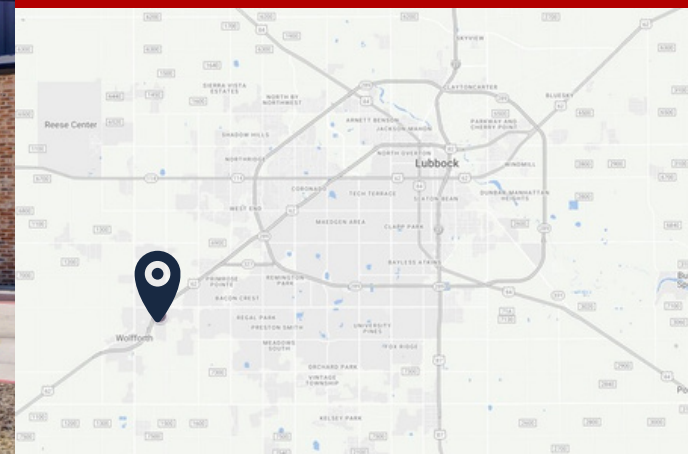


FOR SALE



CITYSIDE BUSINESS PARK | WOLFFORTH TEXAS

CITYSIDE BUSINESS PARK | 40,714 SF | \$5,600,000

8111 PATEL DR, WOLFFORTH, TX 79382



Ethan Quisenberry  
COMMERCIAL REALTOR

806.317.0234

ETHAN.QUISENBERRY@MCDOUGAL.COM

1500 BROADWAY ST, STE 1400,  
LUBBOCK, TX 79401

MCDOUGAL.COM



## PROJECT SCOPE

8111 Patel Dr presents a strong investment opportunity in the rapidly growing Wolfforth/Lubbock market. This 40,714 square foot office/warehouse facility is strategically located along Highway 62/82, offering excellent visibility and easy access to the greater Lubbock area.

The property is fully leased and generating stable income, offering an attractive 8% CAP rate for investors seeking immediate cash flow. Designed with both functionality and quality in mind, the building features approximately 2,100 square feet of Class A office space paired with a spacious, heated warehouse.

The warehouse is equipped with ESFR sprinkler systems, 30-foot clear heights, four dock-high doors, and two grade-level overhead doors—making it ideal for a wide range of industrial and distribution users.

With its prime location, modern construction, and in-place income, 8111 Patel Dr is a turnkey investment opportunity!

## AREA RETAILERS:



**BUFFALO  
WILD  
WINGS**



**ALLSUP'S**



**Valero**

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## FOR SALE

- 8.05% CAP
- 40,714sqft
- Lease Dates: 02/02/2026 - 02/28/2029
- Two, 2-year Options at 3% Escalations
- NOI: \$450,703



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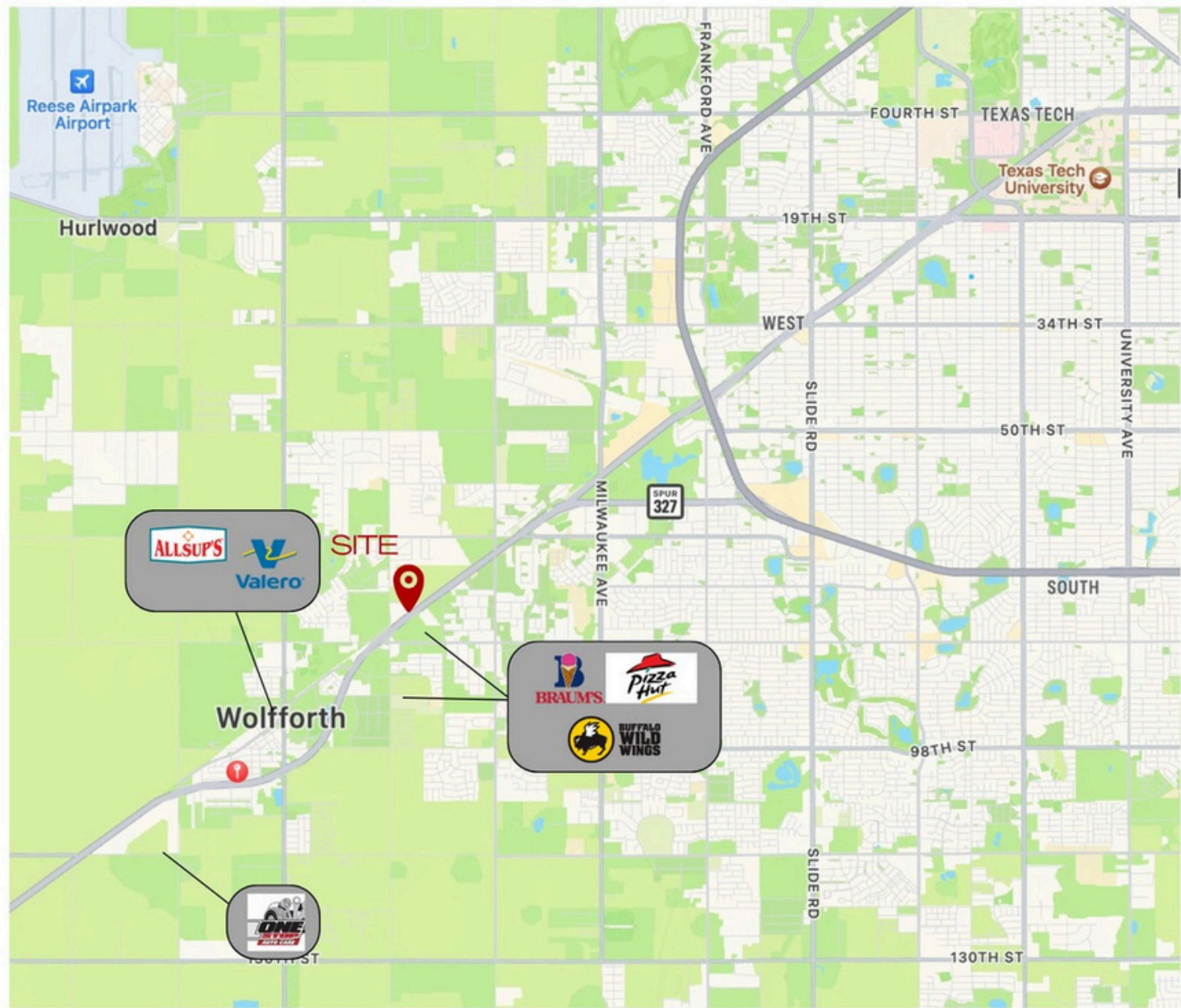
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