



11302 Indiana Ave

**VETERINARIAN CLINIC
INVESTMENT SOUTH INDIANA
LUBBOCK, TX 79423**

**Asking
Price:
\$3,800,000**

real

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PROPERTY SUMMARY

11302 INDIANA AVE



Property Summary

Price:	\$3,800,000
Building SF:	8,662
Price / SF:	\$438
Occupancy:	100%
NOI:	\$211,461
CAP Rate:	5.6%
Lease Escalation:	2% /Year
Lot Size:	1.0 Acres
Year Built:	2009
Building Class:	B
Access:	Indiana Ave
Parking:	39
Parking Ratio:	2.22
Zoning:	Heavy Commercial

Property Overview

Presenting a premier commercial medical building located at the high-traffic intersection of 114th Street and Indiana Avenue—a rapidly expanding and highly sought-after corridor in Lubbock, Texas.

This 8,662-square-foot facility is 100% leased to an established veterinary practice, providing investors with immediate, stable cash flow. With a 5.6% cap rate, this offering represents a compelling opportunity to acquire a turnkey, income-generating property in a dynamic and growing submarket.

The site benefits from strong visibility, a daily traffic count of approximately 18,000 vehicles, and close proximity to ongoing residential and commercial development.

Whether you are seeking to diversify your portfolio with a recession-resilient asset or secure long-term value in one of West Texas's most active growth areas, this investment combines location, stability, and tenant quality—making it a rare and highly desirable acquisition.

DOUG DUNCAN

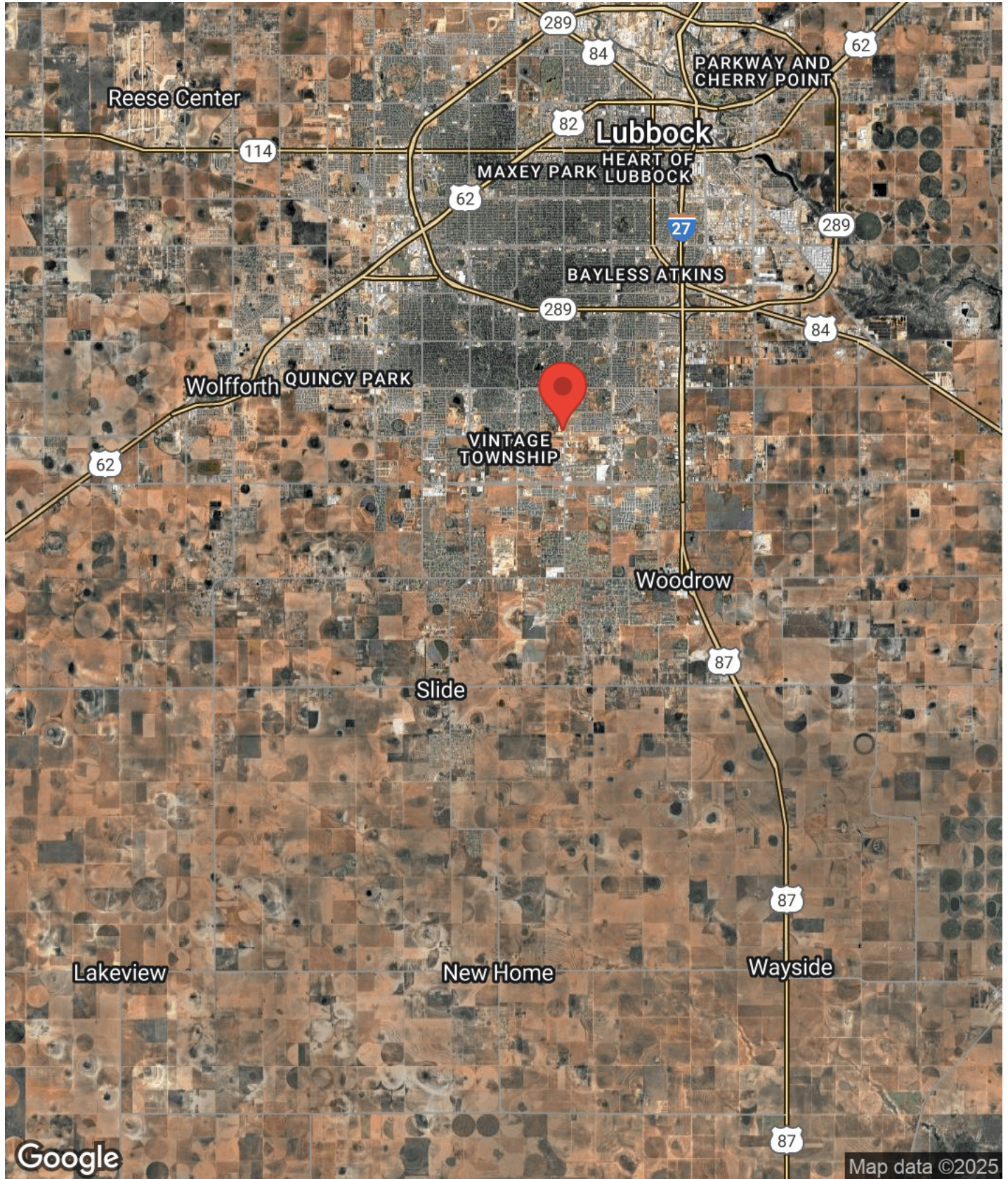
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REGIONAL MAP

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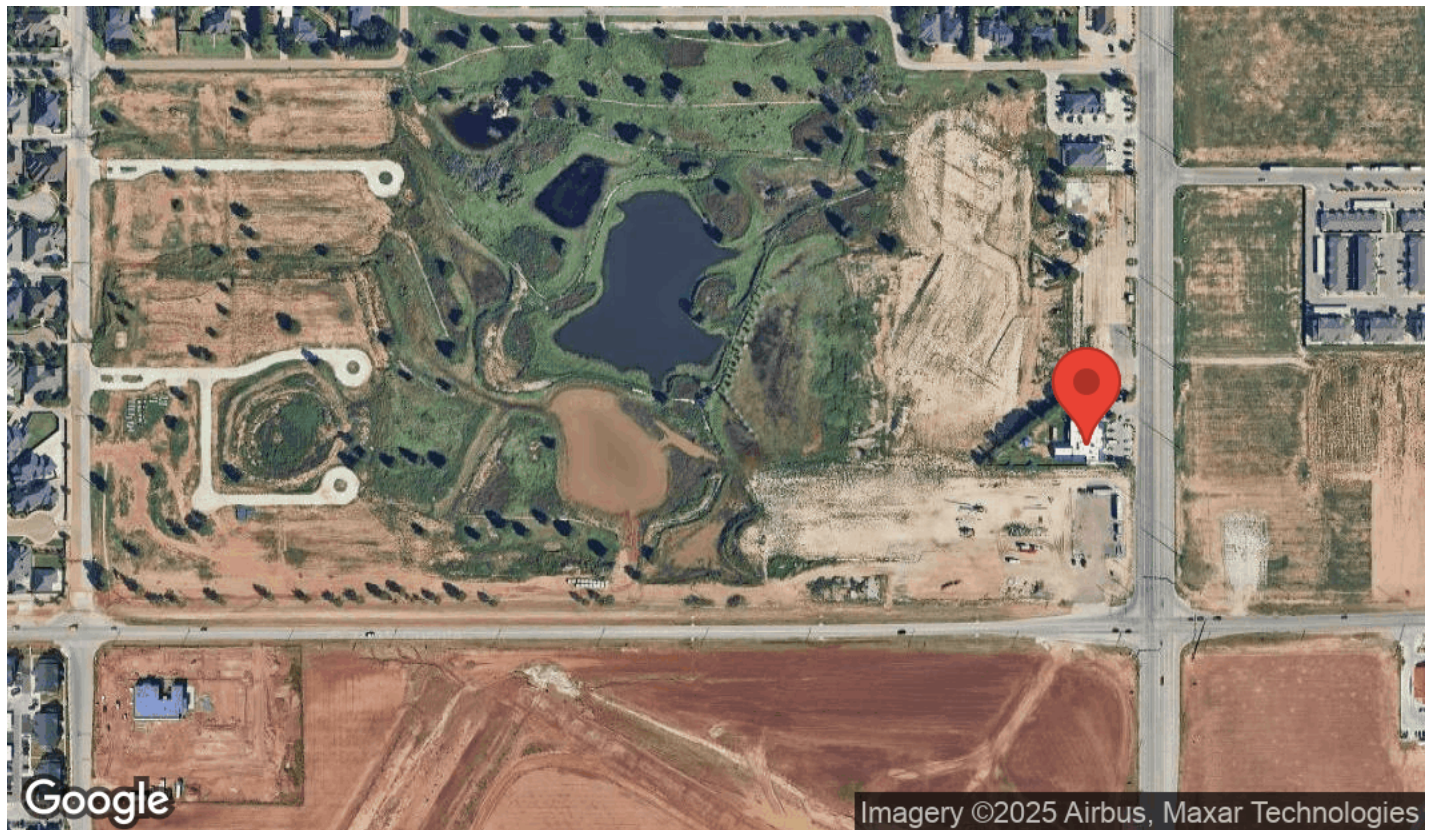
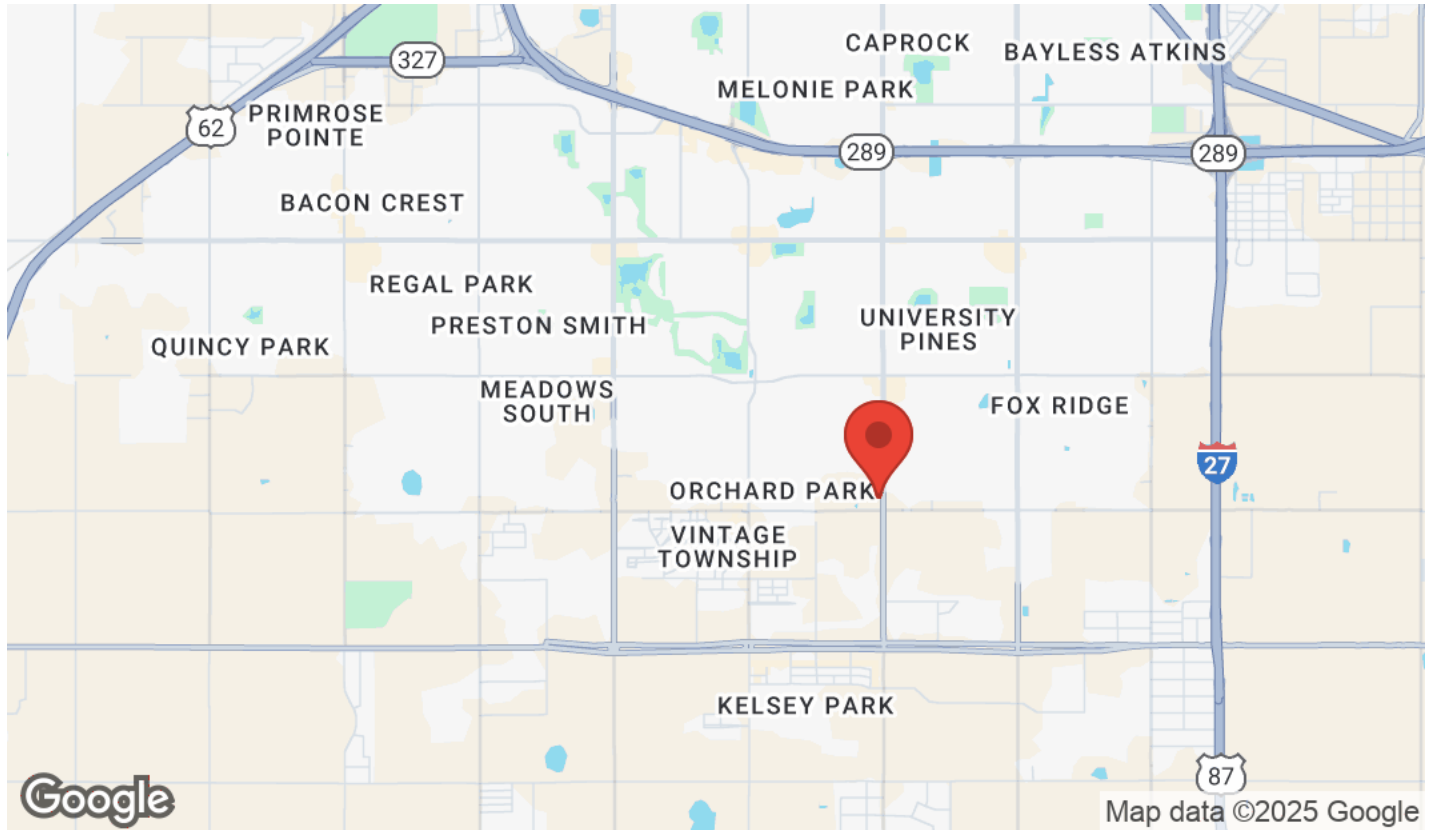


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LOCATION MAPS

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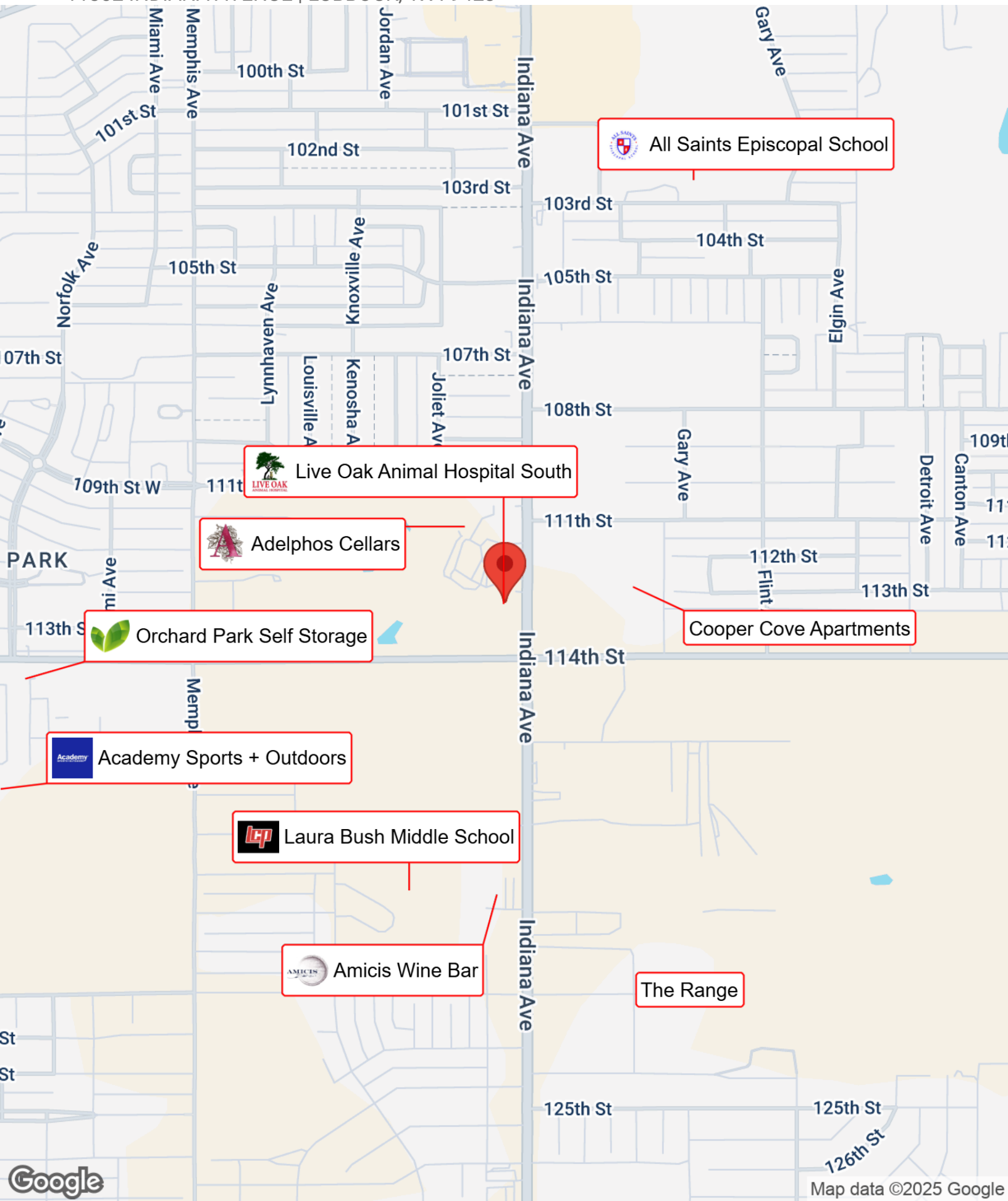


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BUSINESS MAP


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 All Saints Episcopal School


 Live Oak Animal Hospital South


 Adelphos Cellars

 Orchard Park Self Storage

Cooper Cove Apartments

 Academy Sports + Outdoors

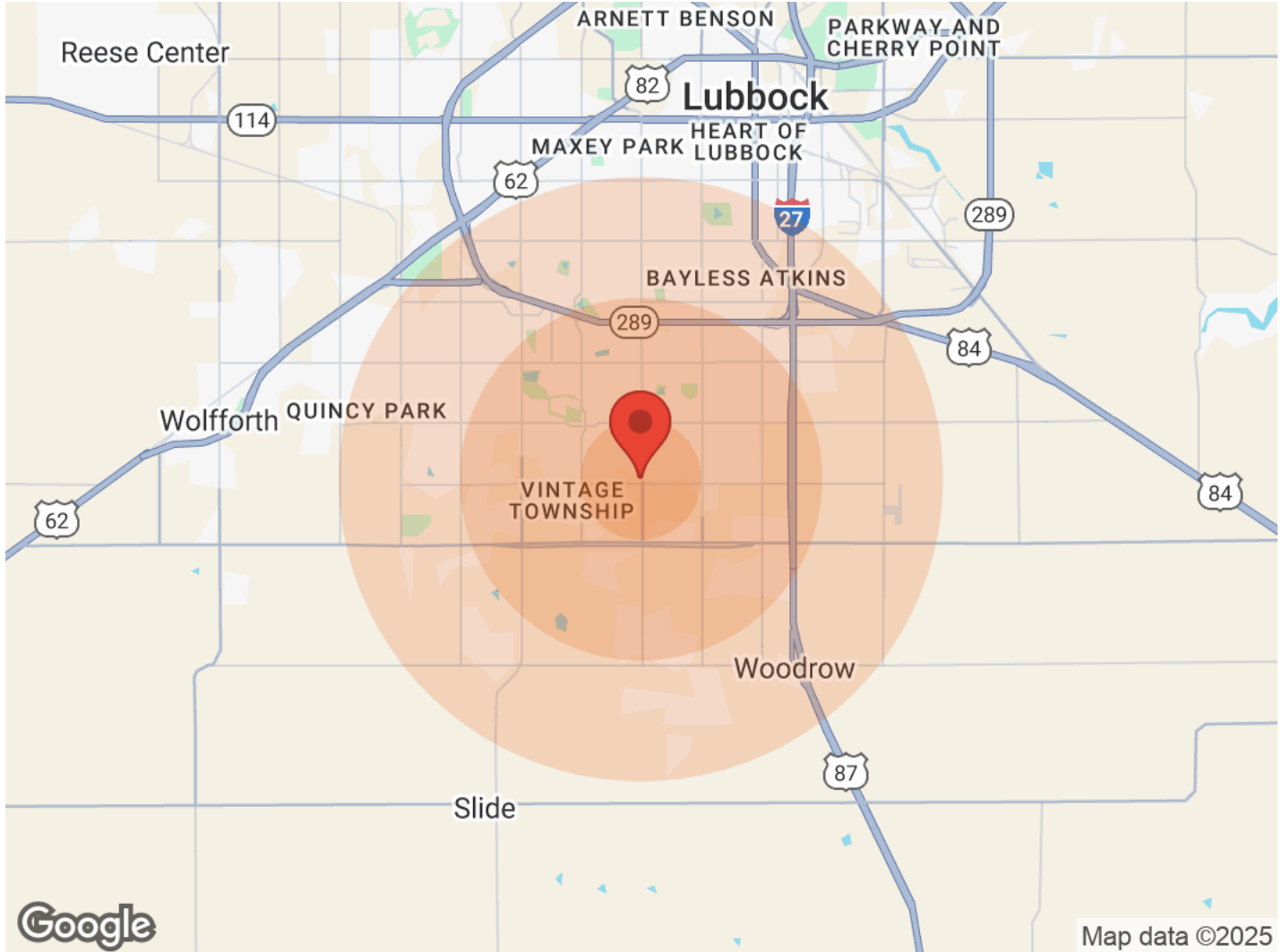
 Laura Bush Middle School

 Amicis Wine Bar

The Range

DEMOGRAPHICS

11302 INDIANA AVENUE | LUBBOCK, TX 79423



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	1,690	21,430	57,890	Median	\$49,667	\$61,677	\$46,437
Female	1,806	23,044	62,415	< \$15,000	32	1,377	5,922
Total Population	3,496	44,474	120,305	\$15,000-\$24,999	109	1,374	5,295
Age				\$25,000-\$34,999	216	1,889	5,637
Ages 0-14	735	8,568	25,160	\$35,000-\$49,999	237	2,894	7,776
Ages 15-24	536	5,587	16,412	\$50,000-\$74,999	303	3,717	9,350
Ages 25-54	1,403	16,987	48,838	\$75,000-\$99,999	201	2,543	6,022
Ages 55-64	410	5,660	13,327	\$100,000-\$149,999	178	2,498	5,139
Ages 65+	412	7,672	16,568	\$150,000-\$199,999	66	885	1,605
Race				> \$200,000	26	1,107	1,574
White	3,364	40,676	101,864	Housing			
Black	N/A	709	4,251	Total Units	1,343	19,948	52,957
Am In/AK Nat	N/A	33	132	Occupied	1,242	18,926	49,769
Hawaiian	N/A	N/A	8	Owner Occupied	1,096	13,886	31,225
Hispanic	435	7,973	34,680	Renter Occupied	146	5,040	18,544
Multi-Racial	248	5,586	26,048	Vacant	101	1,022	3,188

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CASH IN CASH OUT

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Description Year Ending	Year 1 06/2026	Year 2 06/2027	Year 3 06/2028	Year 4 06/2029	Year 5 06/2030
Income					
Rental Income	\$211,452	\$215,681	\$219,995	\$224,395	\$228,882
Gross Scheduled Income	\$211,452	\$215,681	\$219,995	\$224,395	\$228,882
Gross Operating Income	\$211,452	\$215,681	\$219,995	\$224,395	\$228,882
Expenses					
Total Operating Expenses	\$0	\$0	\$0	\$0	\$0
Operating Expense Ratio	0.00%	0.00%	0.00%	0.00%	0.00%
Net Operating Income	\$211,452	\$215,681	\$219,995	\$224,395	\$228,882
Debt Service					
Loan Interest	\$0	\$0	\$0	\$0	\$0
Principal Payments	\$0	\$0	\$0	\$0	\$0
Before-Tax Cash Flow	\$211,452	\$215,681	\$219,995	\$224,395	\$228,882
Projected Property Value	\$3,876,000	\$3,953,520	\$4,032,590	\$4,113,242	\$4,195,507
Resale Expenses	(\$232,560)	(\$237,211)	(\$241,955)	(\$246,795)	(\$251,730)
Proceeds Before Debt Payoff	\$3,643,440	\$3,716,309	\$3,790,635	\$3,866,448	\$3,943,777
Loan Principal Balance	\$0	\$0	\$0	\$0	\$0
Net Proceeds From Sale	\$3,643,440	\$3,716,309	\$3,790,635	\$3,866,448	\$3,943,777
Before Tax IRR	1.44%	4.54%	5.59%	6.12%	6.44%

*Cash Flow IRR based upon net cash flow and principal payments

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BASE RENT REPORT

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Description Year Ending	Year 1 06/2026	Year 2 06/2027	Year 3 06/2028	Year 4 06/2029	Year 5 06/2030
Speed Analysis Income	\$211,452	\$215,681	\$219,995	\$224,395	\$228,882
Total Income	\$211,452	\$215,681	\$219,995	\$224,395	\$228,882

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INTERNAL RATE OF RETURN ANALYSIS

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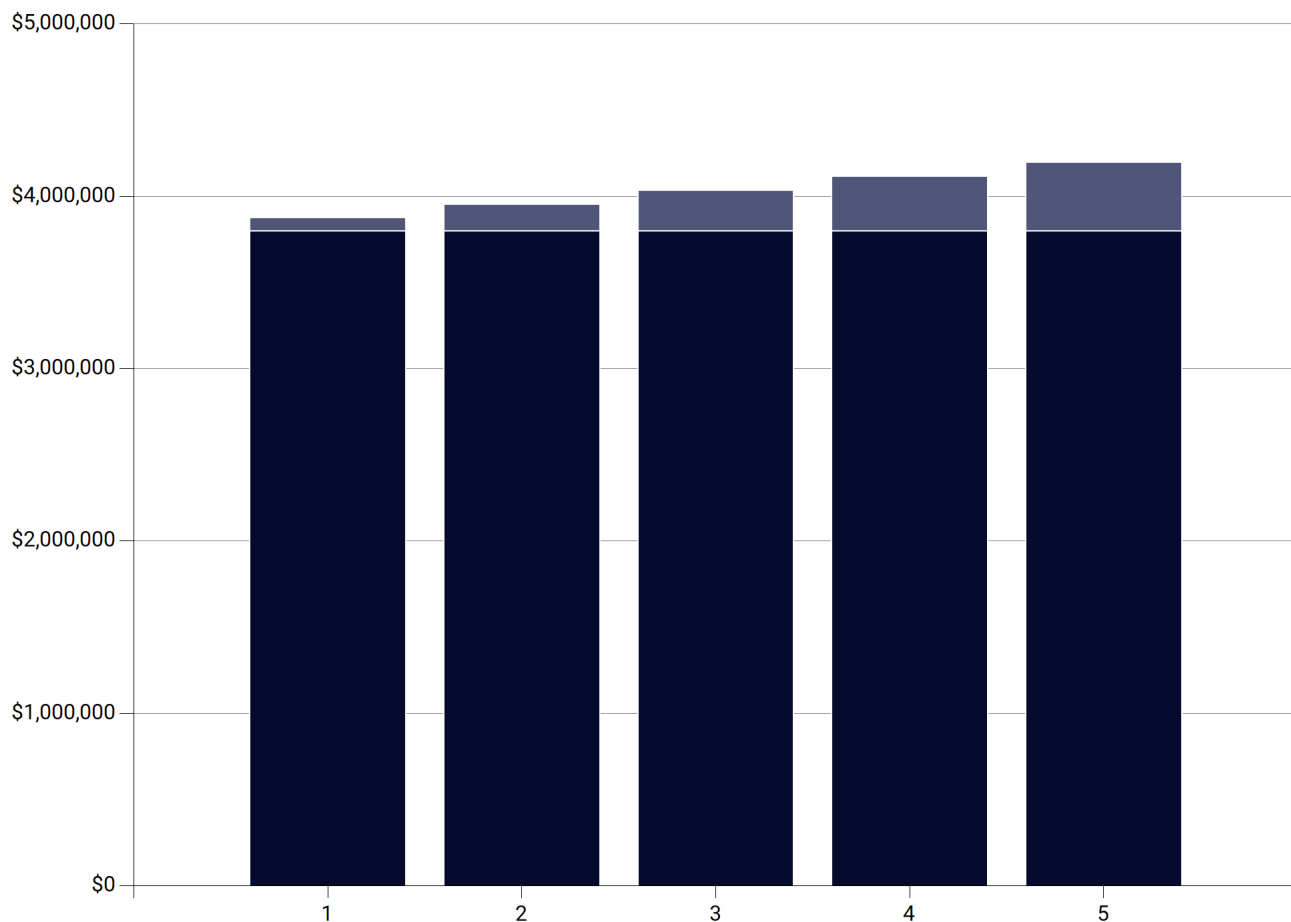
Before Tax IRR	Cash Flows	After Tax IRR	Cash Flows
Initial Investment	(\$3,800,000)	Initial Investment	(\$3,800,000)
06/2026	\$211,452	06/2026	\$211,452
06/2027	\$215,681	06/2027	\$215,681
06/2028	\$219,995	06/2028	\$219,995
06/2029	\$224,395	06/2029	\$224,395
06/2030*	\$4,172,659	06/2030*	\$4,172,659
IRR = 6.44%	* (\$228,882 + \$3,943,777)	IRR = 6.44%	* (\$228,882 + \$3,943,777)

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PROPERTY EQUITY ANALYSIS

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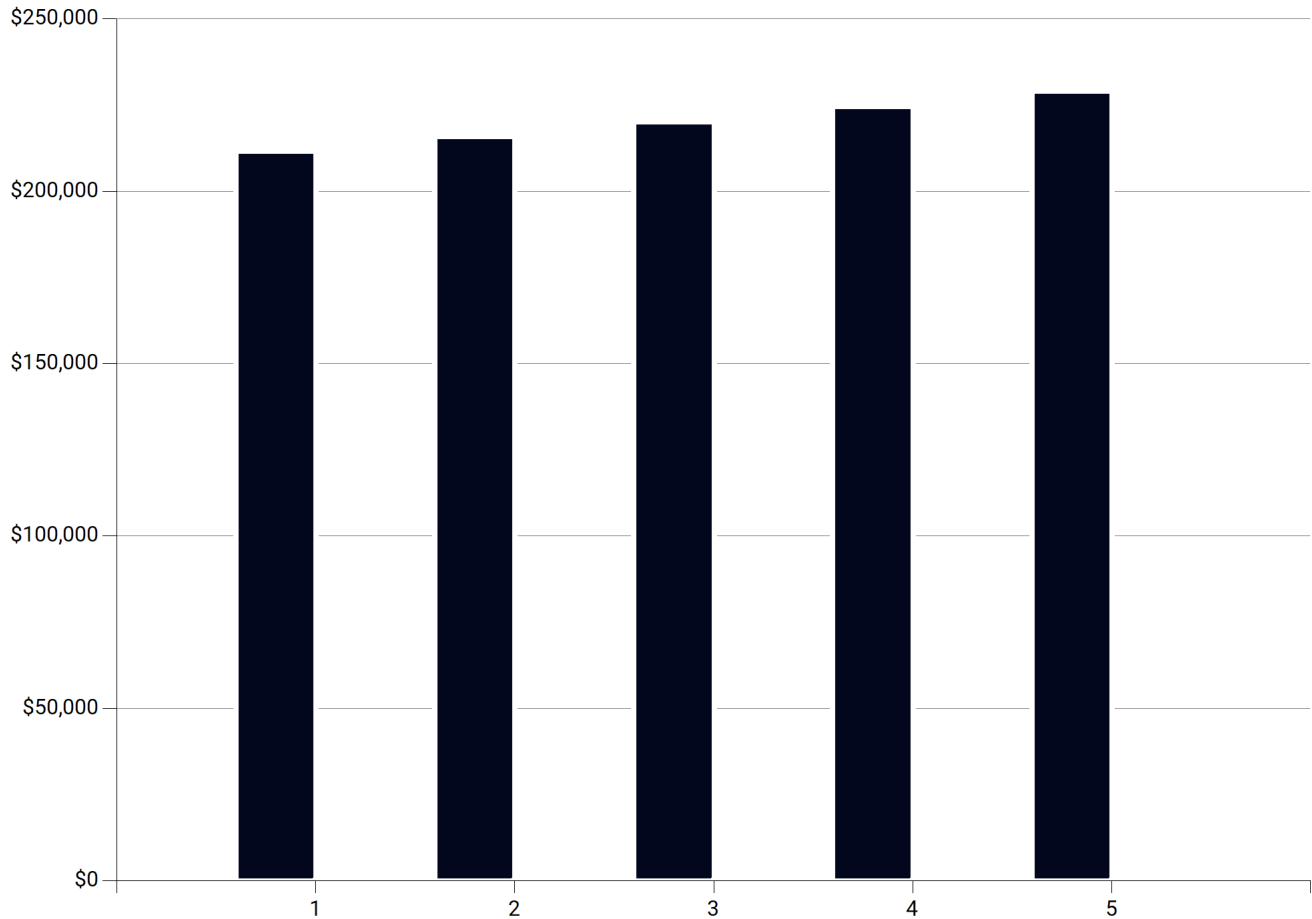
Year	Initial Equity	Equity (loan reduction)	Equity (appreciation)
1	\$3,800,000	\$0	\$76,000
2	\$3,800,000	\$0	\$153,520
3	\$3,800,000	\$0	\$232,590
4	\$3,800,000	\$0	\$313,242
5	\$3,800,000	\$0	\$395,507

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GROSS INCOME VS. OPERATING EXPENSES

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Year	Gross Scheduled Income	Total Operating Expenses
1	\$211,452	\$0
2	\$215,681	\$0
3	\$219,995	\$0
4	\$224,395	\$0
5	\$228,882	\$0

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LEDA

IMPACT & ROI

The Lubbock Economic Development Alliance (LEDA) is proud to share the significant economic strides our community has made over the past year. Through strategic initiatives and impactful projects, LEDA continues to fuel sustainable growth and opportunity in Lubbock, making our region a vibrant hub for businesses and residents alike. Here are some highlights of our recent achievements:

These accomplishments reflect LEDA's commitment to driving a strong return on investment for our community. We look forward to building on this success, fostering a dynamic economy, and continuing to make Lubbock a place where businesses and individuals thrive.

236

TOTAL JOBS

\$60M

CAPITAL INVESTMENT

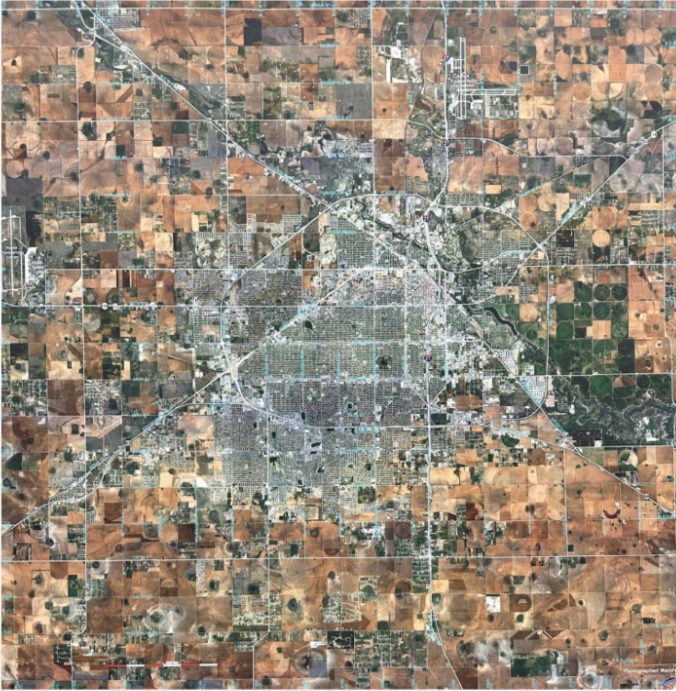
\$47M

ANNUAL VALUE
ADDED IMPACT

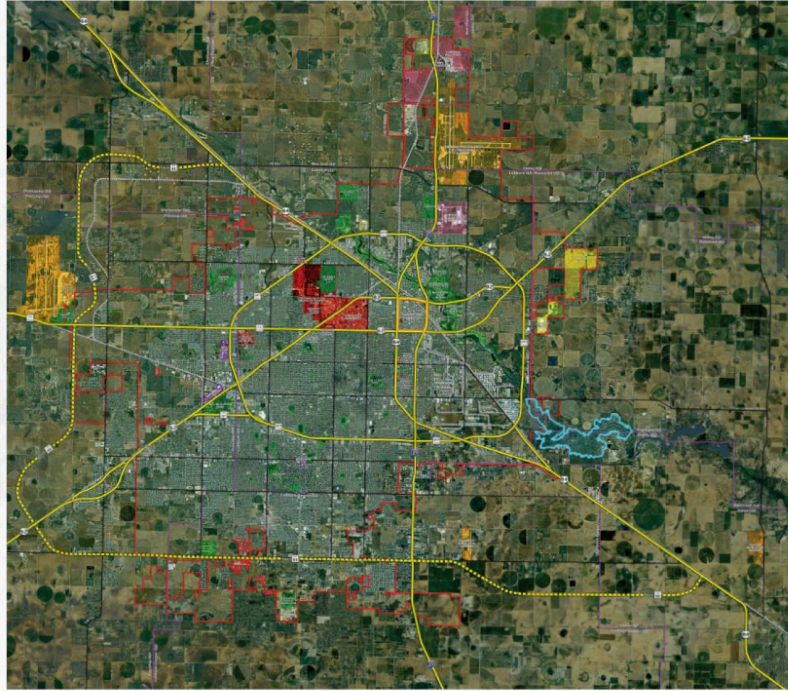
PROJECTS	'23/'24	TOTAL (Since 2004)	AVERAGE (Since 2004)
TOTAL LOCATIONS	25	249	13.8
TOTAL JOBS	236	12,388	688.2
AVG # JOBS/LOCATION	9.4	-	49.8
TOTAL CAPITAL INVESTMENT	\$60,001,566	\$2,353,132,550	\$130,729,586
TOTAL INCENTED ANNUAL WAGES	\$5,662,632	\$222,822,735	\$12,379,041
AVG ANNUAL WAGE OF INCENTED JOBS	\$56,626	-	\$36,741
TOTAL ANNUAL VALUE ADDED IMPACT	\$46,851,466	\$2,023,114,896	\$112,395,272
AVG VALUE ADDED IMPACT/JOB CREATED	\$26,277	-	\$163,312
AVG VALUE ADDED IMPACT/LOCATION	\$1,874,059	-	\$8,124,959

Population Growth

2004

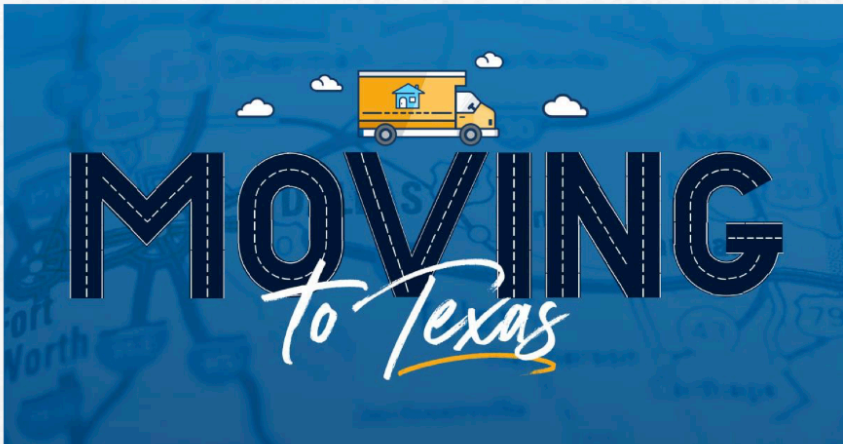


2024



Source: City of Lubbock; Landsicor

Population Trends



Texas: 1,589 people/day
Lubbock: 11 people/day



Source: Environics

DISCLAIMER

11302 INDIANA AVENUE



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PRESENTED BY:

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