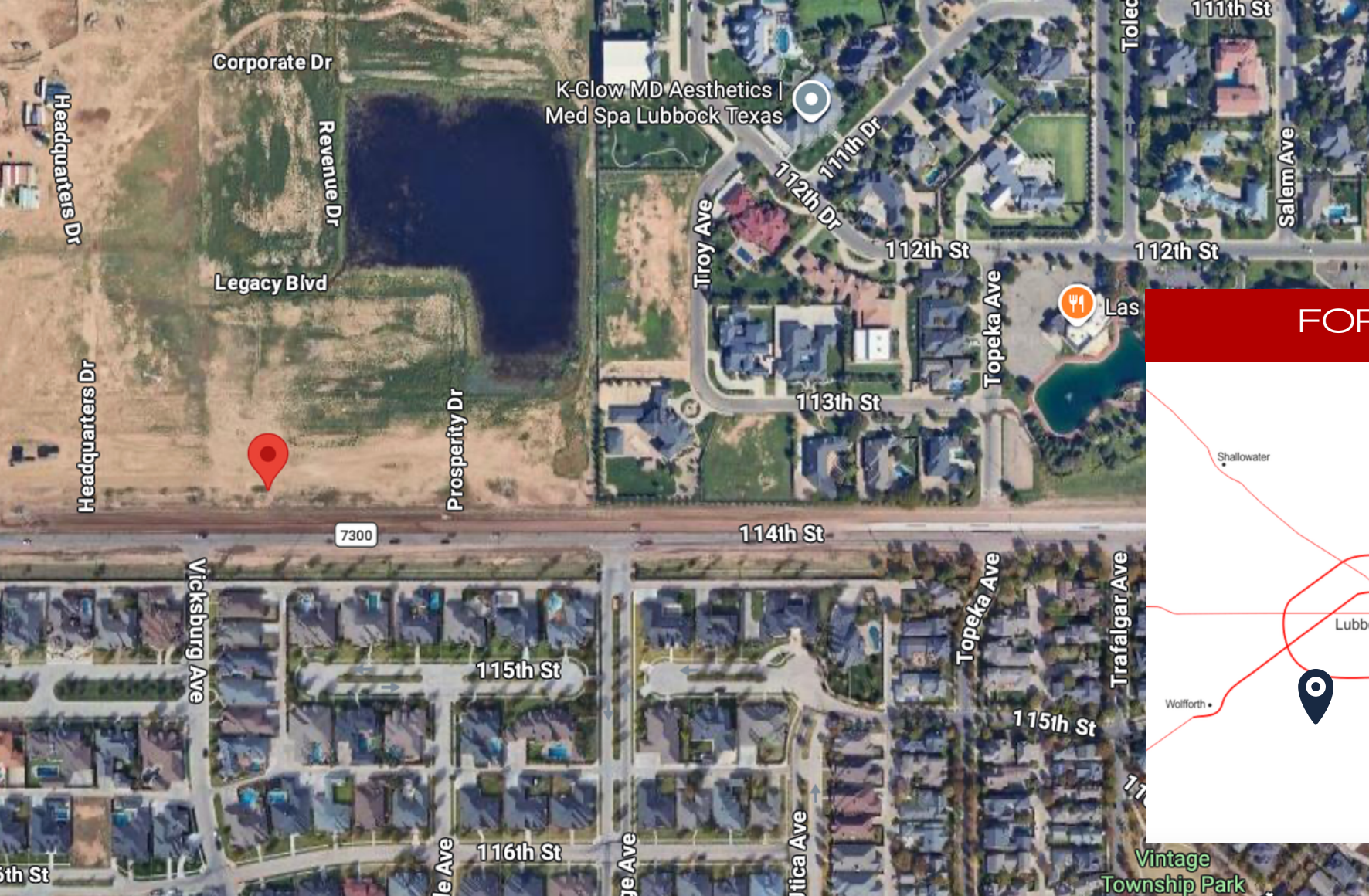
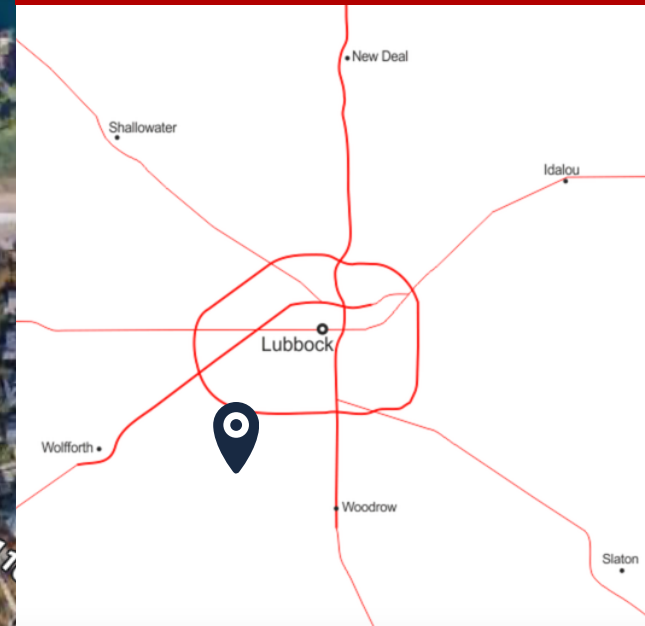




McDougal
COMMERCIAL®

FOR SALE



LAND | 33,105 SF | PRICE: \$579,000

4830 114TH ST, LUBBOCK, TX 79424



Mark Oatman
COMMERCIAL REALTOR

806-543-8568

mark.oatman@mcdougal.com

1500 BROADWAY ST, STE
1400, LUBBOCK, TX 79401

MCDOUGAL.COM

PROJECT SCOPE

Prime Professional Office Development Opportunity:

33,105 SF Development Site at 4830 114th Street, Lubbock, TX 79424

Located directly in front of the new UMC Health and Wellness Hospital in highly desirable Southwest Lubbock, this exceptional 33,105 SF development site is one of the premier office opportunities in the city. Offering outstanding visibility, strong traffic counts, and excellent demographics, it provides ideal potential for a professional office building or complementary development.

Key Highlights:

- Hospital-Adjacent Location: Prime positioning in Southwest Lubbock's booming medical and professional corridor, with direct exposure to patients, staff, physicians, and visitors.
- Superior Access & Visibility: Excellent frontage on 114th Street with high traffic volumes and easy connectivity to major thoroughfares.
- Thriving Market: Benefits from strong growth, affluent demographics, and rising demand for professional services in a dynamic, patient-rich environment.
- Flexible Use: Perfect for build-to-suit office construction with ample parking. Medical office use is ideal due to hospital proximity, but the site offers flexibility for a wide range of professional office applications.

This versatile site is well-suited for physicians, specialty clinics, general professional offices, or administrative businesses seeking a flagship location in one of Lubbock's fastest-growing submarkets.

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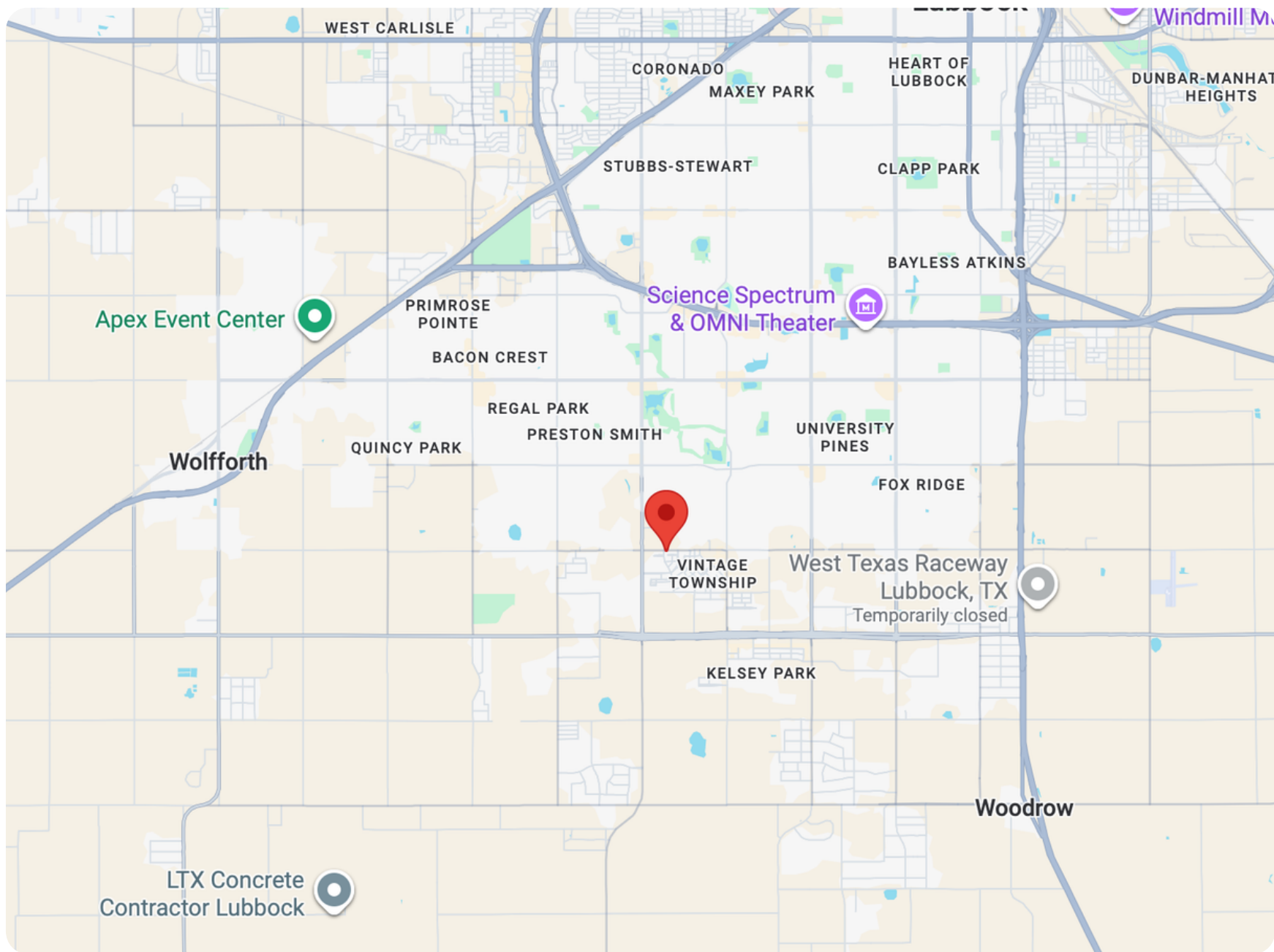
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Information About Brokerage Services

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.

McDougal REALTORS

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Marc McDougal

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Mark Oatman

Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials

427591

License No.

378075

License No.

License No.

596269

License No.

Date

marcm@mcdougal.com

Email

marcm@mcdougal.com

Email

Email

mark.oatman@mcdougal.com

Email

806.793.0703

Phone

806.793.0703

Phone

Phone

806.317.0234

Phone

Regulated by the Texas Real Estate Commission

TXR-2501

McDougal, REALTORS, 1500 Broadway, Suite 1400 Lubbock TX 79401 | Phone: Fax:

Ethan Quisenberry

Information available at www.trec.texas.gov

IABS 1-0 Date

10608 MLK

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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