



**COLDWELL  
BANKER  
COMMERCIAL**

CAPITAL ADVISORS

## 3201 S. LOOP 289

Lubbock, TX 79423

### AVAILABLE SPACE

8.58 Acres

### OPTIONS

Ground-Lease, Build-to-Suit, Purchase

### AREA

Located between Indiana Avenue and Elgin Avenue on the south side of Loop 289 in Lubbock, TX.

# FOR SALE FOR LEASE



CBCWORLDWIDE.COM

**Beau Tucker, CCIM**

806.470.3944

BTucker@CBCWorldwide.com

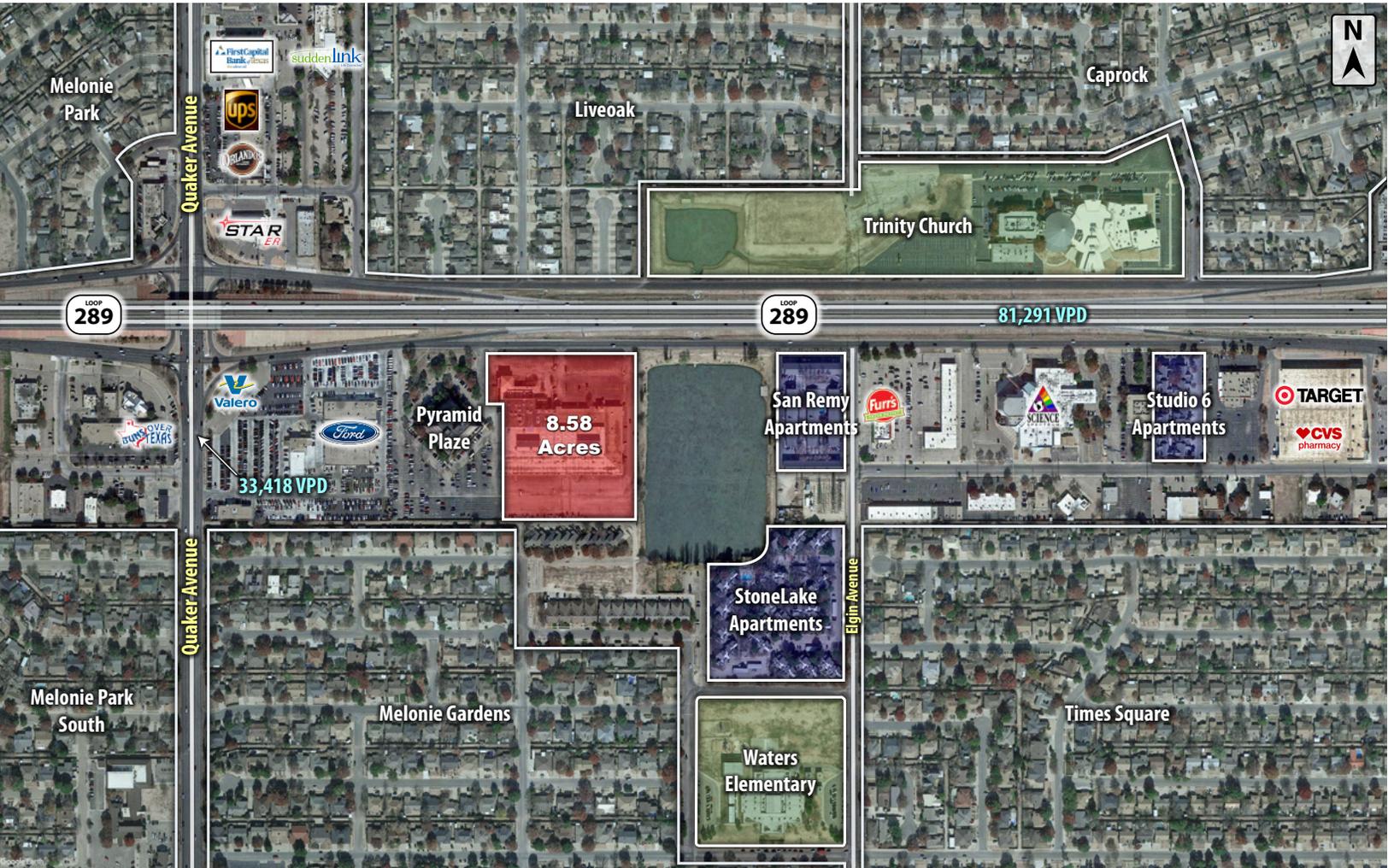
**COLDWELL BANKER COMMERCIAL  
CAPITAL ADVISORS**

4918 S. Loop 289, Lubbock, TX 79414

806.793.0888



## Trade Area & Information



## LOCATION

Located between Indiana Avenue and Elgin Avenue on the south side of Loop 289 in Lubbock, TX.

## DESCRIPTION

Large development tract in the heart of Lubbock. This tract is conveniently positioned on Loop 289, giving extraordinary and quick access throughout the entire city. This location allows for travel to any part of the city in under 15-minutes.

- A portion of this property is in the floodplain.
- Property can be subdivided.
- Commercial Zoning.

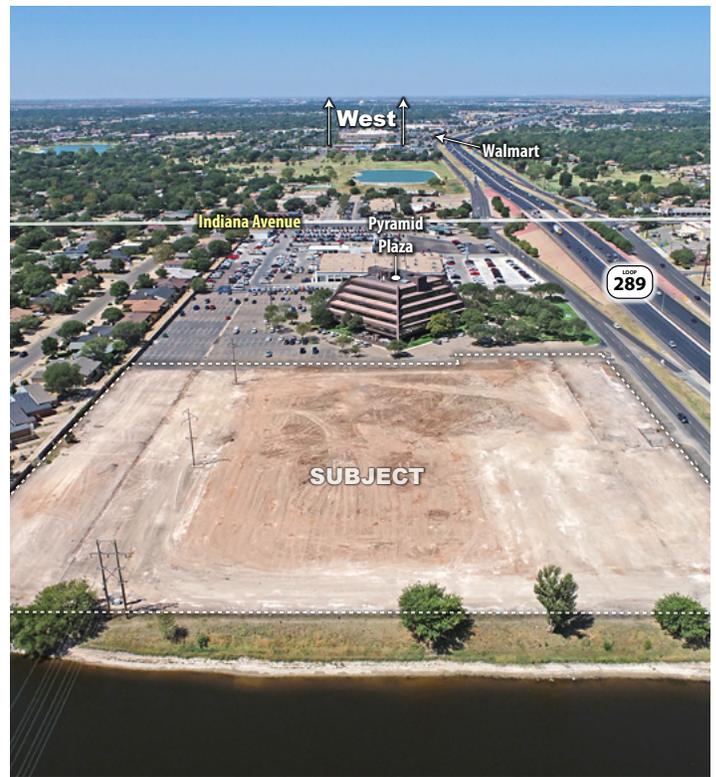
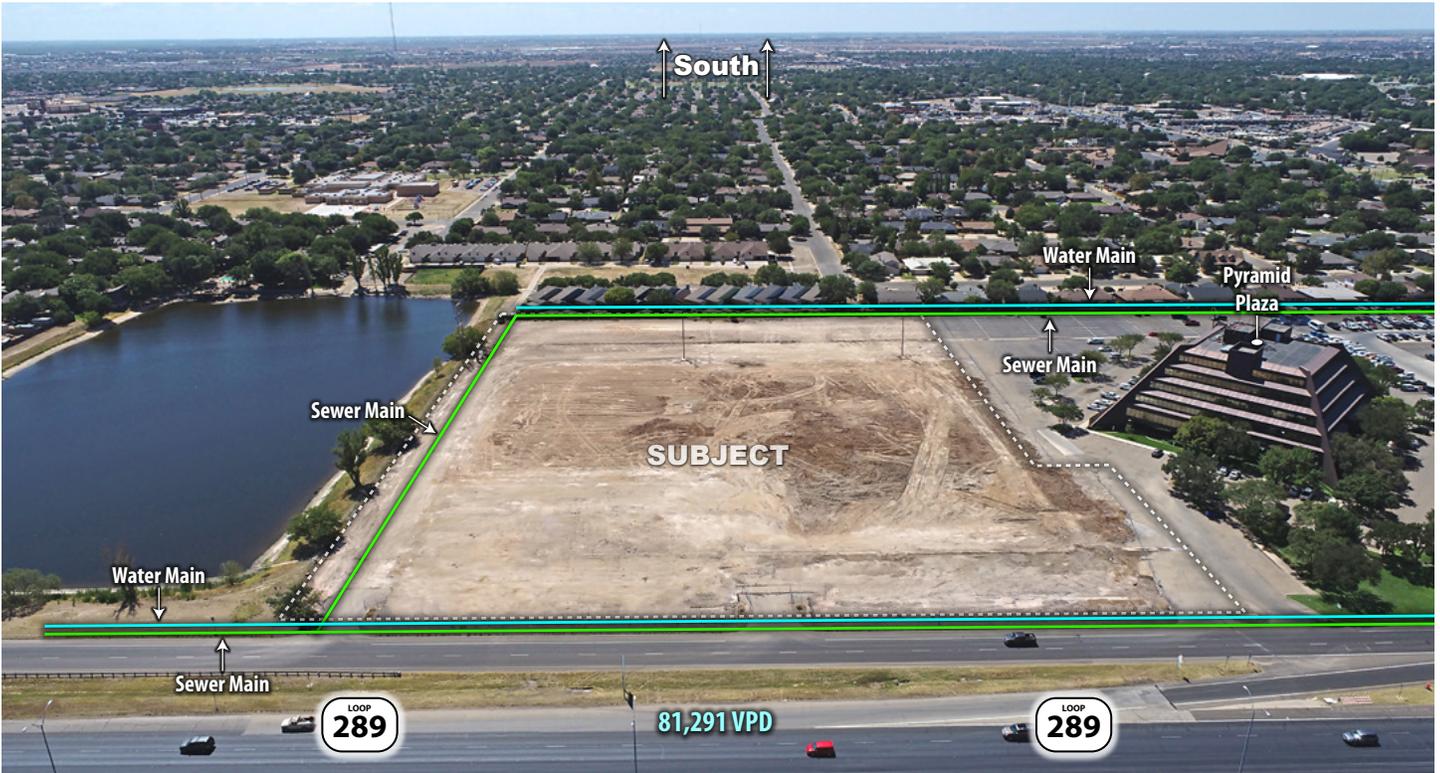
## OPTIONS

8.58 Acres - Ground-Lease, Build-to-Suit, Purchase





Aerials





Aerials







## BEAU TUCKER, CCIM

Land and Investment Specialist

BTucker@CBCWorldwide.com  
Cell: 806.470.3944 | Direct: 806.784.3298

BEAU TUCKER - CCIM

**THE LAND MAN**  
WEST TEXAS LAND TEAM

### WEST TEXAS TEAM

Beau Tucker is a Certified Commercial Investment Member (CCIM) who specializes in all aspects of NNN Investment, build-to-suit, and land sales. Beau represents a diverse body of tenants, developers and investors in a wide range of commercial retail, office, and mixed-use acquisitions and dispositions. Beau is a leading broker of shopping centers and net leased investment services and has become the #1 land broker in West Texas.

Beau is a member of the International Council of Shopping Centers (ICSC) and a RECON attendee. He is also a member of the Urban Land Institute (ULI), maintains a database of over 5,000 investors, and is responsible for over \$150,000,000 in land and investment inventory.

### PRIMARY SPECIALTIES

NNN Investment, Build-to-Suit and Land Sales

### AFFILIATIONS & AWARDS

- Coldwell Banker Commercial Agent Global Rankings  
#2 in 2019 | #2 in 2018 | #1 in 2017 | Top 6 2013-2016
- Coldwell Banker Commercial Agent State of Texas Rankings  
#1 in 2012-2019
- Top 1% of all Coldwell Banker Commercial Affiliates internationally 2010-2019
- Top Producer, Premier Circle of Distinction 2012 - 2019
- Top Producer, 2011 Silver Circle of Distinction
- Top Producer, 2010 Bronze Circle of Distinction
- 2010 CBC Mentor/Protégé of the Year
- Designated "CCIM" (Certified Commercial Investment Member) by CCIM Institute - 2011
- Graduate of Emerging Broker Training, 2010 Coldwell Banker Commercial
- Awarded "3 under 30" from Coldwell Banker Commercial 2017

### REAL ESTATE EXPERIENCE

- Joined Coldwell Banker Commercial, Rick Canup Realtors, in May 2008 as a land, build-to-suit, and investment specialist
- Currently maintains over \$130,000,000 in land and investment inventory
- Represents more than 1,600 investors
- Maintains an inventory of over 200 West Texas properties
- Experienced in site selection, site disposition, build-to-suit marketing for land developers, and 1031 exchanges

CBCWORLDWIDE.COM

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### NOTABLE CLIENTS

- Chuy's Mexican Food • Raising Cane's • Burger King
- Popeye's • Panda Express • Potbelly • Freddy's • Sonic • Gatti's Pizza • Dion's Pizza • Taco Villa • Twisted Root Burger Co. • IHOP • Comet Cleaners • Caddis Development • Asset Plus • Subway • 7-Eleven • Stripes
- Walgreens • CVS/pharmacy • Family Dollar • United Market Street • H-E-B • Zach's Club • Hastings • Holiday Inn Express • Virginia College • Battery Joe • Kwik Kar • Mighty Wash • Monsanto • Chick-fil-A • Case & Associates
- The NRP Group, LLC • Peoples Bank • 7B Building & Development • Edge Homes • George McMahan Development, LLC • CMS Properties • Realty Link • The Spectra Group, Inc. • Hunt Properties • Landmark Properties • Kin Properties • Campus Crest • Leon Capital Group • Prosperity Bank • Walk-On's • Vaquero • Lubbock Commercial Buildings • Covenant Health Systems • Drury Hotels • Plains Capital Bank • Paylees • Gill Holdings • Epic Properties • Schlotzsky's



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