

**ABILITY TO RE-PURPOSE TO
OFFICE, INDUSTRIAL OR RETAIL USE**



4320

HURON

**78,993 SQUARE FOOT FLEX/OFFICE BUILDING IN LUBBOCK, TEXAS
PROPERTY SITS ON 10.7 ACRES**



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TABLE OF CONTENTS

- 5** EXECUTIVE SUMMARY
- 6** INVESTMENT HIGHLIGHTS
- 8** SIGNIFICANT DISCOUNT TO REPLACEMENT COST
- 10** BURGEONING LUBBOCK ECONOMY



4320 HURON

| | |
|----------------------|--------------------------------------|
| ADDRESS | 4320 Huron Ave, Lubbock, TX 79407 |
| BUILDING SIZE | 78,993 SF |
| LAND SIZE | 10.7 Acres |
| WALT | Owner Occupied |
| OCCUPANCY | 100% |
| YEAR BUILT | 2001 |
| CONSTRUCTION | Reinforced Concrete |
| PARKING RATIO | 4.6/1,000 SF |



EXECUTIVE SUMMARY

THE OPPORTUNITY

Jones Lang LaSalle (“JLL”) is pleased to present the opportunity to acquire a fee simple interest in 4320 Huron Ave (the “Property”), a 78,993 square foot office building with 4.2 acres of parking located within the growing market of Lubbock, Texas.

Lubbock, Texas has seen significant growth over the last five years, with the population increasing by nearly 6% since 2020. Over the last decade, Lubbock’s GDP has increased by 56%, outpacing the state’s average of 34%. This is primarily due to various local investments, a high concentration of young talent, and a handful of large company relocations to the area.

4320 Huron Ave provides both users and owners with the ability to acquire a fully built-out office center, while providing flexibility to re-purpose to industrial use. The Property provides for 16% coverage, allowing the ability to expand the current office footprint, as well as add additional value in building a second building on the 4.2 acre parking lot.

The Property is unencumbered by leases, presenting investors and users with a unique opportunity to acquire an infill office/flex building with above-standard building finishes at a discount to replacement cost.

INVESTMENT HIGHLIGHTS

FLEX/OFFICE ASSET IN PRIME INFILL LOCATION



Strategically located one block from US HWY 62 and Texas 289 HWY



Surrounded by major large-scale retailers, including Costco, Sam's Club, Best Buy, and Target

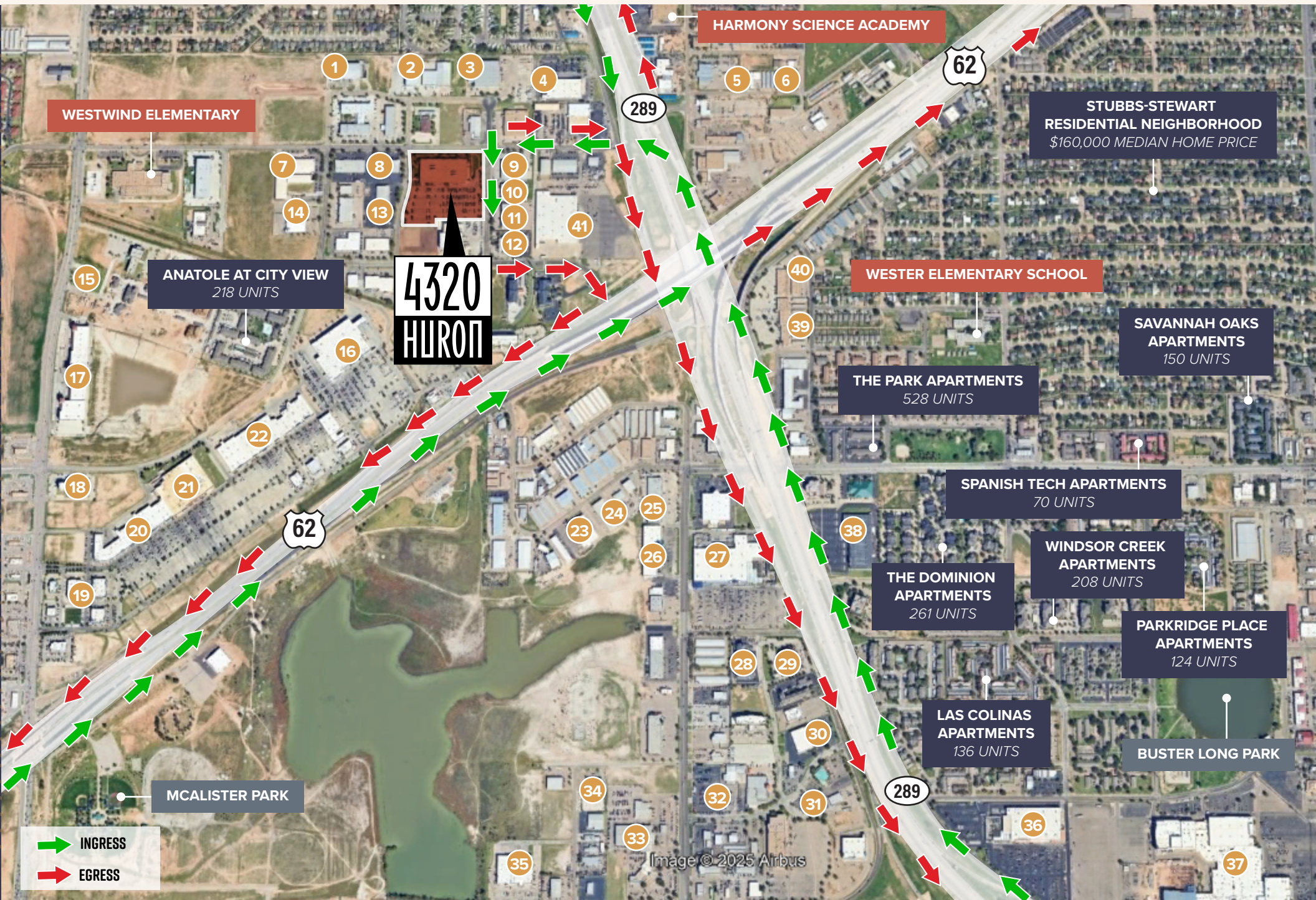


Less than 5 miles from Texas Tech University



Ample workforce housing nearby – over 10,000 multifamily units with an average market rate of \$1.15/SF

- 1 Elliott Electric Supply
- 2 Shearer Supply Lubbock
- 3 Ferguson Home
- 4 Vexus Fiber
- 5 Double T Glass
- 6 Keystone Storage
- 7 Stephen Joseph Printing & aDesign
- 8 McCarty Equipment Co
- 9 Robert Madden Industries
- 10 XCI Zoning
- 11 Professional Flooring Supply
- 12 OccMed Associates
- 13 Cain Electric Supply
- 14 Temple Electric Supply
- 15 PlainsCapital Bank
- 16 Sam's Club
- 17 El Mitote Mexican Bar & Grill
MaxxAir Trampoline Park
- 18 Fairfield by Marriott
- 19 Jared Jewelers
QDOBA Mexican Eats
Firehouse Subs
Uptown Cheapskate
Sushi Nami
- 20 Ulta Beauty
- 21 Target
- 22 Office Depot and Burlington
- 23 Insko Distributing
- 24 IPEX Lubbock
- 25 Lumber Liquidators
- 26 Ashley Store
- 27 Lowe's
- 28 Best Western Lubbock
- 29 TownePlace Suites by Marriott
- 30 Cavender's Western Outfitter
- 31 Verizon
- 32 Hayes Motor Company
- 33 Frank Brown Car Dealership
- 34 Daltile, Marazzi Sales
Service Center
- 35 Bob Mills Furniture
- 36 The Home Depot
- 37 Premiere LUX 16 IMAX
and Pizza Pub
- 38 Furniture Row
- 39 Easy Stop Storage
- 40 Texas Department
of Agriculture
- 41 At Home



4320
HURON

ANATOLE AT CITY VIEW
218 UNITS

WESTER ELEMENTARY SCHOOL

SAVANNAH OAKS APARTMENTS
150 UNITS

THE PARK APARTMENTS
528 UNITS

SPANISH TECH APARTMENTS
70 UNITS

WINDSOR CREEK APARTMENTS
208 UNITS

THE DOMINION APARTMENTS
261 UNITS

PARKRIDGE PLACE APARTMENTS
124 UNITS

LAS COLINAS APARTMENTS
136 UNITS

BUSTER LONG PARK

MCALISTER PARK

INGRESS
 EGRESS

Image © 2025 Airbus



43RD ST

4320
HURON

HURON AVE

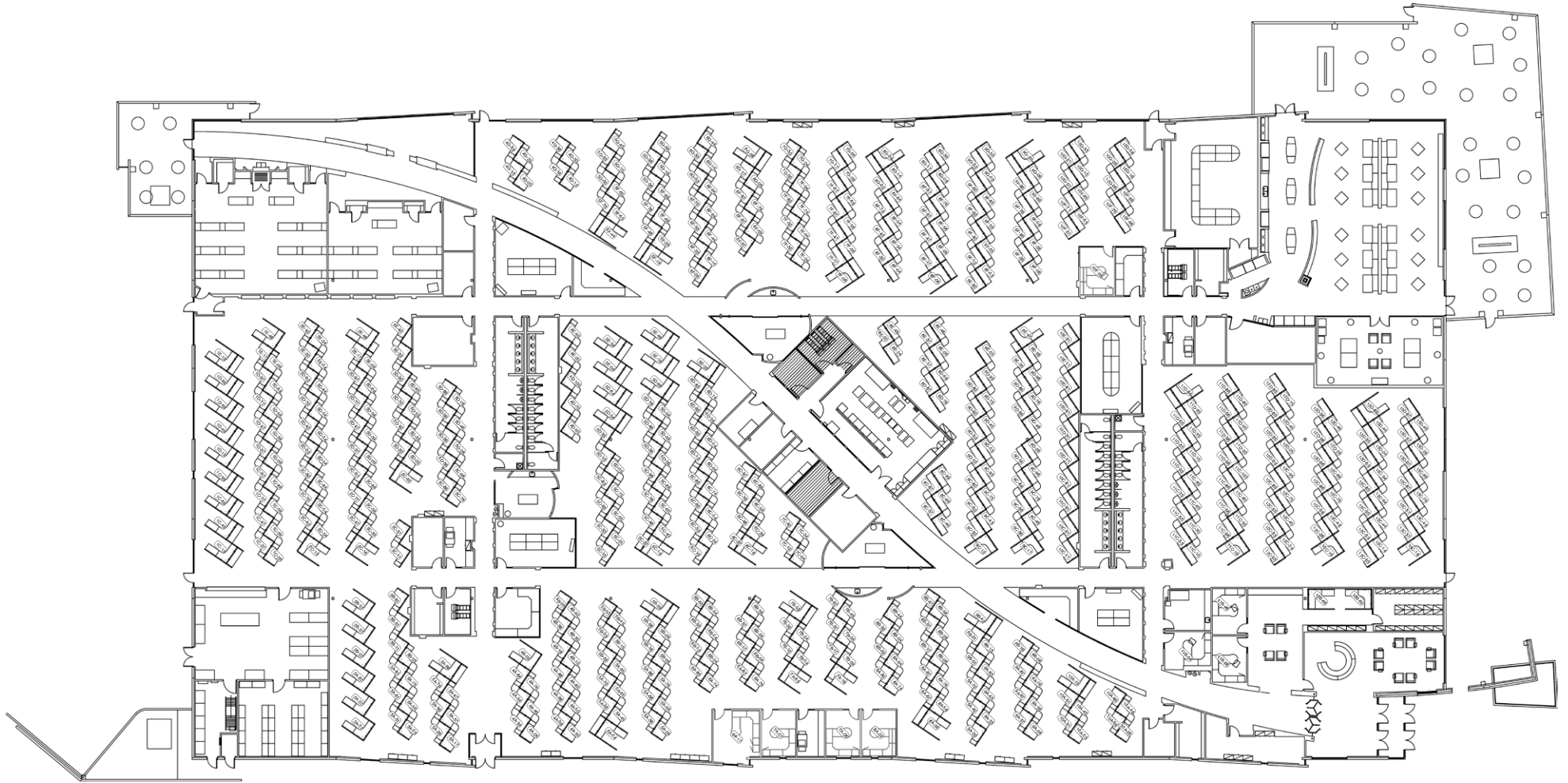
LOLA AVE

PARKING LOT IS
4.2 ACRES

| | |
|----------------|--|
| ADDRESS | 4320 Huron Ave, Lubbock, TX 79407 |
| ZONING | Light Industrial (LI) |
| RBA | 78,993 SF |
| LOT SIZE | 10.7 Acres |
| STORIES | Single Story |
| YEAR BUILT | 2001 |
| FAÇADE | Tilt Wall |
| ROOF | Flat, Built-Up Roofing with Gravel Ballast |
| PARKING SPACES | 477 Spaces |
| FIRE SYSTEM | Wet-Pipe Sprinkler System |

**SIGNIFICANT DISCOUNT
TO REPLACEMENT COST**

FLOOR PLAN





BURGEONING LUBBOCK ECONOMY

MAJOR COMPANY INVESTMENTS



Leprino Foods, the world's largest producer of mozzarella cheese and a leading manufacturer of other high-quality dairy ingredients, established a new manufacturing facility in East Lubbock.

Represents a \$1 billion capital investment in the region.

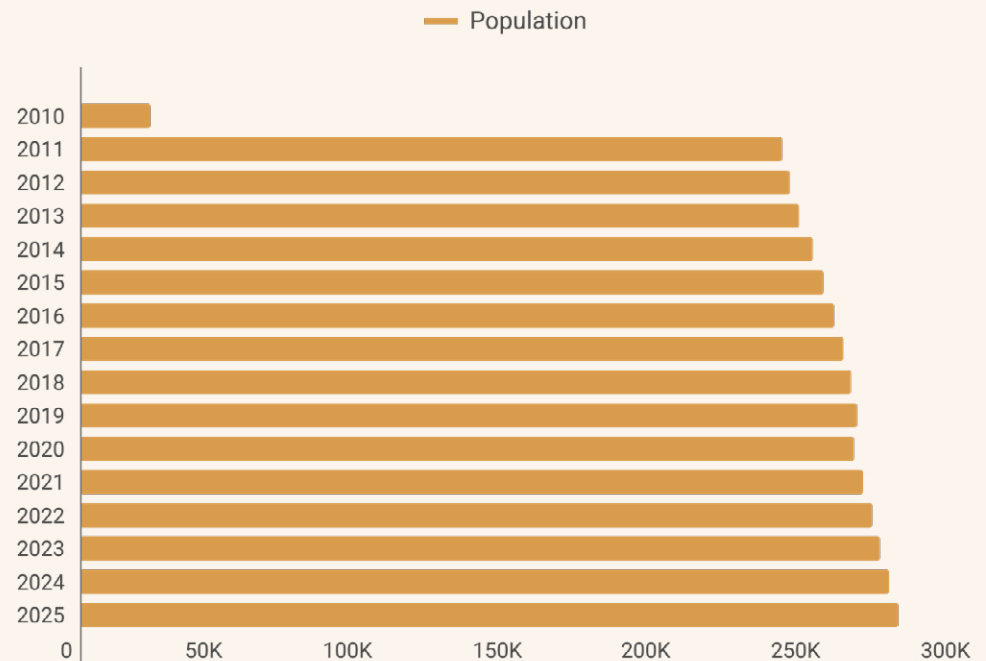
Their new manufacturing plant was recently completed in 2024, and now employs over 600 employees in the Lubbock area.



**10% POPULATION INCREASE
OVER THE LAST DECADE**

SIGNIFICANT POPULATION GROWTH

- Lubbock's population has increased by 10% over the last decade with a current population of approximately 650,000.
- The city is expected to grow by 5% over the next five years.
- Lubbock continues to attract new residents due to its affordable cost of living and diverse economy, offering families and professionals a well-rounded lifestyle.





THE TEXAS TECH IMPACT

Lubbock is home to Texas Tech University, one of Texas' largest universities, serving over 40,000 students and providing nearly 60,000 jobs.

The university is estimated to generate \$19.2 billion in annual economic output for the state of Texas, with a significant portion of that occurring directly in Lubbock.

The university further contributes economically to the city by developing a skilled workforce, conducting innovative research, and providing essential healthcare services.



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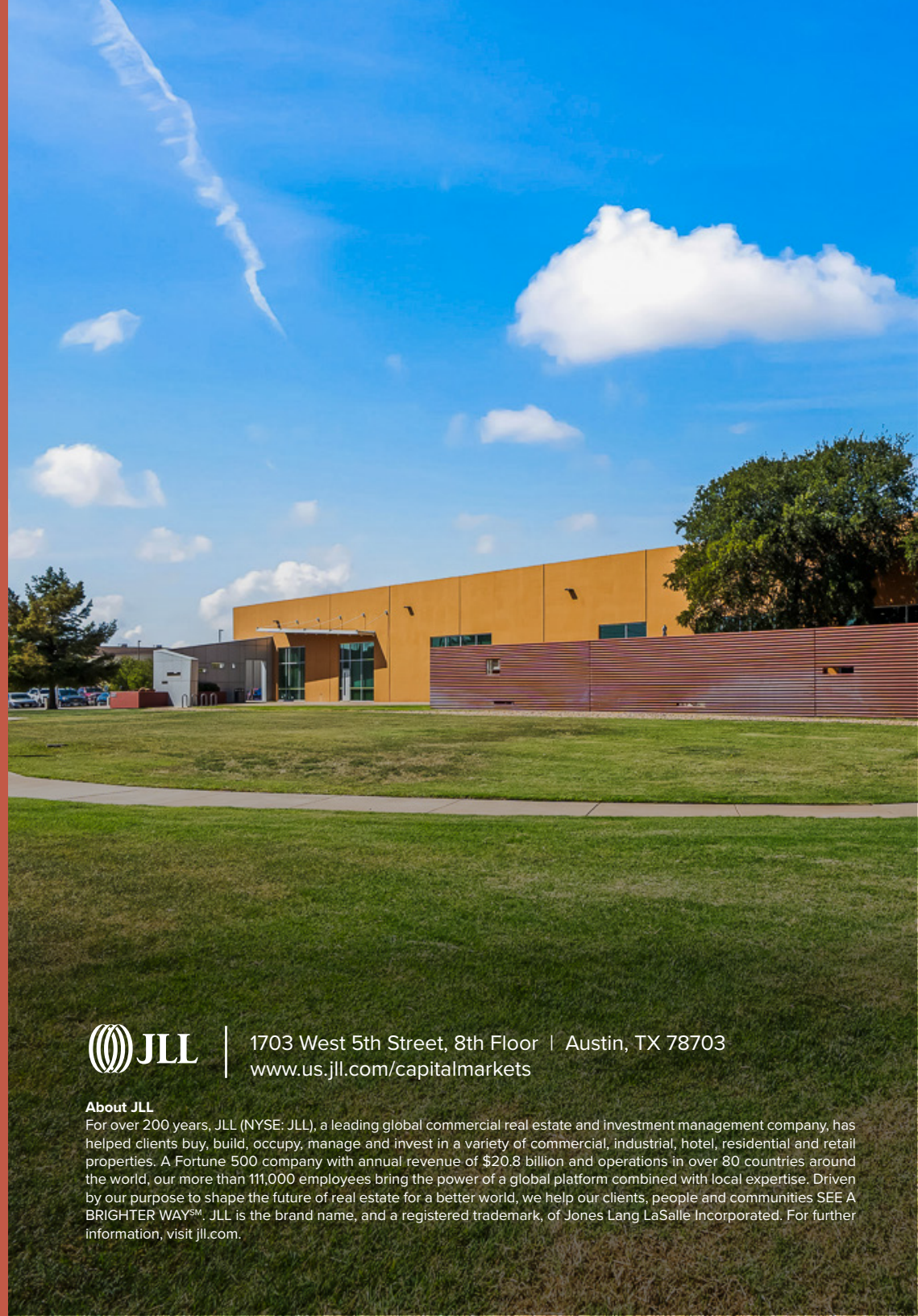
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About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.