

LAND

FOR SALE



COLDWELL  
BANKER  
COMMERCIAL

CAPITAL ADVISORS

## NORTHPARK RETAIL DEVELOPMENT LUBBOCK, TX 79416



### PROPERTY INFORMATION

#### LOCATION:

Located in the NorthPark development. This property is positioned at the northwest corner of Slide Road and 2nd Drive.

#### DESCRIPTION:

1.27 acres of land located in the rapidly developing northwest Loop area of Lubbock, TX. This tract is a PRIME location for retail development. Located in the NorthPark development, this tract boasts excellent visibility and accessibility. Texas Tech University's main campus is only 3.5 miles away. The immediate surroundings of the land are teeming with commercial and residential activity. This property is adjacent to Alamo Drafthouse, Twisted Root Burger Co., West Crust Pizza, and a Wingate hotel (currently under construction). Major surrounding retailers include Walmart, United Supermarkets, Walgreens, CVS, Bodyworks, and several fast food chains.

#### FLOOD ZONE:

A small portion of this property is in the floodplain.

#### SIZE:

1.27 Acres

#### SALES PRICE:

\$14.00 per square foot



**Beau Tucker, CCIM**  
**The Land Man**

806.784.3298 direct  
806.470.3944 cell  
BTucker@CBCWorldwide.com





## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,178	63,557	145,723
AVERAGE AGE	26.5	26.9	28.9
AVERAGE AGE (MALE)	25.9	26.5	28.2
AVERAGE AGE (FEMALE)	27.4	27.9	30.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,495	23,035	56,612
# OF PERSONS PER HH	2.6	2.8	2.6
AVERAGE HH INCOME	\$56,829	\$54,831	\$51,657
AVERAGE HOUSE VALUE	\$136,723	\$140,142	\$134,969

### Mini-Map and Location

