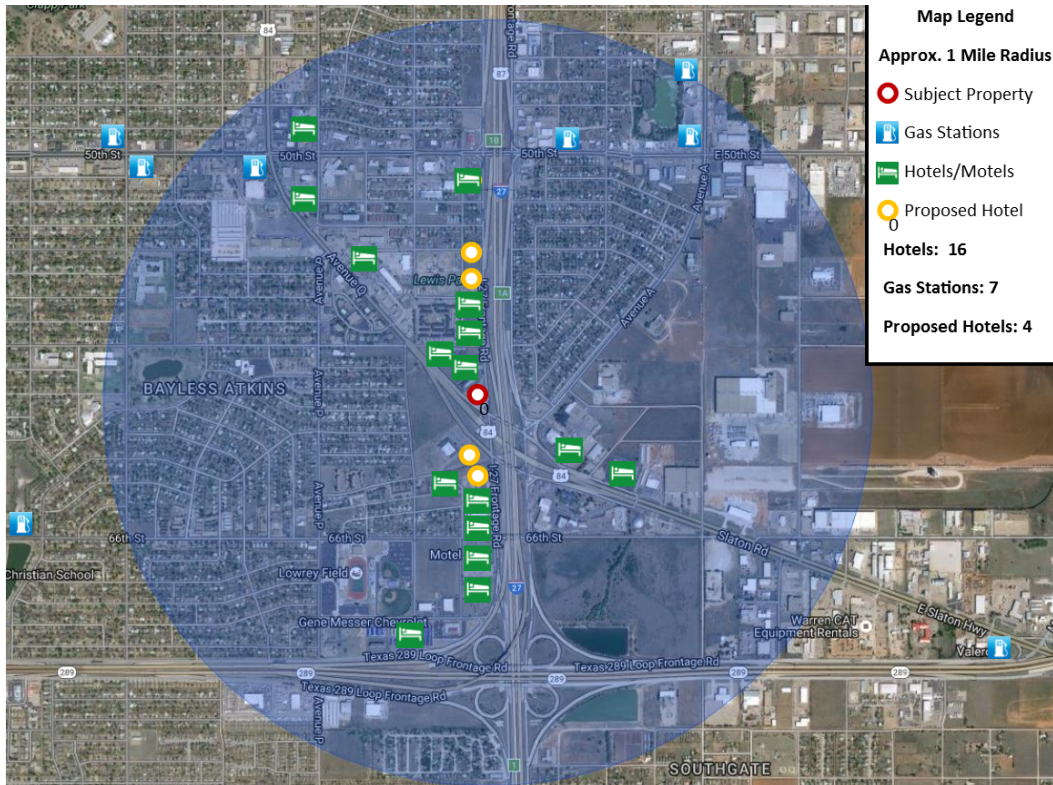


## BUILD-TO-SUIT CONVENIENCE STORE FOR LEASE

# HWY 84 & I-27 FRONTAGE

5845 AVE Q SOUTH DR , Lubbock, TX 79412



**LEASE RATE:** Negotiable

**LOT SIZE:** Approx. 1.3 Acres (Build-To-Suit)

**APN #:** R26304

**ZONING:** IHC

### PROPERTY OVERVIEW

Owner is looking to build to suit for Convenience/Gas Station or Restaurant tenant. Located in front of the new Comfort Inn & Suites and close in proximity to 16 other hotels. Additional 4 hotels are currently under construction in 0.25 mile radius. Location has frontage on Hwy I-27 and Avenue Q. Property also has frontage on Hwy 84 one of the main Hwy to Dallas. See map for details and locations of hotel, motels, and gas stations.

### PROPERTY FEATURES

- Traffic count: Approx. 66,000 (2013)
- Frontage on 2 Highways
- Little competition in area
- Located on main Lubbock Highway

**KW COMMERCIAL**  
10210 Quaker Avenue  
Lubbock, TX 79424

**DAVID POWELL, CCIM | CBT**  
Commercial Broker/ Murphy Business Broker  
O: 806.239.0804  
lubbockcommercial@gmail.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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