

NNN INVESTMENT BUILDING FOR SALE

\$2,570,00 7% CAP

525 Frankford Avenue , Lubbock, TX 79424



13,084 SF Building For Sale
Unique Investment offering a NNN Lease with Strong Tenant
Stable Cash Flow Asset

SALE PRICE:	\$2,570,000
LOT SIZE:	65,272 SF
BUILDING SIZE:	13,084 SF
BUILDING CLASS:	B
YEAR BUILT:	1984
ZONING:	C2

PROPERTY OVERVIEW

Unique investment opportunity offering an absolute NNN (10) year lease with (2) Five year renewals. The current tenant owns 10 local learning centers and controls about 80% of the child care market in the Lubbock area. The subject property features a 13,084 SF building located on Frankford Avenue between Erskine & 4th Street in growing Northwest Lubbock . Property neighbors the Shadow Hills golf course, newly built United Supermarket, Wal-mart, and several new residential housing developments. Easy access to Loop 289 & Clovis Highway 84. Property was upgraded in 2015 with (2) new HVAC systems, kitchen equipment, play ground, landscaping & equipment, sprinkler system, and a security alarm/video system with a key fob.

PROPERTY FEATURES

- Best in Class Tenant- Owning 10 Successful Daycare Locations
- Ten Year Absolute NNN Lease
- (2) Five Year Options to Renew
- Stable Cash Flow Asset
- Dense Residential

KW COMMERCIAL
10210 Quaker Avenue
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DAVID POWELL, CCIM | CBT
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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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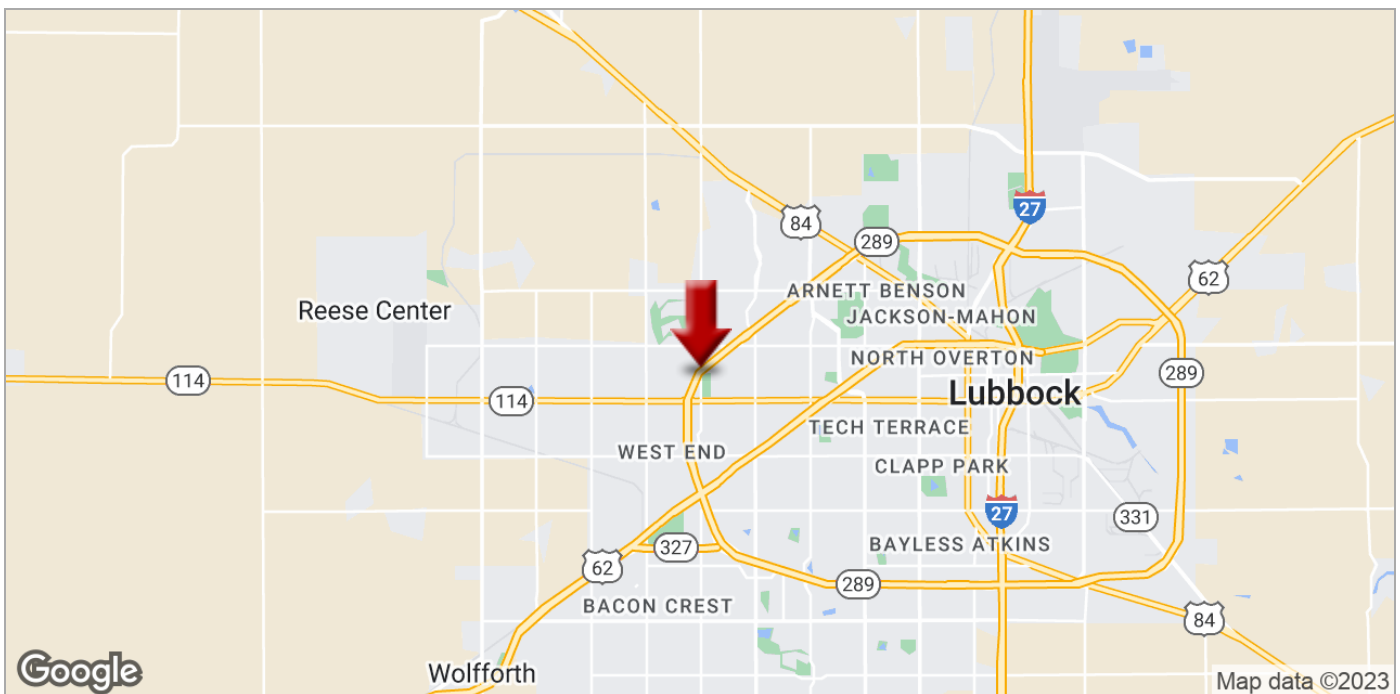
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LOCATION MAPS

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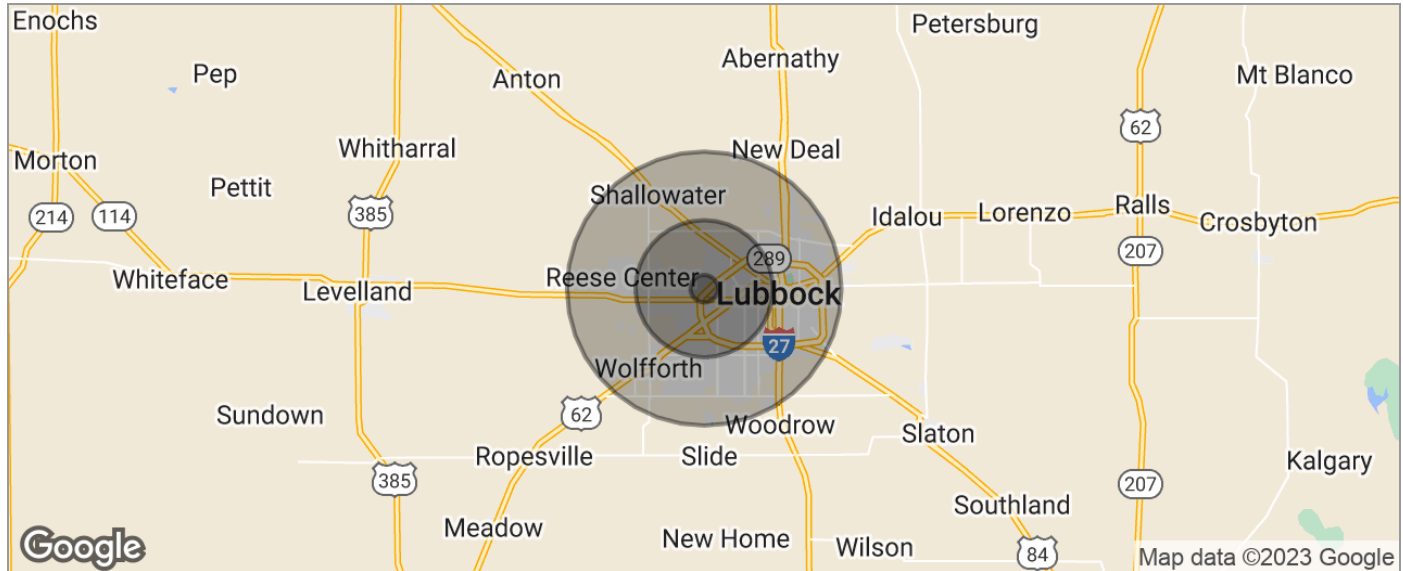
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,968	110,724	271,146
MEDIAN AGE	24.0	27.5	31.4
MEDIAN AGE (MALE)	24.0	27.1	30.4
MEDIAN AGE (FEMALE)	24.1	28.6	32.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,405	41,480	104,590
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$48,259	\$51,685	\$58,688
AVERAGE HOUSE VALUE	\$115,641	\$131,672	\$143,152
RACE	1 MILE	5 MILES	10 MILES
% WHITE	80.1%	78.3%	78.5%
% BLACK	7.4%	5.7%	7.1%
% ASIAN	1.7%	3.4%	2.3%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.3%	0.5%	0.6%
% OTHER	7.8%	9.5%	8.8%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	33.5%	31.9%	30.9%

* Demographic data derived from 2020 ACS - US Census

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TRAFFIC COUNT

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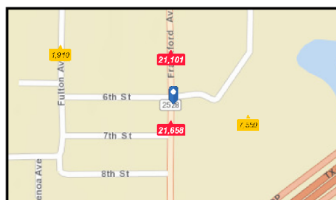
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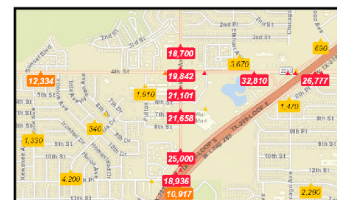
Traffic Count Map - Close Up

525 Frankford Ave, Lubbock, Texas, 79416
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.59017
Longitude: -101.93971



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2017 Kalibrate Technologies

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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.

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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Designated Broker of Firm	License No.	Email	Phone
Pamela Titzell	0465722	Pamtitzell@kw.com	806-771-7710
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Powell	0257988	lubbockcommercial@gmail.com	806-239-0804
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date