



THE
POWELL GROUP

The Experts in Real Estate & Business Brokerage

5730 66th, Lubbock, TX 79424

Murphy
BUSINESS SALES
Excellence in Business Transactions



NNN Medical Investment Property

Avg Cash on Cash Return 8.6% | Levered IRR 12.8%



PRESENTED BY:

Sales Price: \$1,875,000.00

DAVID POWELL, CCIM

Commercial Broker

Business Broker

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KW Commercial | Lubbock
The Powell Group

10210 Quaker Avenue
Lubbock, TX 79424

Property Summary



Property Summary

Address:	5730 66 th st Lubbock, TX 79424
Zoning:	NC
Bldg SF:	5,546
Lot AC:	0.39
Price:	\$1,875,000.00
NOI:	\$150,000
First Yr Cap Rate:	8%
Avg. Cash on Cash:	8.6%
Leverage IRR:	12.8%
Lease Term:	7

Property Highlights

- High-Traffic Slide Road
- Near South Plains Mall & Loop 289
- Excellent Visibility & Access
- Surrounded by National Retail
- Ideal for Dental or Medical Use
- Ample Parking

Property Overview

This NNN-leased dental office investment generates \$150,000 in annual net operating income, offering an 8.00% cap rate backed by an established dental operator in one of Lubbock's most active retail corridors

Surrounded by major destination retailers and dining options, the property benefits from continuous consumer activity and strong area demographics. Recent and planned facade improvements further enhance curb appeal and long-term value.

The dental practice has been at this location for five years and has three practice locations. They have just signed a lease for seven years, with (2) five year options. The company is financially stable with strong growth.

The Plainview location is also available for a Multi-purchase NNN investment.

Click [HERE](#) to see Plainview Property

Financials

Projected Cash Flows

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Net Operating Income	\$ 114,000	\$ 116,280	\$ 118,606	\$ 120,978	\$ 123,397	\$ 125,865	\$ 128,383

Cash Flows

Annual Debt Service	\$ 82,661	\$ 82,661	\$ 82,661	\$ 82,661	\$ 82,661	\$ 82,661	\$ 82,661
Cash Flow	\$ 31,339	\$ 33,619	\$ 35,945	\$ 38,317	\$ 40,737	\$ 43,205	\$ 45,722

Debt Paydown

Loan Paydown	\$ 15,847	\$ 16,951	\$ 18,131	\$ 19,394	\$ 20,744	\$ 22,188	\$ 23,733
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Sales Analysis

Projected Sales Price	\$ 1,425,000	\$ 1,453,500	\$ 1,482,570	\$ 1,512,221	\$ 1,542,466	\$ 1,573,315	\$ 1,604,781
Cost of Sale	\$ 85,500	\$ 87,210	\$ 88,954	\$ 90,733	\$ 92,548	\$ 94,399	\$ 96,287
Loan Balance	\$ 981,153	\$ 964,202	\$ 946,070	\$ 926,677	\$ 905,933	\$ 883,745	\$ 860,011
Sales Proceeds	\$ 358,347	\$ 402,088	\$ 447,545	\$ 494,811	\$ 543,985	\$ 595,172	\$ 648,483

Return Metrics

DSCR	1.38	1.41	1.43	1.46	1.49	1.52	1.55
Cap Rate / Yield on Cost	8.0%	8.2%	8.3%	8.5%	8.7%	8.8%	9.0%
Total Return	10.6%	11.4%	12.1%	13.0%	13.8%	14.7%	15.6%
Equity Multiple	0.9	1.0	1.2	1.4	1.6	1.8	2.1
Cash on Cash Return	7.0%	7.6%	8.1%	8.6%	9.2%	9.7%	10.3%
Average Cash on Cash Return	7.0%	7.3%	7.6%	7.8%	8.1%	8.4%	8.6%
Unlevered IRR	1.5%	5.8%	7.3%	8.0%	8.5%	8.8%	9.0%
Levered IRR	-12.4%	2.5%	7.7%	10.2%	11.5%	12.3%	12.8%
MIRR at 4%	-12.4%	2.6%	7.5%	9.6%	10.6%	11.2%	11.4%

Assumptions:

Rental and Other Income Growth	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Exit Cap Rate	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
Cost of Sale	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%

Reinvestment Analysis Uses Cash Flow of 4%

5730 66th, Lubbock, TX 79424

Photos

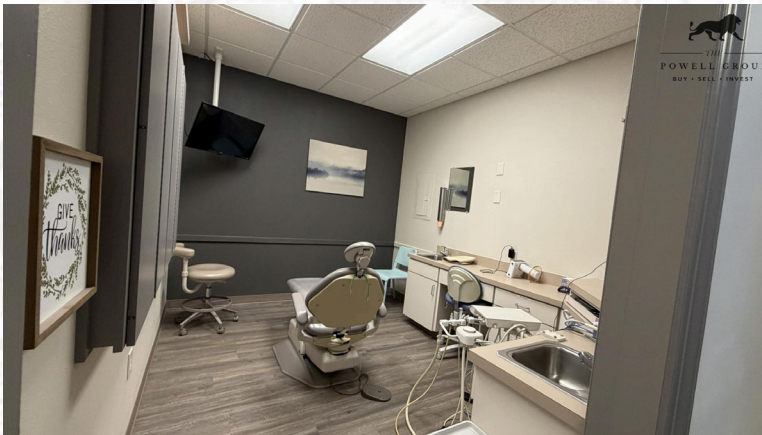


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View more listings at www.lubbockcommercialrealestate.com

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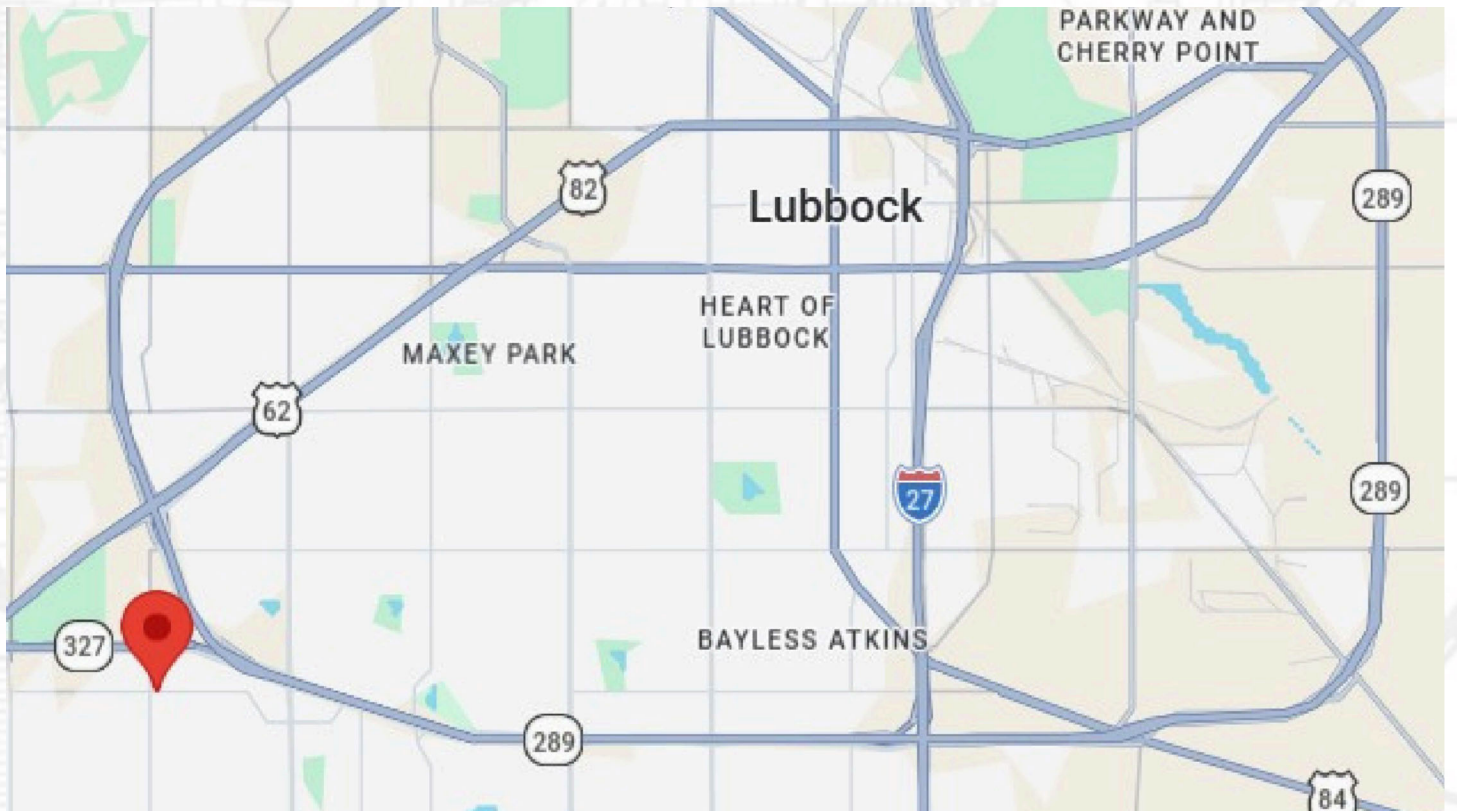
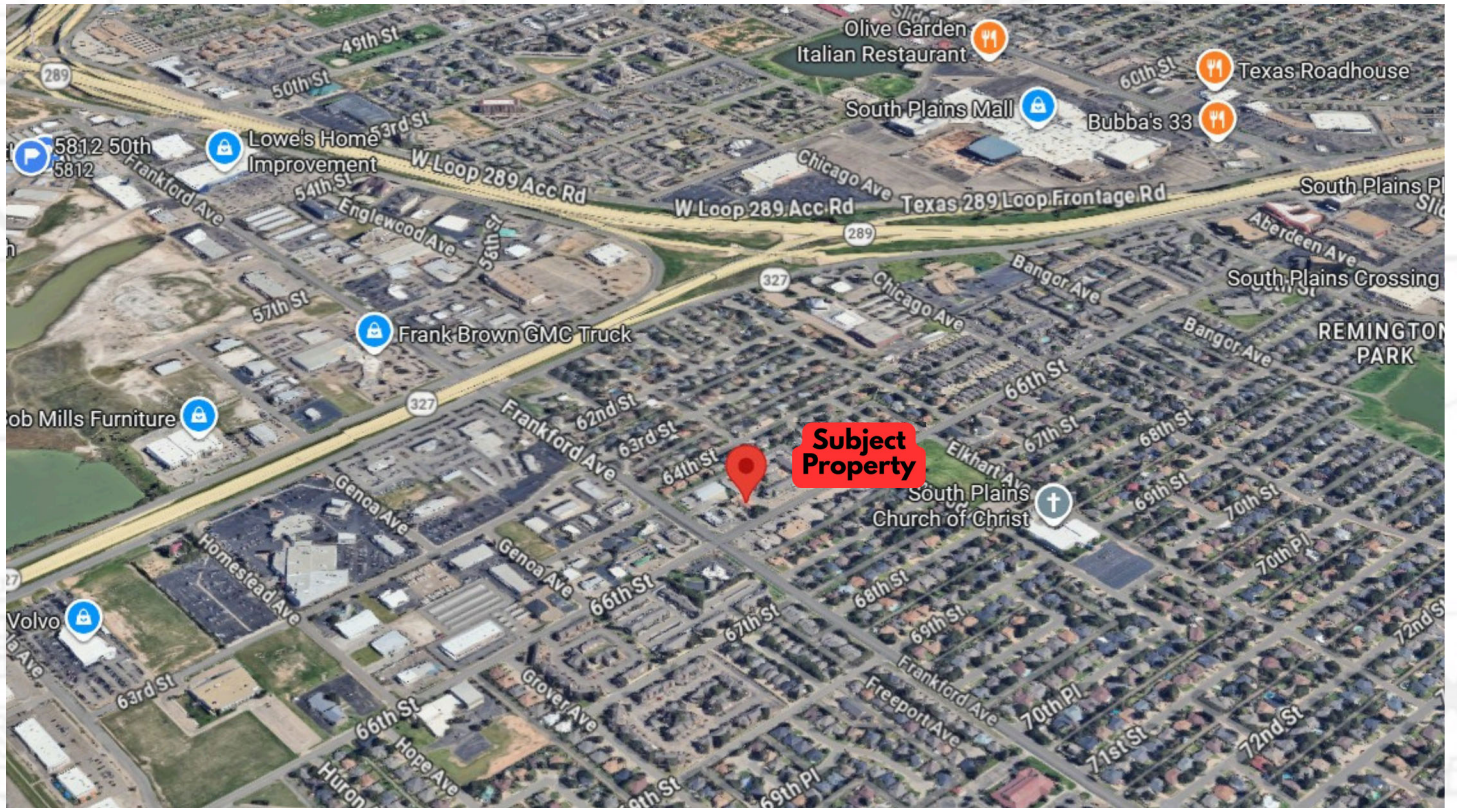
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Location Maps



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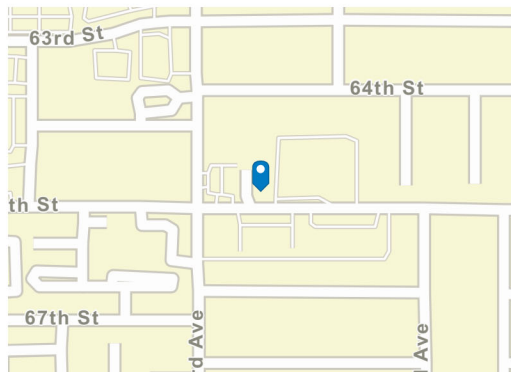
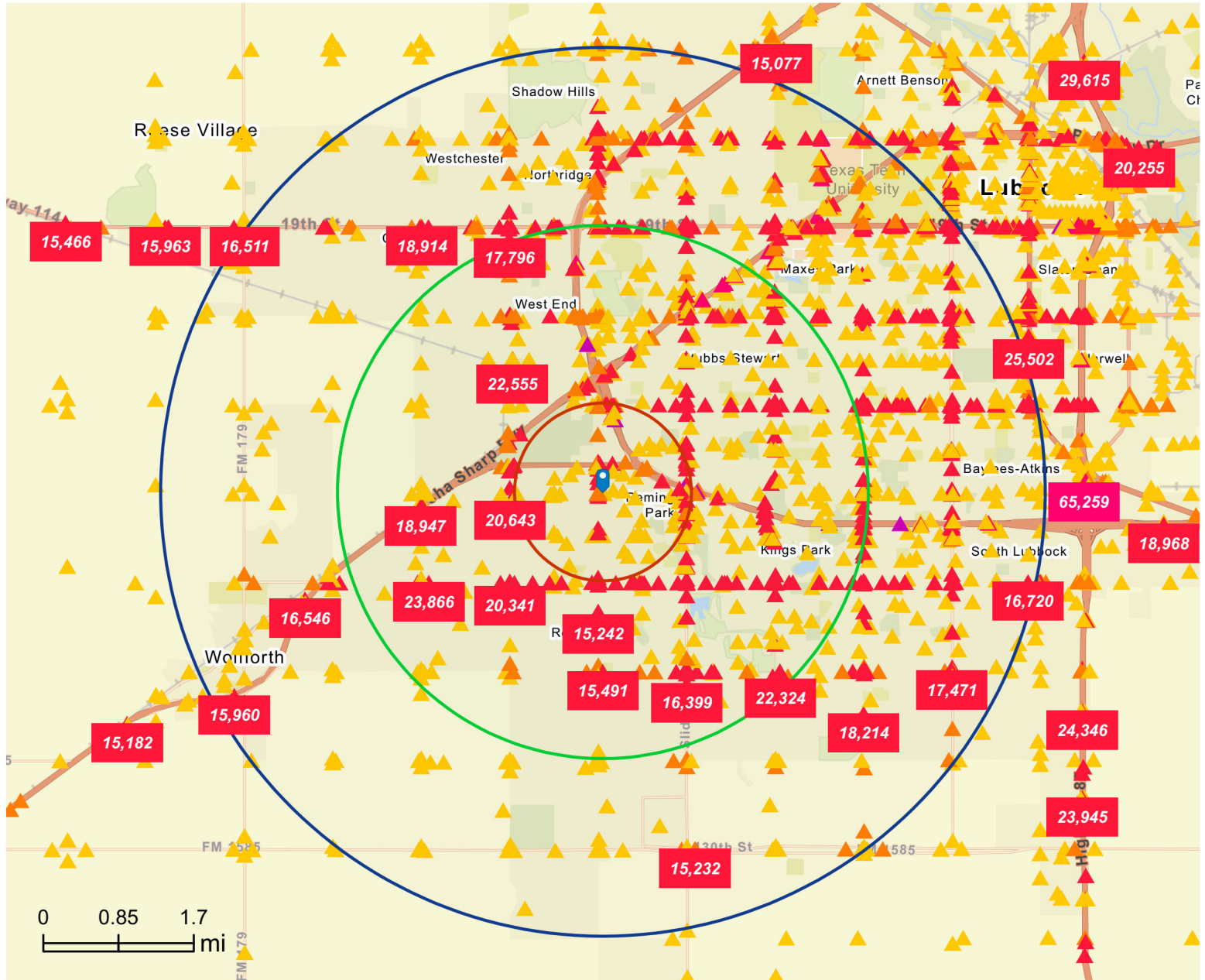
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Traffic Count Map

5730 66th St, Lubbock, Texas, 79424 2

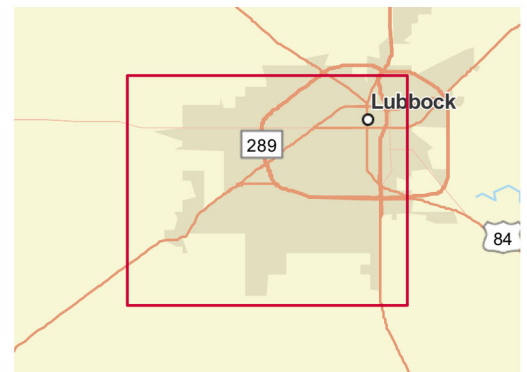
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Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Executive Summary

5730 66th St, Lubbock, Texas, 79424 2

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Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	10,070	77,973	174,593
2020 Population	11,197	91,461	201,064
2025 Population	11,219	91,989	208,741
2030 Population	11,530	95,066	215,854
2010-2020 Annual Rate	1.07%	1.61%	1.42%
2020-2025 Annual Rate	0.04%	0.11%	0.72%
2025-2030 Annual Rate	0.55%	0.66%	0.67%

Age	1 mile	3 miles	5 miles
2025 Median Age	36.9	36.1	33.8
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	68.0%	67.0%	63.6%
Black Alone	5.3%	5.5%	7.6%
American Indian Alone	0.7%	0.8%	1.0%
Asian Alone	4.3%	3.6%	3.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	7.6%	9.1%	9.7%
Two or More Races	14.1%	13.9%	14.1%
Hispanic Origin	28.3%	30.3%	32.2%
Diversity Index	70.7	72.3	75.1

Households	1 mile	3 miles	5 miles
2010 Total Households	4,736	32,732	69,153
2020 Total Households	5,318	38,636	79,503
2025 Total Households	5,526	40,216	85,178
2030 Total Households	5,793	42,450	89,891
2010-2020 Annual Rate	1.17%	1.67%	1.40%
2020-2025 Annual Rate	0.73%	0.77%	1.32%
2025-2030 Annual Rate	0.95%	1.09%	1.08%
2025 Average Household Size	2.02	2.27	2.35
Wealth Index	56	79	73

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	26.2%	22.1%	22.8%

Median Household Income			
2025 Median Household Income	\$59,828	\$70,578	\$66,147
2030 Median Household Income	\$70,284	\$79,055	\$75,509
2025-2030 Annual Rate	3.27%	2.29%	2.68%

Average Household Income			
2025 Average Household Income	\$79,500	\$96,466	\$93,698
2030 Average Household Income	\$86,622	\$105,779	\$102,831

Per Capita Income			
2025 Per Capita Income	\$39,443	\$42,108	\$38,239
2030 Per Capita Income	\$43,838	\$47,167	\$42,830
2025-2030 Annual Rate	2.14%	2.30%	2.29%

Income Equality			
2025 Gini Index	46.5	46.0	46.2

Socioeconomic Status			
2025 Socioeconomic Status Index	53.5	53.8	50.4

Housing Unit Summary			
Housing Affordability Index	78	92	89
2010 Total Housing Units	4,993	34,843	74,048
2010 Owner Occupied Hus (%)	47.0%	60.4%	59.2%
2010 Renter Occupied Hus (%)	53.0%	39.6%	40.8%
2010 Vacant Housing Units (%)	5.2%	6.1%	6.6%
2020 Housing Units	5,829	41,854	86,721
2020 Owner Occupied HUs (%)	42.0%	55.2%	54.4%
2020 Renter Occupied HUs (%)	58.0%	44.8%	45.6%
Vacant Housing Units	8.6%	8.0%	8.3%
2025 Housing Units	6,074	43,706	93,061
Owner Occupied Housing Units	41.3%	55.8%	55.3%
Renter Occupied Housing Units	58.7%	44.2%	44.7%
Vacant Housing Units	9.0%	8.0%	8.5%
2030 Total Housing Units	6,327	45,915	97,803
2030 Owner Occupied Housing Units	2,440	24,160	50,835
2030 Renter Occupied Housing Units	3,353	18,290	39,056
2030 Vacant Housing Units	534	3,465	7,912



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Keller Williams Realty</u>	<u>494693</u>	<u>klrw238@kw.com</u>	<u>8067717710</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Pamela Titzell</u>	<u>465722</u>	<u>pamtitzell@kw.com</u>	<u>8067717710</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Pamela Titzell</u>	<u>465722</u>	<u>pamtitzell@kw.com</u>	<u>8067717710</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>David Powell</u>	<u>257988</u>	<u>lubbockcommercial@gmail.com</u>	<u>(806) 239-0804</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date