



INTEGRA REALTY RESOURCES

IRR | LUBBOCK/WEST TX

COMMERCIAL REAL ESTATE
VALUATION & CONSULTING

A low-angle, upward-looking photograph of several modern skyscrapers with glass facades. The buildings are reflected in each other, creating a complex geometric pattern. The sky is visible at the top. The image is divided into three horizontal sections with semi-transparent overlays: a dark blue top section, a brown middle section, and a dark blue bottom section.

31+

years serving the
Texas market

IRR®—INTEGRA REALTY RESOURCES—

provides world-class commercial real estate valuation and counseling services to both local and national top financial institutions, developers, corporations, law firms, and government agencies. As one of the largest independent property valuation and counseling firms in the United States, we provide our diverse array of clients the highly informed opinions and trusted expert advice needed to understand the value, use and feasibility of their real estate. *IRR. Local expertise. Nationally.*

1,097+

appraisals completed
annually

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office



- **The Rule Office Tower, 219 S. Polk St., Amarillo, TX**
- The Centre Lubbock, 4413 82nd St., Lubbock, TX
- Salem Village, 4601 South Loop 289, Lubbock TX
- Proposed Amarillo Heart Health, NWC of Point West Pkwy. & Wallace Blvd., Amarillo, TX
- Centerline Engineering, 8213 Upland Ave., Lubbock, TX
- Lakeridge Dental Clinic, 4222 98th St., Lubbock, TX

Industrial



- **Proposed Airport Business Center, 7411 W. Industrial Ave., Midland, TX**
- Proposed ABI Windows Warehouse - 718 Polaris Drive, Abilene, TX
- Lubbock Logistics Center #2, 904 Lubbock Business Park Blvd., Lubbock, TX
- Precision Pipe Rentals, 2114 FM 1208, Stanton, TX
- Advanced Stimulation Technologies, 2903 E. Interstate 20, Midland, TX
- USDA Cotton Classing Building, 4316 Ironton Ave., Lubbock, TX

Multifamily



- **The Bloc Apartments, 1911 7th St., Lubbock, TX 195,060 SF/140 Units**
- Proposed Tigris Development, 11101 University Ave., Lubbock TX 219,529 SF/257 Units
- University Park, 2150 N Judge Ely Boulevard, Abilene, TX 130,589 SF/428 Units
- Crest at Cooper Apartments, 3417 118th St., Lubbock, TX 125,088 SF/128 Units
- Courtyards On The Park, 2400 44th St., Lubbock, TX 99,070 SF/103 Units
- Lofts on Tuscany, 7408 Tuscany Pkwy, Amarillo, TX 54,414 SF/38 Units

Retail



- **South Plains Crossing, 6802 Slide Rd, Lubbock, TX**
- Mall of Abilene, 4310 Buffalo Gap Rd., Abilene, TX
- Plaza Oaks Shopping Center, 2101 W. Wadley Ave., Midland, TX
- Valley Drive Shopping Center, 1405-1415 S. Valley Dr., Las Cruces, NM
- Lubbock River Crossing, 6015 82nd St., Lubbock, TX
- Sherwood Village Shopping Center, 601 E 42nd St., Odessa, TX

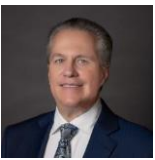
Specialty Assignments



- **Truck Terminal, 6112 MLK Blvd., Lubbock, TX**
- Proposed RV Storage, 1106 Wolcott Ave. and 2010 Rankin Hwy., Midland, TX
- Proposed Discount Self-Storage, 3511 Avenue Q, Lubbock, TX
- 16 C-Stores Portfolio, West TX
- Night Club Portfolio, West TX
- Crazy Clean Car Wash Portfolio, Odessa, TX
- Going Concern Car Wash Portfolio, West, TX
- Bubble Bath Car Wash, 1710 Western St., Amarillo, TX

OUR VALUE PROPOSITION

IRR-Lubbock/West Texas provides valuation and consulting services for commercial real estate. We serve pension fund advisors, national and regional banks, DUS and HUD MAP mortgages bankers, investment advisory firms, Fortune 500 companies, private clients, developers, lenders, investors, governmental agencies, and other professionals concerned with the value and feasibility of real property. Over the past 25 years of serving many metropolitan areas of Texas, we have provided expertise on most major commercial properties in the Central Business Districts, suburban office and many business parks, industrial developments, single-family Public Improved District developments, retail properties including regional malls, lifestyle centers and power centers, as well as the largest multifamily properties in the region including mixed-use multifamily and high rise condominium developments. Additionally, we have experience in state and federal courts as expert witnesses. Testimony has involved such varied issues as bankruptcy, taxation and condemnation.



Jimmy H. Jackson, MAI, Senior Managing Director

Mr. Jackson has 40+ years of real estate valuation and consulting experience. Prior to joining Integra, Mr. Jackson was one of the original two founding partners of Jackson Claborn, Inc. (JCI), a real estate consulting/valuation firm that was established in 1993. JCI grew to have one of the largest staffs of commercial and residential appraisers in the Southwest and has performed valuation and consulting on a vast number of commercial and residential property types across Texas. Mr. Jackson graduated from Texas Tech University in 1984 with a B.B.A in Finance with a Real Estate Emphasis. Mr. Jackson is a Certified General Real Estate Appraiser in the states of TX, NM and OK.



Stephen T. Crosson, MAI, SRA, Managing Director

Mr. Crosson has 50+ years of experience in the valuation of virtually all types of real estate. Mr. Crosson co-founded Crosson Dannis, Inc. which became one of the largest independent owned appraisal firms in the SW United States. The Dallas CDI office became a branch office of National Valuation Consultants in 2015. At that time, Mr. Crosson became a Principal at Capright. Mr. Crosson is the National Practice Leader of the Litigation Special Practice Group at IRR which is the largest real estate valuation firm in the US. Mr. Crosson has served as an expert witness for many complex properties. His focus is primarily on litigation support and dispute resolution.



Stephen M. Lechtenberg, Senior Director

Mr. Lechtenberg has 14+ years of real estate valuation and consulting experience. Mr. Lechtenberg has extensive knowledge of various commercial property types including industrial, multifamily, investment-grade real property and related tangible assets to provide opinions of value for purposes of mortgage lending, financial reporting, federal tax, capital lease testing, litigation support, PPA, estate tax planning/settlement, ad valorem taxation, property exchange and internal planning. Mr. Lechtenberg graduated from Texas Tech University in 2009 with a B.B.A in Finance. Mr. Lechtenberg is a Certified General Real Estate Appraiser in the states of TX, NM and OK.



Chris Phelan, Director

Mr. Phelan has 4+ years of real estate valuation experience. Mr. Phelan has assisted with appraisals on a variety of asset classes including vacant land, agricultural land, multifamily, single- and multi-tenant retail buildings, CBD and suburban office projects, light industrial facilities, medical office buildings, mixed use developments and subdivision analyses. Mr. Phelan graduated from Texas Tech University in 2022 with a B.B.A. in Finance. Mr. Phelan is Certified General Real Estate Appraiser in the state of TX.

OUR CLIENTS

Mortgage Banks/Services

- Access Bank
- Alliance Bank of Central Texas
- American Bank of Commerce
- American National Bank & Trust
- American National Bank of Texas
- Bancorp South Bank
- BankFinancial
- Bank of Desoto
- Bank OKZ
- Benchmark Bank
- BTH Bank
- Business First Bank
- Central National Bank
- Chambers Bank
- Citizens National Bank of Texas
- City Bank
- Community Bank & Trust
- Ennis State Bank
- FirstBank & Trust
- FirstCapital Bank Of Texas
- First Financial Bankshares
- First National Bank
- First United Bank
- First United Bank and Trust
- Frontier State Bank
- Grand Bank
- Grand Bank of Texas
- Green Bank
- Guaranty Bank & Trust
- Happy State Bank
- Herring Bank
- Homebank Texas
- Independent Bank
- Inwood National Bank
- Landmark Bank
- Legacy Bank
- National United
- North Dallas Bank & Trust
- MapleMark Bank
- Midfirst Bank
- Oakwood Bank
- Origin Bank
- PlainsCapital Bank
- Prosperity Bank
- Providence Bank
- PrimeBank
- Simmons Bank
- Sunflower Bank
- Texas Community Bank
- Texas Bank & Trust
- Valliance Bank
- Veritex Bank

Law Firms/Accounting

- Bruner & Bruner, PC
- Calhoun, Bhella & Sechrest LLP
- Canterbury Gooch Surratt Stein Gaswirth & Jones
- Coats | Rose
- Elliott, Thomason & Gibson
- Fidelity National Law Group
- Fisher Holmes & Turner
- Koning Rubarts LLP
- Law Offices of Theodore
- Lustig Looper, Reed & McGraw
- McGlinchey Stafford
- Pennington Hill, LLP
- Polsinelli
- Ryan Law
- Shamoun & Norman, LLP
- Strasburger & Price
- The Johnson Firm
- Thompson & Knight
- White & Case LLP
- Winthrop Couchot Golubow Hollander, LLP

Government & Organizations

- Allen Economic Development Corporation
- City of Celina
- City of Dallas - Real Estate Div.
- City of Lewisville
- City of North Richland Hills
- City of Plano
- City of Royse City
- City of Sachse
- City of Tomball
- Club Municipal Management District
- Forney Economic Development Corporation
- Orange County's Credit Union
- Travis County Corporations
- TXDOT
- United States Postal Service
- U.S. Army Corps of Engineers
- U.S. Small Business Administration
- U.S. Department of Justice, ENRD Expert Contracting Unit

Commercial Brokers/Developers

- Bandera Ventures, LTD
- Blue Star Land, L.P.
- Centurion American Developers
- CB Richard Ellis
- Dowdle Real Estate
- Gaedeke Group
- Harris Real Estate
- Holt Lunsford
- Commercial/Frontier Equities
- Huffines Communities
- Jordan Realty Advisors
- North Preston Properties
- Skorborg Company
- Silver Tree Partners
- Stifel Nicolaus & Co., Inc
- The Bylar Companies
- Worth Williams Properties
- Younger Partners

Institutional Lenders

- 2MR Capital
- Berkadia Commercial Mortgage
- BridgInvest
- GE Real Estate
- Jefferies, LLC
- Northmarq
- Rainer Capital Management
- RDK & Associates
- Sun Capital Advisors
- Sun Life Assurance Company

50+

60+

● Caribbean | Puerto Rico

● Caribbean | Puerto Rico

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