



FOR SALE

BEST WESTERN LUBBOCK WEST INN & SUITES

5310 Englewood Ave, Lubbock, TX 79424

Salman (Sam) Tabani

972.810.7729 x1

stabani@tabanirealty.com



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REALTY

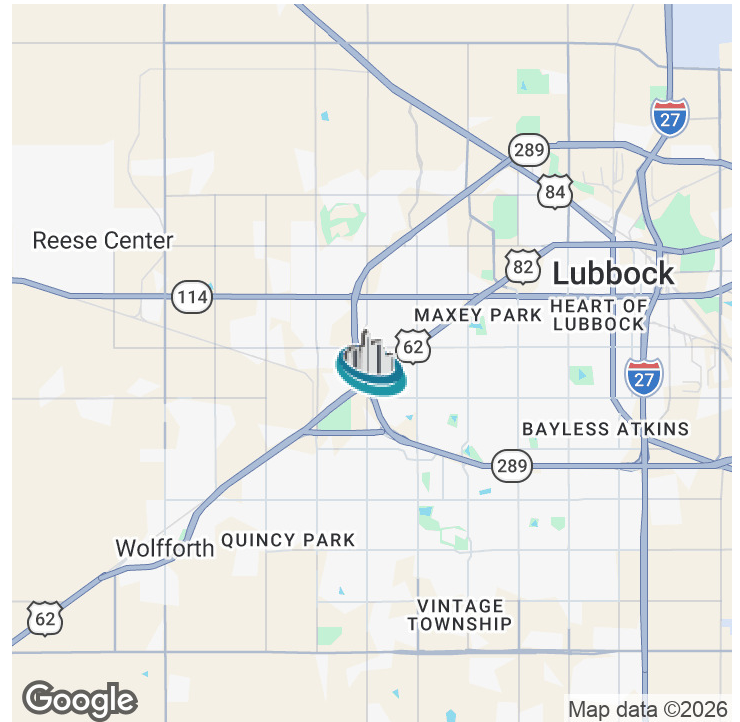
Tabani Realty
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$5,700,000
Building Size:	56,934 SF
Lot Size:	2 Acres
Number of Rooms:	73
Cap Rate:	8.12%
NOI:	\$462,744
Year Built:	2004
Renovated:	2023
Zoning:	LI
Market:	Lubbock
Submarket:	Texas Panhandle

PROPERTY OVERVIEW

Best Western Lubbock West Inn & Suites offers a strong investment opportunity in West Lubbock's active commercial corridor. The 73-room property, fully renovated with updated interiors and modern finishes, benefits from consistent demand generators including Texas Tech University, the Medical District anchored by Covenant Health System, and South Plains Mall's dense retail environment. Proximity to family entertainment venues, dining, and cultural attractions like the Buddy Holly Center and Science Spectrum Museum further supports steady leisure and transient traffic, while a roughly 20-minute drive to Lubbock Preston Smith International Airport adds convenient regional access. Backed by the recognized Best Western brand and a diversified local economy rooted in healthcare, education, and retail, the asset offers dependable occupancy potential, brand-supported operational efficiencies, and long-term upside for owner-operators or investors seeking a well-positioned secondary-market hold.

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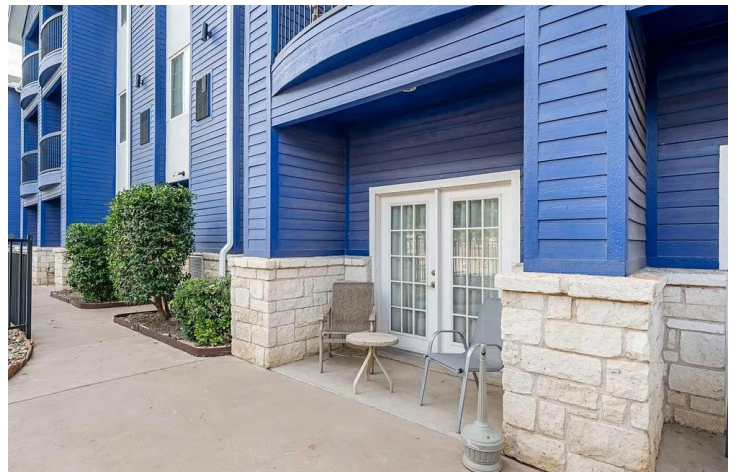
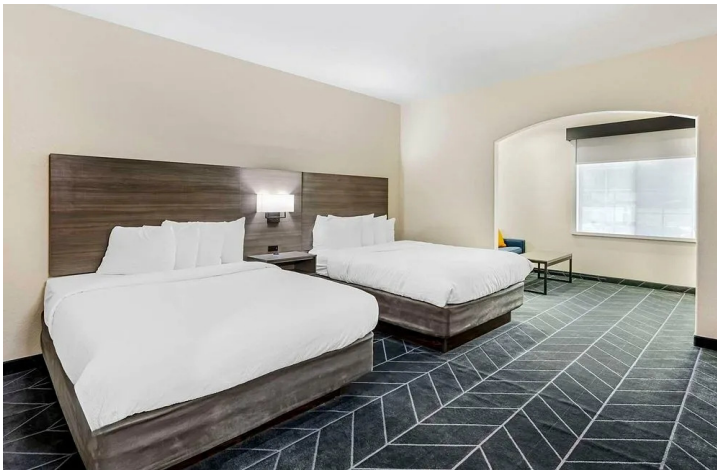
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Additional Photos





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Retailer Map



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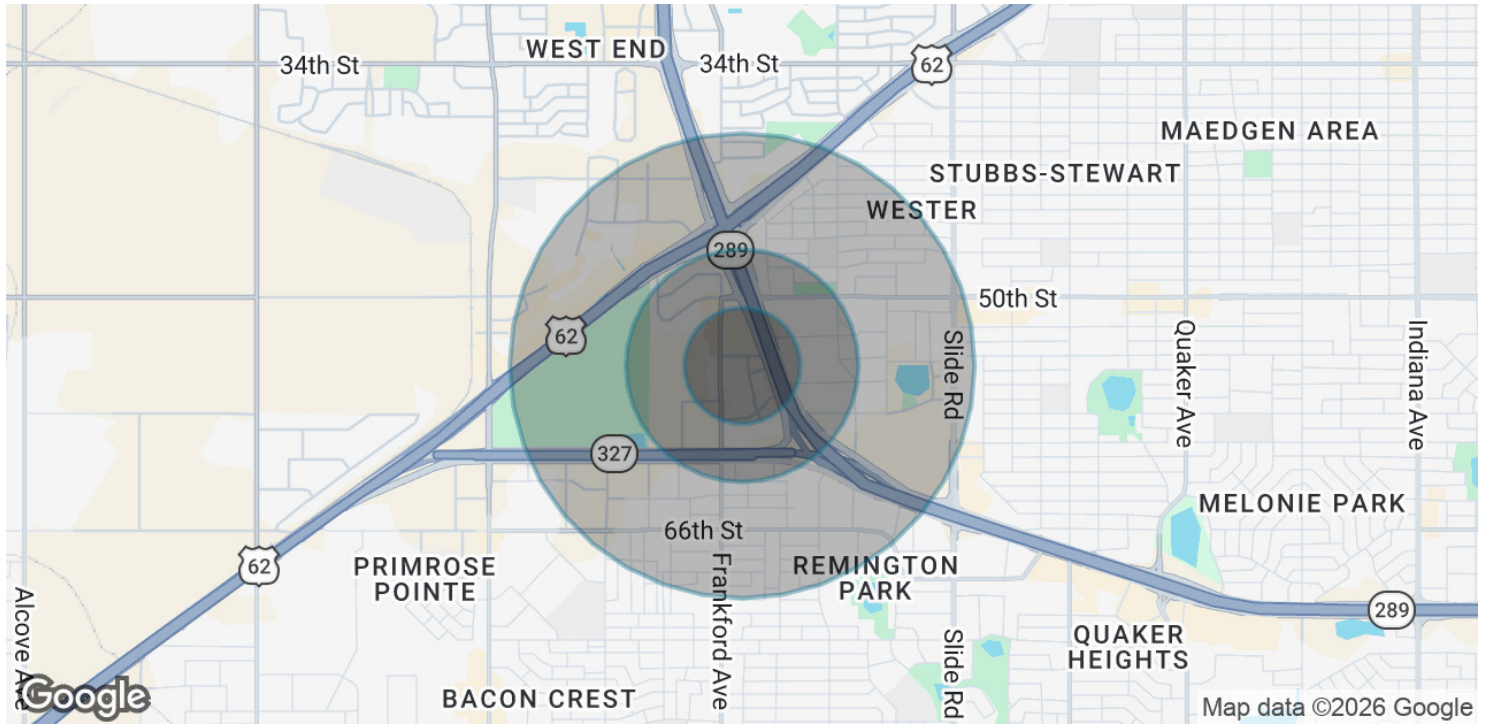
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	377	2,636	11,772
Average Age	31.9	28.9	29.9
Average Age (Male)	31.8	28.7	29.1
Average Age (Female)	32.8	30.3	32.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	252	1,656	6,263
# of Persons per HH	1.5	1.6	1.9
Average HH Income	\$55,980	\$49,236	\$60,749
Average House Value	\$137,504	\$141,240	\$168,327

2023 American Community Survey (ACS)

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