

McDOUGAL REALTORS, INC.
COMMERCIAL DIVISION

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**5001 W. Loop 289
Lubbock, Texas 79414**

McDougal Realtors, Inc. is proud to present 5001 W. Loop 289, in Lubbock, Texas. 5001 W. Loop 289 is a modern Texas-style property located in booming Southwest Lubbock. The building, completed in 2009, is state-of-the-art, including HVAC systems, elevator systems, modern décor, an impressive reception area with atrium, and many more design amenities including an underground garage.

The building also has efficient floor plans with perimeter executive offices and interior administrative offices, conference rooms, file rooms, storage areas, break rooms, training rooms, coffee bars, and late model appliances. The parking ratio is a generous 1:255sf ratio and 19 garage spaces.

Southwest Lubbock

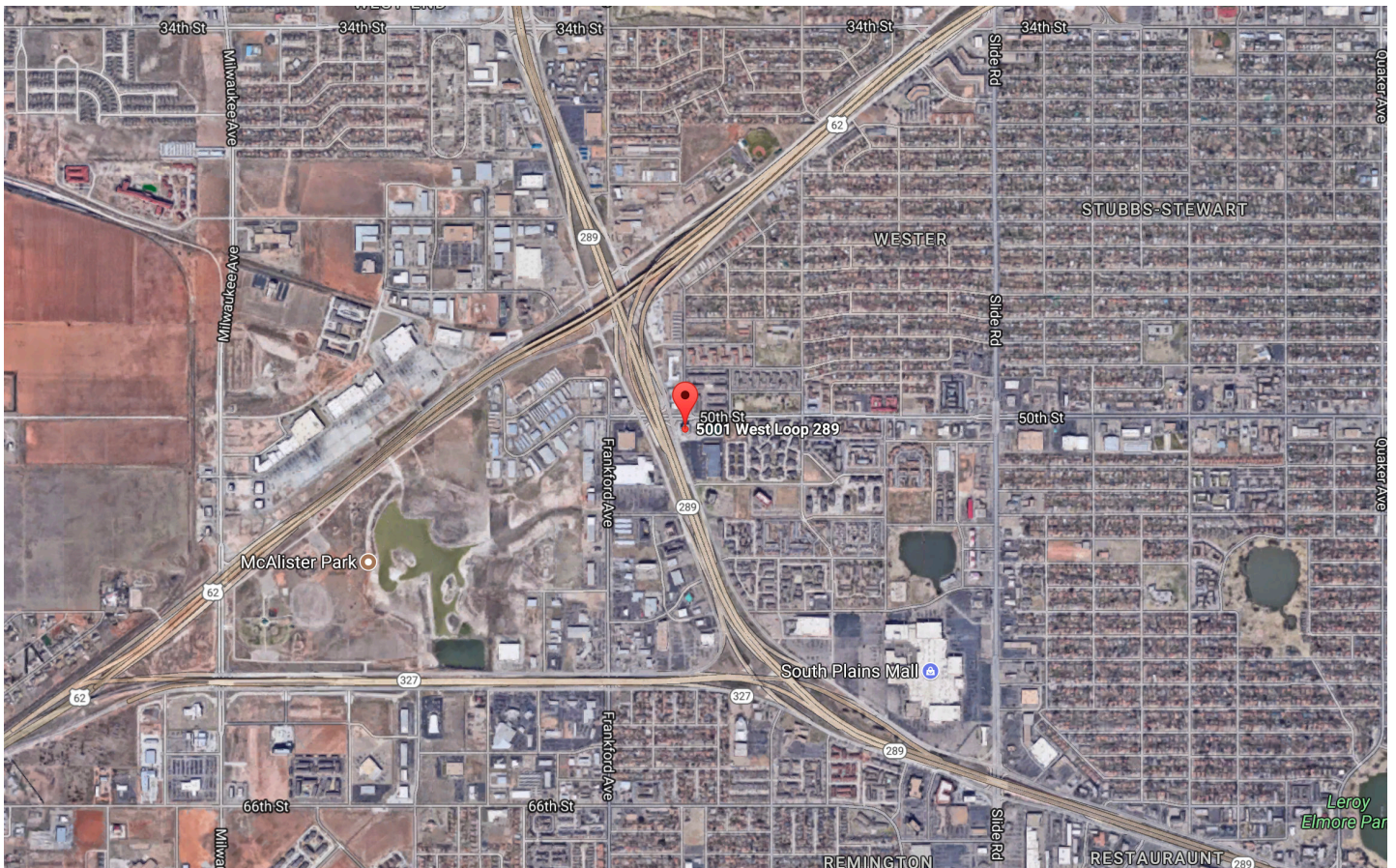
Booming Southwest Lubbock

S. Loop 289 and 50 th Street, 5001 W. Loop 289 is located in an unbeatable location with immediate access to the West Loop 289, Marsha Sharp cross town freeway, Spur 327, and 50 th Street into the heart of Lubbock. Property is surrounded by restaurants, hotels, retail centers, restaurants, and the South Plains Mall is within a half-mile. Close proximity to Texas Tech University, the Lubbock Medical District, Lubbock Christian University, the new West End retail/hotel developments, and many of Lubbock's newer housing developments and shopping destinations. Fifteen minutes from the Preston Smith International Airport. With the accessibility of Loop 289 and Marsha Sharp freeway all of Lubbock just minutes away.



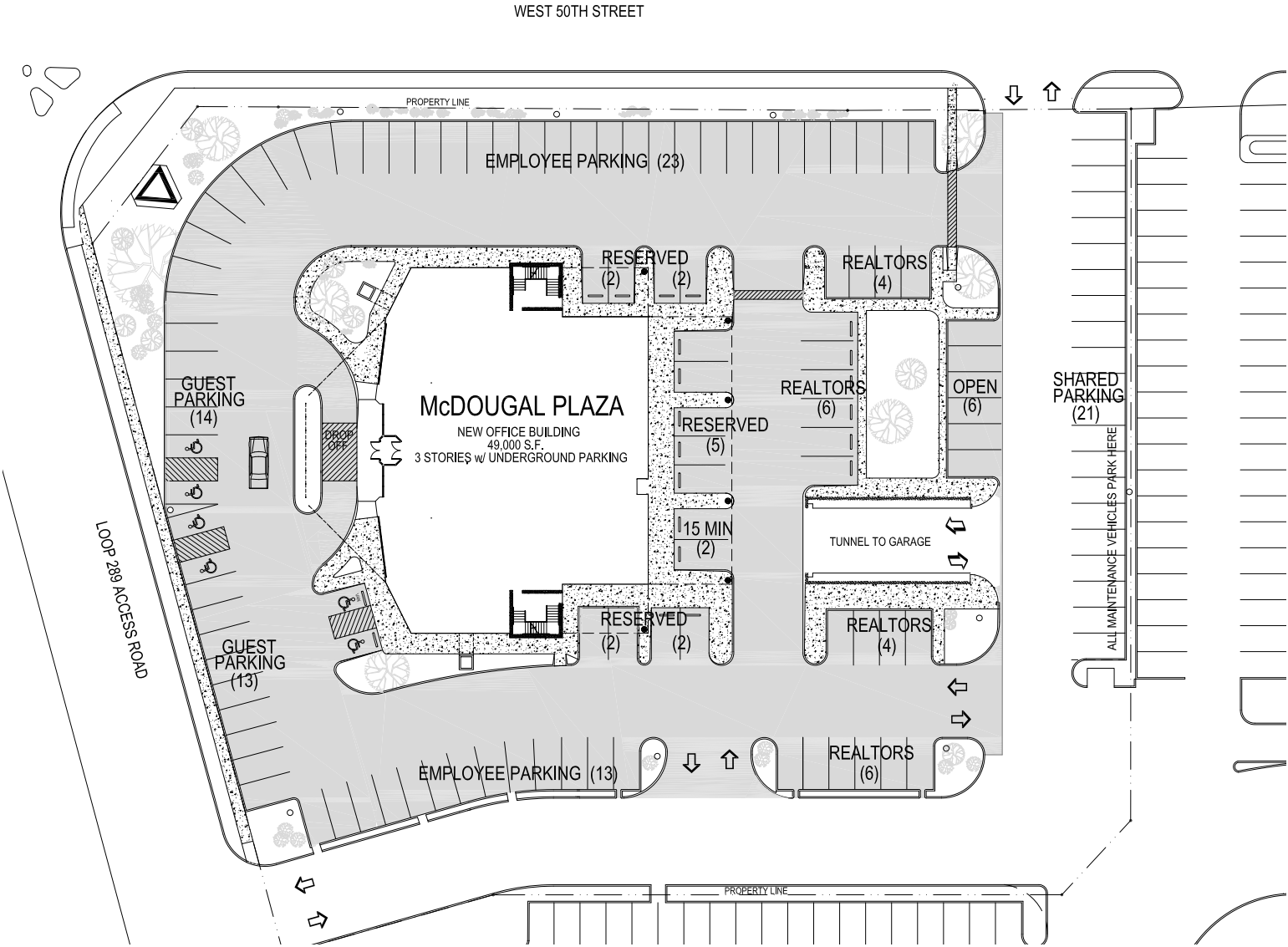
ABOUT

- Price: \$9,250,000
- Year built: 2009
- Construction: steel, concrete, other
- Land size: 123,710 sqft
- Building size: 36,977
office net rentable area
- Stories: 3 floors plus basement garage
- Parking
 - 126 spaces at grade level
 - 19 garage spaces
 - 145 total or 1,255 sqft



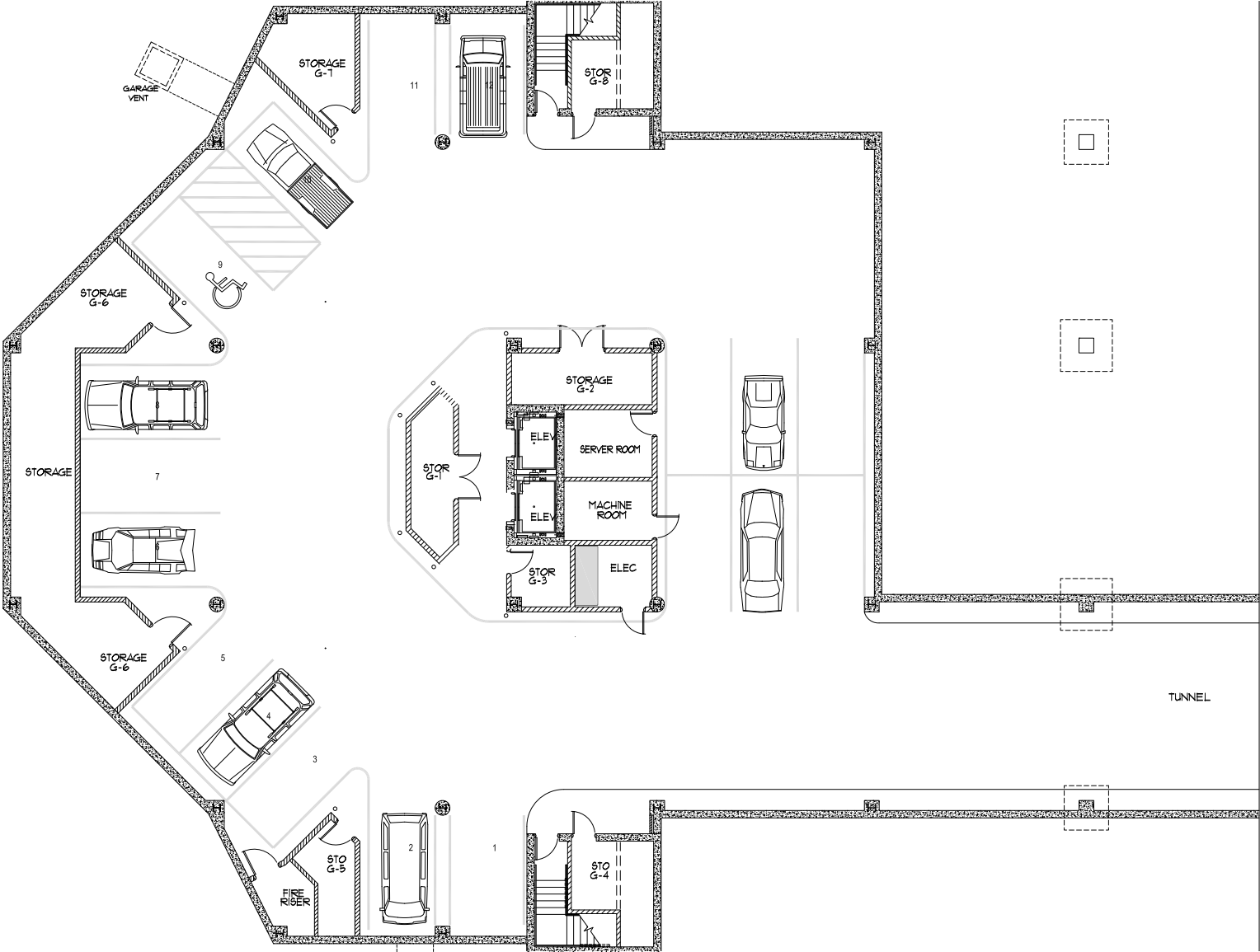
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SITE PARKING



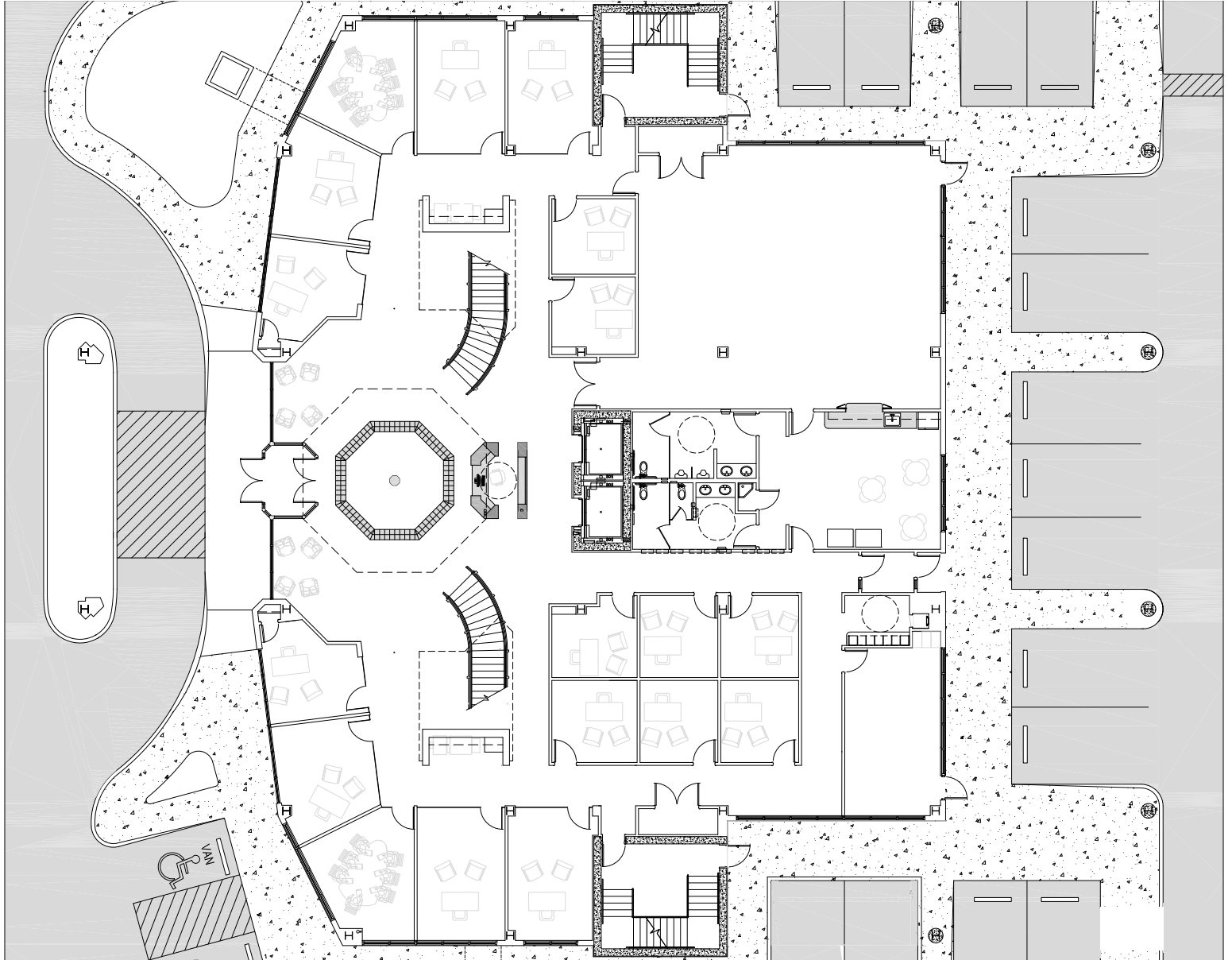
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GARAGE LEVEL



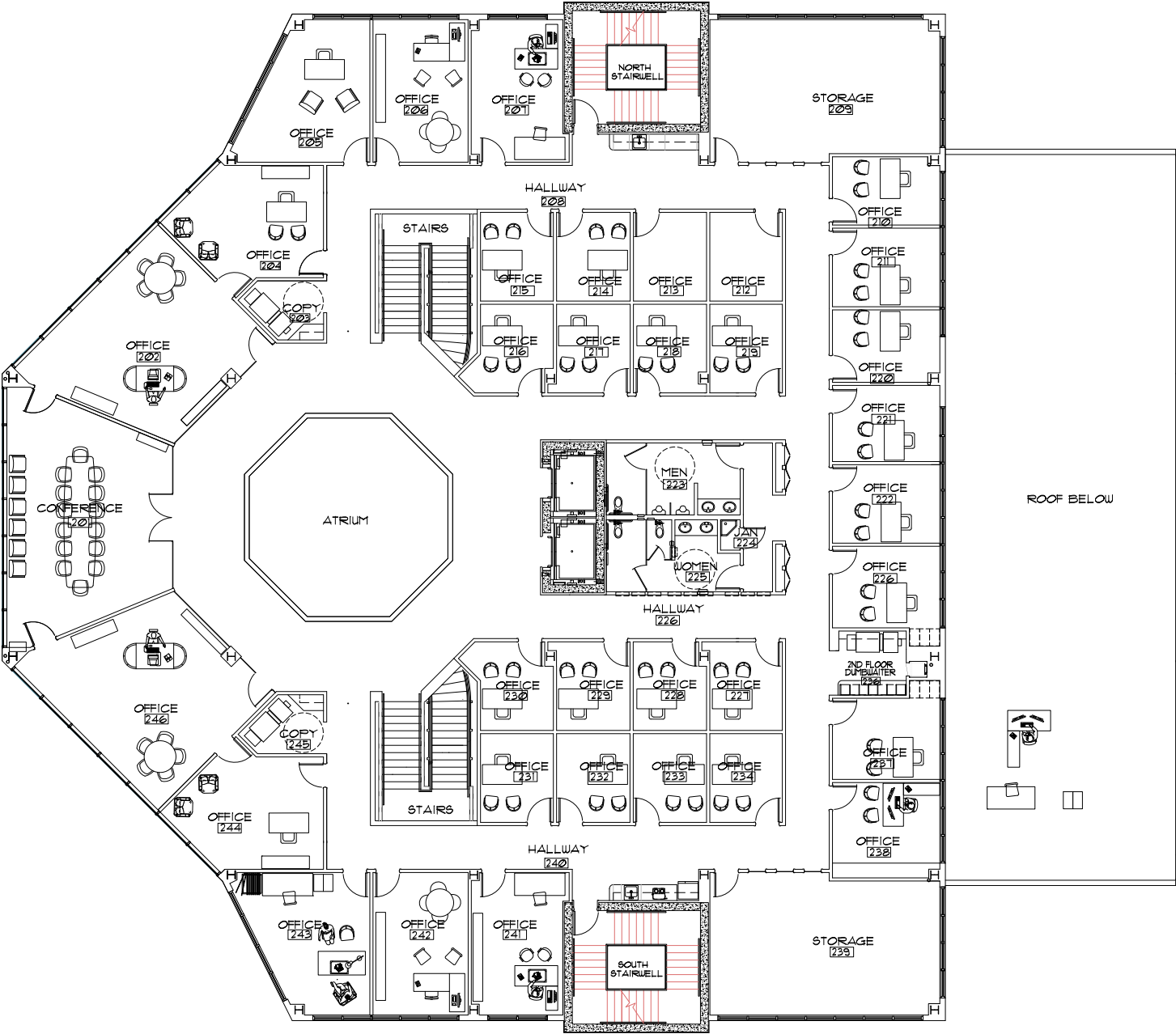
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FIRST FLOOR



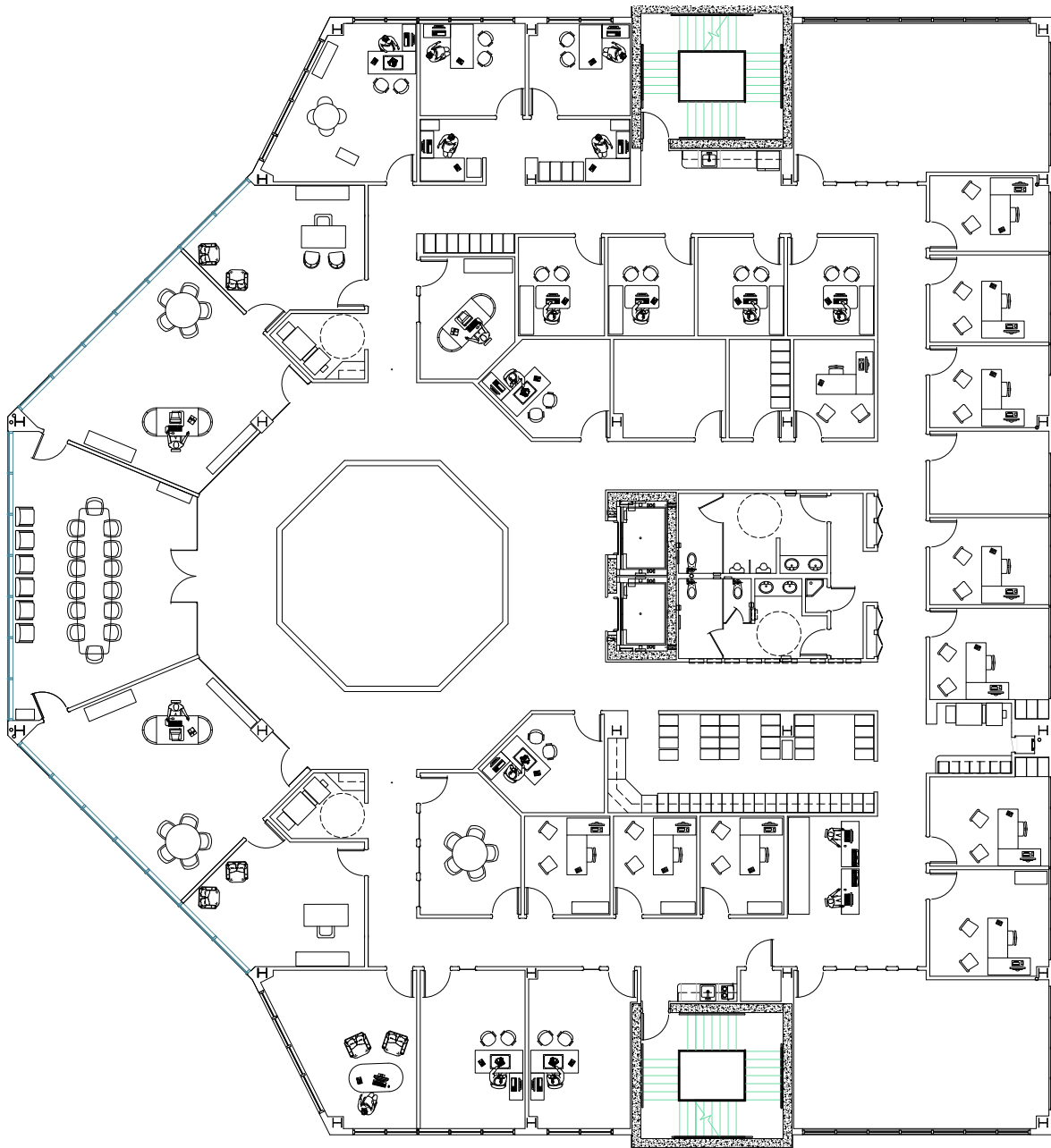
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SECOND FLOOR



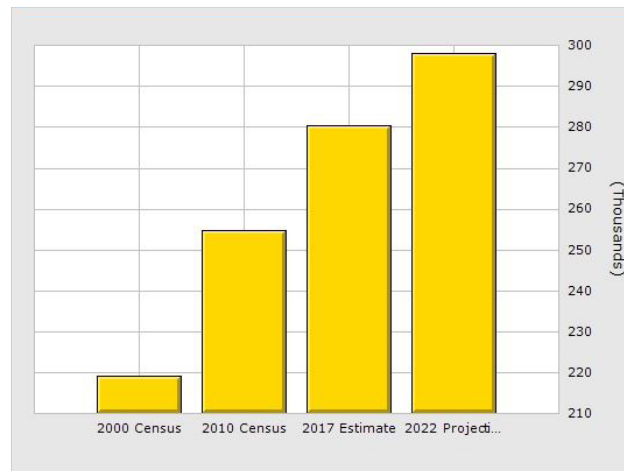
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THIRD FLOOR



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DEMOGRAPHICS



Population	3 Mile	5 Mile	10 Mile
2017 Total Population:	96,967	213,507	280,285
2022 Population:	103,754	227,186	298,196
Pop Growth 2017-2022:	7.00%	6.41%	6.39%
Average Age:	35.80	34.50	34.50
Households			
2017 Total Households:	40,401	84,028	106,594
HH Growth 2017-2022:	7.07%	6.70%	6.67%
Median Household Inc:	\$52,479	\$50,819	\$49,212
Avg Household Size:	2.40	2.40	2.50
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$142,987	\$141,438	\$132,678
Median Year Built:	1979	1978	1978

Collection Street	Cross Street	Cross St. Dist/Dir	Traffic Volume	Count Year	Dist from Subject	Type
50 th St.	Englewood Ave.	0.01 E	13,324	2016	0.03	MSPI
50 th St.	W Loop 289	0.01 W	21,999	2016	0.06	MSPI
W Loop 289	50 th St.	0.01 N	7,195	2016	0.06	MSPI
50 th St.	W Loop 289	0.00 NE	19,605	2016	0.07	MSPI
W Loop 289	50 th St.	0.01 S	14,435	2016	0.07	MSPI
W Loop 289	50 th St.	0.02 NW	5,693	2016	0.11	MSPI
50 th St.	W Loop 289	0.00 SW	15,357	2016	0.12	MSPI
W Loop 289	50 th St.	0.02 SE	14,143	2016	0.13	MSPI
50 th St.	W Loop 289	0.02 E	23,063	2016	0.13	MSPI
State Loop 289	50 th St.	0.16 N	64,000	2016	0.14	MSPI

McDOUGAL PLAZA

DEMOGRAPHICS

Office	5001 W LOOP 289	Southwest Inner Loop 2-4 Star	Southwest Inner Loop	Lubbock
Buildings	1	188	208	1,511
Existing SF	36,977	2,214,364	2,274,016	12,172,133
Average Building SF	36,977	11,778	10,932	8,055
Under Construction	-	-	-	33,001
Leasing				
NNN Rent Per SF	\$19.85	\$13.87	\$13.80	\$13.68
Vacancy Rate	0.0%	5.8%	5.8%	5.5%
Available Spaces	1	38	40	280
Available SF	36,977	224,215	229,887	958,888
12 Mo. Absorption SF	0	-74,072	-71,624	145,894
12 Mo. Leasing SF	0	19,575	19,575	247,003
Sales Past Year				
Properties	-	7	7	46
Sales Volume (Mil.)	-	\$0.8	\$0.8	\$4.8
Avg Sale Price (Mil.)	-	\$0.8	\$0.8	\$0.5
Sale Price Per SF	-	\$149	\$149	\$62
Cap Rate	-	-	-	-

