



Industrial Property For Lease



8922
CR 6820

Dan Williams

Broker

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806.777.1310

WILLIAMS & CO Real Estate

918 Ave J Lubbock, TX 79401

Industrial Property For Lease

8922 COUNTY ROAD 6820



PROPERTY DESCRIPTION

Aggressively price at \$9.95/sf for initial 12 months of lease term.

Now available for lease, this 7,200 SF new-construction office—warehouse sits on a 1-acre lot in Inler Business Park and offers a clean, modern layout ideal for a wide range of industrial and service users.

The building includes 1,300 SF of finished office space and 5,900 SF of warehouse. The office area features four private offices, a reception area, kitchen/break room, and restroom, finished with vinyl plank flooring and granite countertops for a polished, professional feel.

The shop/warehouse offers true drive-through access, enhancing workflow and vehicle or equipment circulation. Additional warehouse features include spray-foam insulation, three 14' overhead doors, 16' sidewalls, and a dedicated warehouse restroom—well suited for distribution, contractor operations, light manufacturing, or service-based businesses.

Exterior improvements include full concrete front parking and a 7' metal-fenced stack yard with a crushed asphalt surface, providing secure outdoor storage. Located outside city limits, the property benefits from private well and septic, SPEC electricity, Atmos natural gas, and Optimum high-speed internet availability.

With quick access to 34th Street and Highway 62, this property delivers excellent

OFFERING SUMMARY

Lease Rate:	\$9.95 SF/yr (NNN)
Available SF:	7,200 SF
Lot Size:	43,630 SF
Average Nets:	\$3.04/SF/yr

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	14	79	300
Total Population	42	231	879
Average HH Income	\$129,047	\$112,012	\$112,929

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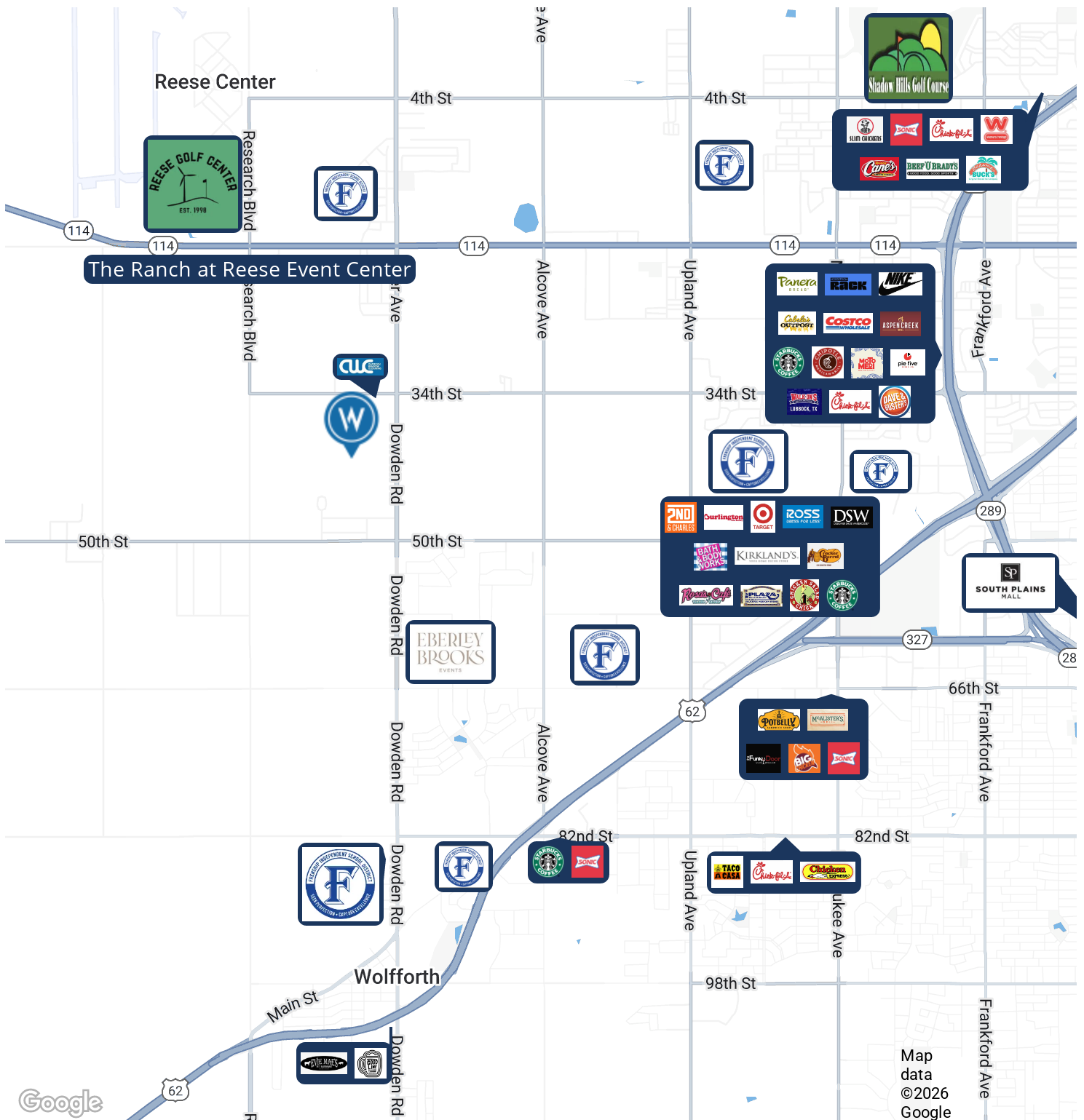
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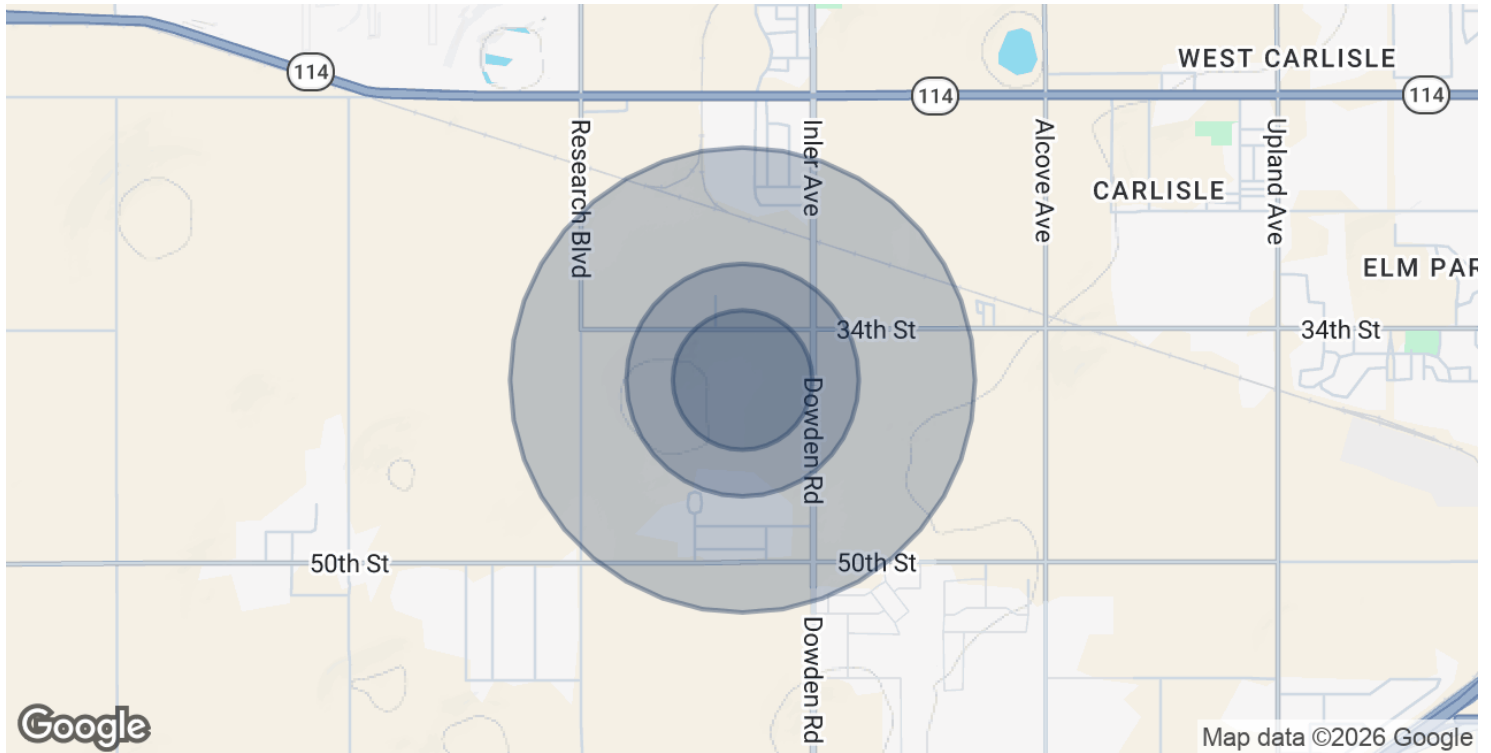
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WILLIAMS & CO

COMMERCIAL REAL ESTATE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	42	231	879
Average Age	35	36	36
Average Age (Male)	35	35	35
Average Age (Female)	35	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	14	79	300
# of Persons per HH	3	2.9	2.9
Average HH Income	\$129,047	\$112,012	\$112,929
Average House Value	\$398,549	\$334,707	\$336,962

2020 American Community Survey (ACS)

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Williams and Company Real Estate

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date