthly Rent	After-acquisition rent	
100	Owner	-	\$2,000	Owner uses the space for his storage and development business. If Buyer allows, Owner will execute a 1-year lease (effective on the acquisition date); Buyer may terminate upon 60-day notice. Seller can deliver these units vacant if Buyer chooses but will need 60-days after-closing to lease another location.
200	Owner	-	\$1,250	
300	Owner	-	\$1,250	
400	Owner	-	\$1,250	
500	Owner	-	\$1,250	
600	Game Room	\$1,500	\$1,500	Through 12/31/2026 and then option to renew through 12/31/2028
700	Game Room	\$1,500	\$1,500	
800	Game Room	\$1,500	\$1,500	
900	Game Room	\$2,000	\$2,000	
		Total	Total	
		\$6,500	\$13,500	

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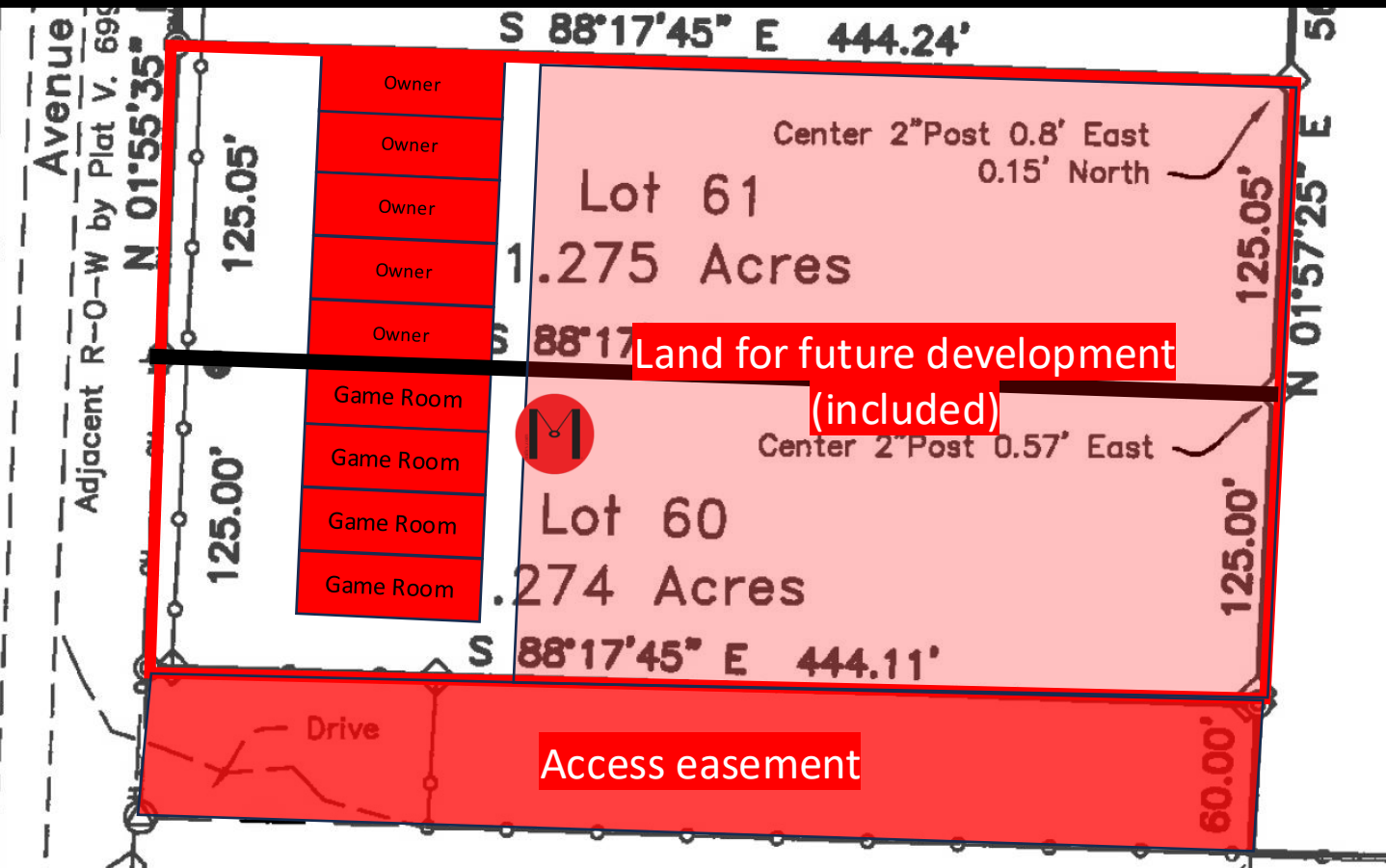
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