

FOR SALE



Commercial & Residential Real Estate

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806-438-9116

Mitley, LLC presents...

12301– 12309 CR 2300 (Ave P)

Lubbock, Texas 79423

Multi-Tenant industrial & storage investment



For sale 12301 - 12309 CR 2300 (Ave P), Lubbock, TX 79423

CONTACT INFORMATION

ROHIT MITTAL

(806) 438-9116

RM@MITLEY.COM

OFFERS & TOURS

Prospective buyers are encouraged to visit the site. All showings are by appointment only.

Please include a Texas Association of Realtors contract or letter of intent providing details of the transaction, along with proof of funds.

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HIGHLIGHTS

- Purchase Price: \$1,049,000 (only \$93.24 / SF)
- NOI: \$67,184.92 (6.40% CAP on actuals)
- Occupancy: 100% (44.4% rented and 55.6% occupied by Owner)
- 12.77% CAP upon stabilization
- Built in 2023
- Each unit features a 1,250 SF bay size (25 x 50) with a 14-foot overhead door
- 11,250 SF building on a 2.549 acres of land



Cool Facts of this Property:

- Upon stabilization, the Property will yield an above-market return,
- Comes with a 11,210 SF building sitting on 2.548 acres, which offers endless opportunities to increase the NOI, and
- 5 out of the 9 units are used by the Owner, making it easy for the Buyer to use the space or rent it out.

PERFECT FOR AN INVESTOR OR AN END-USER

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2023 built contractor shops (9 x 1,250 SF bay size)

Built in 2023, this property features nine (9) 1,250 square foot shops; each unit has a retail glass door, overhead door, and a private bathroom. Sitting on 2.548 acres, this property offers a Buyer extra land to further develop the property and increase NOI.

Located right off Interstate 27 (I-27) between 114th and 130th St (FM 1585 / Loop 88) on CR 2300 (Ave P), this property is in the middle of Lubbock's trajectory growing southward providing super easy access to all major thoroughfares.

Purchase Price: \$1,049,000

NOI: 67,184.92 (44.4% rented & 55.6% owner occupied)

CAP Rate: 6.40% (on actuals); 12.77% upon stabilization

Building Square Footage: 11,250; Total Land : 2.548 Acres, 111,034 SF (room for expansion)

Units: 9 units of 1,250 SF each; insulated; private bathroom in each unit; individually metered.

Zoning: Out-of-city limits (no restrictions)

School District: Lubbock Cooper ISD

Nearest Highway: Interstate 27 and Future Loop 88



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Unit Analysis

Units #	Tenant	Monthly Rent	Stabilized Rent
100	Owner	-	\$2,000
200	Owner	-	\$1,250
300	Owner	-	\$1,250
400	Owner	-	\$1,250
500	Owner	-	\$1,250
600	Game Room	\$1,500	\$1,250
700	Game Room	\$1,500	\$1,250
800	Game Room	\$1,500	\$1,250
900	Game Room	\$2,000	\$2,000
		Total	Total
		\$6,500	\$12,750

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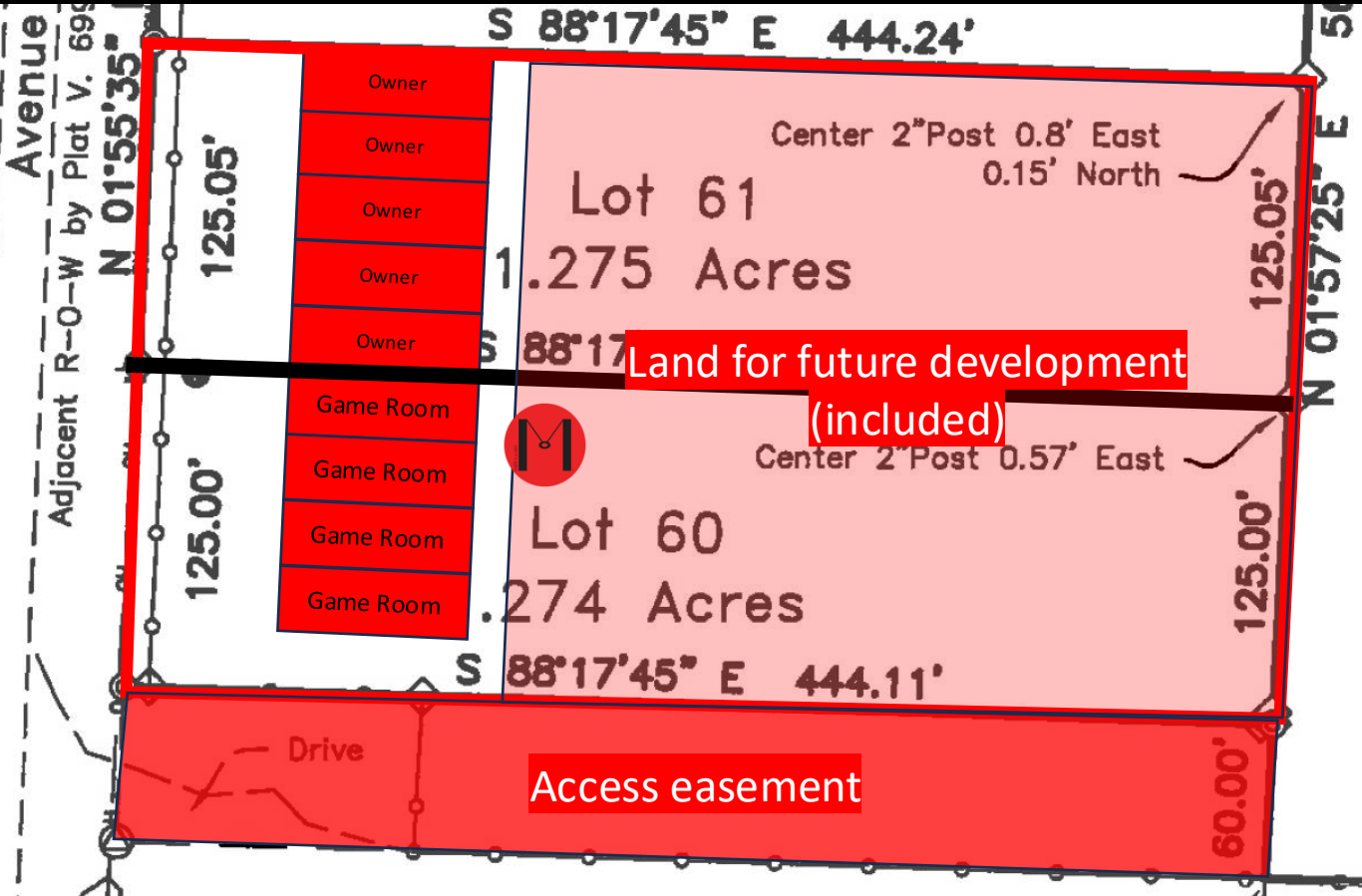
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