

OFFICE BUILDING

FOR SALE OR FOR LEASE



**FORMER VIRGINIA COLLEGE
5005 50TH STREET**



Former Virginia College Building

5005 50th Street, Lubbock, TX 79414

- Sales Price - call broker for details
- Lease Rate - \$8.00psf
- Building size - 65,400sf
- Land Size - 5.35 acres
- Numerous Retailers and Restaurants in a One-Mile Radius
- High Population and Household Density
- 1.7 Million Sq. Ft. Regional Mall 3/4ths Miles to the South Subject Property

OFFICE BUILDING

FOR SALE OR FOR LEASE



5005 50th Street
5005 50th Street, Lubbock, TX 79414

PROPERTY DETAILS

Property Subtype: Office Building

Last Year Renovated: 2012

Sales Price: Call Broker for Details

Lease Rate: \$8.00psf

Building Class: B

Building Size: 65,400 SF

Number Of Floors: 2

Floodzone: No

Land Size: 5.35 acres

Intersection: 50th and Slide Rd

Free Standing: Yes

Parking: Abundant



OFFICE BUILDING

FOR SALE OR FOR LEASE



5005 50th Street
5005 50th Street, Lubbock, TX 79414



PROPERTY DESCRIPTION

Former Virginia College building for sale or lease. The property was renovated in 2012 and includes two floors of classrooms suited for a multitude of programs including medical, dental, business, pharmacy, and cosmetology. The building is 65,400sf and sits on approximately 5.35 acres of land. The subject property is located on the southeast corner of 50th Street & Slide Road on one of the most heavily-traveled intersections in Lubbock. Both streets are primary commercial thoroughfares.

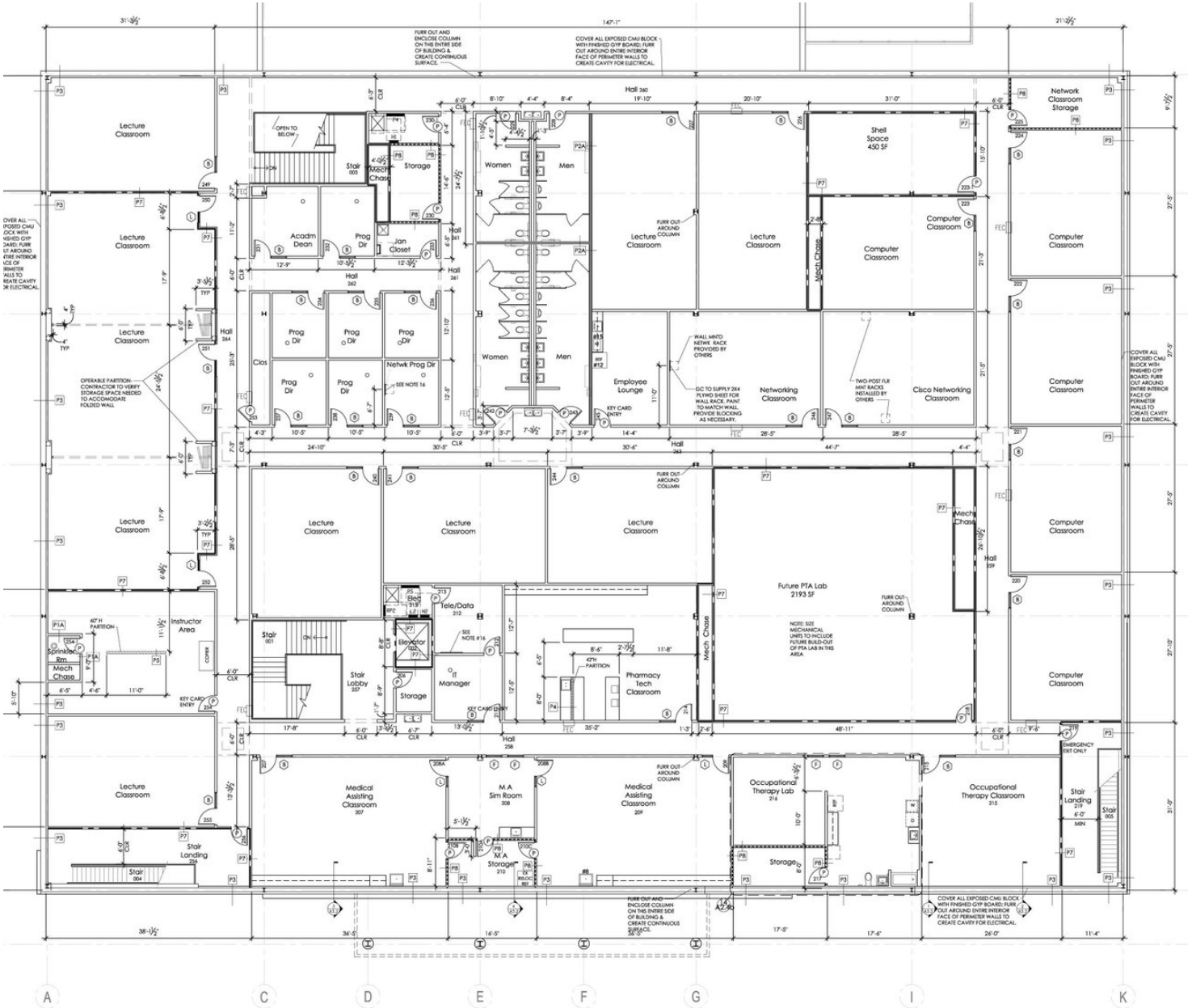
OFFICE BUILDING

FOR SALE OR FOR LEASE



CAPITAL ADVISORS

5005 50th Street
5005 50th Street, Lubbock, TX 79414



1 FLOOR PLAN (2ND FLOOR)
Floor Plan Information

OFFICE BUILDING

FOR SALE OR FOR LEASE



CAPITAL ADVISORS

5005 50th Street
5005 50th Street, Lubbock, TX 79414



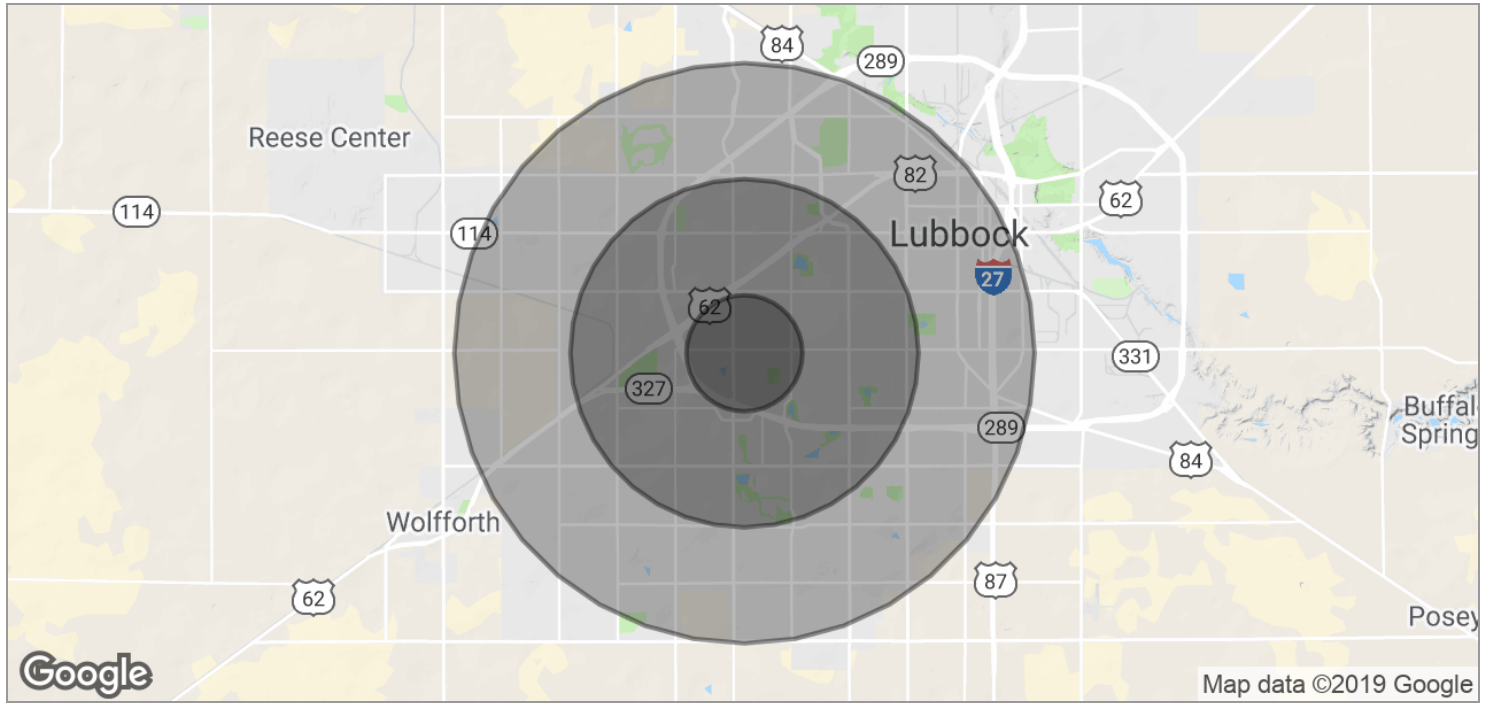
OFFICE BUILDING

FOR SALE OR FOR LEASE



CAPITAL ADVISORS

5005 50th Street
5005 50th Street, Lubbock, TX 79414



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,645	100,242	211,240
MEDIAN AGE	29.6	34.6	31.4
MEDIAN AGE (MALE)	30.1	33.2	30.5
MEDIAN AGE (FEMALE)	30.7	36.4	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,112	42,328	83,363
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$43,562	\$65,934	\$60,354
AVERAGE HOUSE VALUE	\$92,454	\$151,843	\$143,125
RACE	1 MILE	3 MILES	5 MILES
% WHITE	75.4%	84.7%	81.4%
% BLACK	7.0%	4.8%	5.4%
% ASIAN	3.9%	2.2%	2.6%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.4%	0.5%	0.6%
% OTHER	9.2%	5.5%	7.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	26.5%	20.8%	27.5%

* Demographic data derived from 2010 US Census

OFFICE BUILDING

FOR SALE OR FOR LEASE



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS

5005 50th Street
5005 50th Street, Lubbock, TX 79414



Eric Eberhardt, CCIM
Investment Sales Specialist
806.784.3239 Direct
806.438.3888 Cell
EricE@CBCWorldwide.com



Beau Tucker, CCIM
Land and Investment Specialist
806.784.3298 Direct
806.470.3944 Cell
BTucker@CBCWorldwide.com