



NORTH PARK DEVELOPMENT

Lubbock, TX 79416

LAND



QUICK FACTS



PURCHASE PRICE

Call Broker



TOTAL ACREAGE

136 AC



ZONING

Commercial



TRAFFIC COUNT

**75,000+ VPD
(combined)**

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Tract A

Tract B

Tract C

Tract D

Tract E

Tract F

Tract G

Tract H

Tract I

Tract J

Tract K

Tract L

Slide North Townhomes

Slide North Apartments

Buckner Children's Homes

Future Park & Waterway

City Park

Renaissance at North Park

UMC Health System

CVS pharmacy

United supermarkets

McDonald's

Walgreens

Wingate

Alamo

Circle K

Chick-fil-A

Murphy USA

Wells Fargo

Quinta

Loop 289

Slide Road

Erskine St

Slide Rd

18,089 VPD

50,538 VPD

59,063 VPD

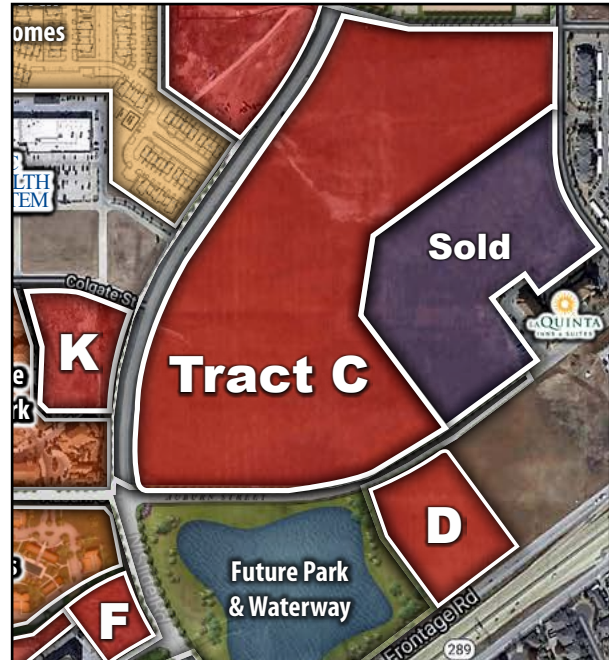
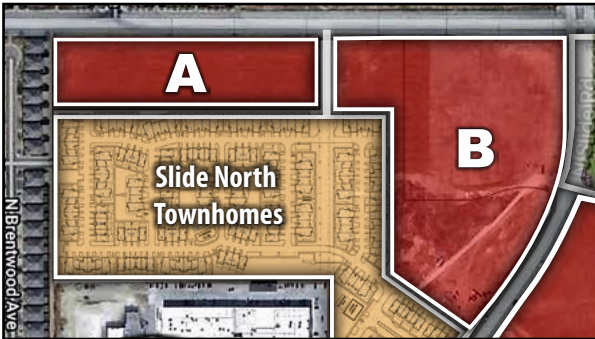
TxDOT Approved & Installed Curb Cuts

Sold

North Lubbock's premier mixed-use development. The North Park development corridor is the last PRIME commercial development on North Loop 289. In this corridor, Slide Road has been connected and widened to 7-lanes. Directly to the north, the North Pointe subdivision is currently the newest and largest neighborhood under development in the North Central sector of Lubbock. The North Pointe neighborhood is part of a 1,500+ acre Master Planned Community development that will boast multiple schools and will bring a tremendous flow of traffic through North Park.



Trade Area & Information



LOCATION

Located at the Slide Road & N Loop 289 intersection and expanding north to Erskine Street in Lubbock, TX.

DESCRIPTION

These tracts are strategically located in northwest Lubbock, offering easy access to some of the region's top educational institutions, including Texas Tech University, Lubbock Christian University, and Wayland Baptist University. They are also conveniently situated near major healthcare facilities like University Medical Center and Covenant Health Systems. For those seeking retail therapy, the South Plains Mall, the Promenade at West End, the Canyon West Shopping Center, and the bustling Milwaukee Corridor, with its 3,000,000 square feet of retail space and over 250 retailers, are all just a short 10-minute drive away. Properties are not in the floodplain.

OPTIONS

Tract A - 6.41 Acres - Zoned A-2
Tract B - 15.01 Acres - Zoned C-3
Tract C - 41.57 Acres - Zoned C-3 & IHC
Tract D - 6.37 Acres - Zoned IHC
Tract E - 32.10 Acres - Zoned R-1
Tract F - 1.80 Acres - Zoned IHC

Tract G - 8.47 Acres - Zoned IHC & AM
Tract H - 3.22 Acres - Zoned IHC
Tract I - 5.47 Acres - Zoned IHC
Tract J - 11.24 Acres - Zoned IHC
Tract K - 4.00 Acres (See following Page)

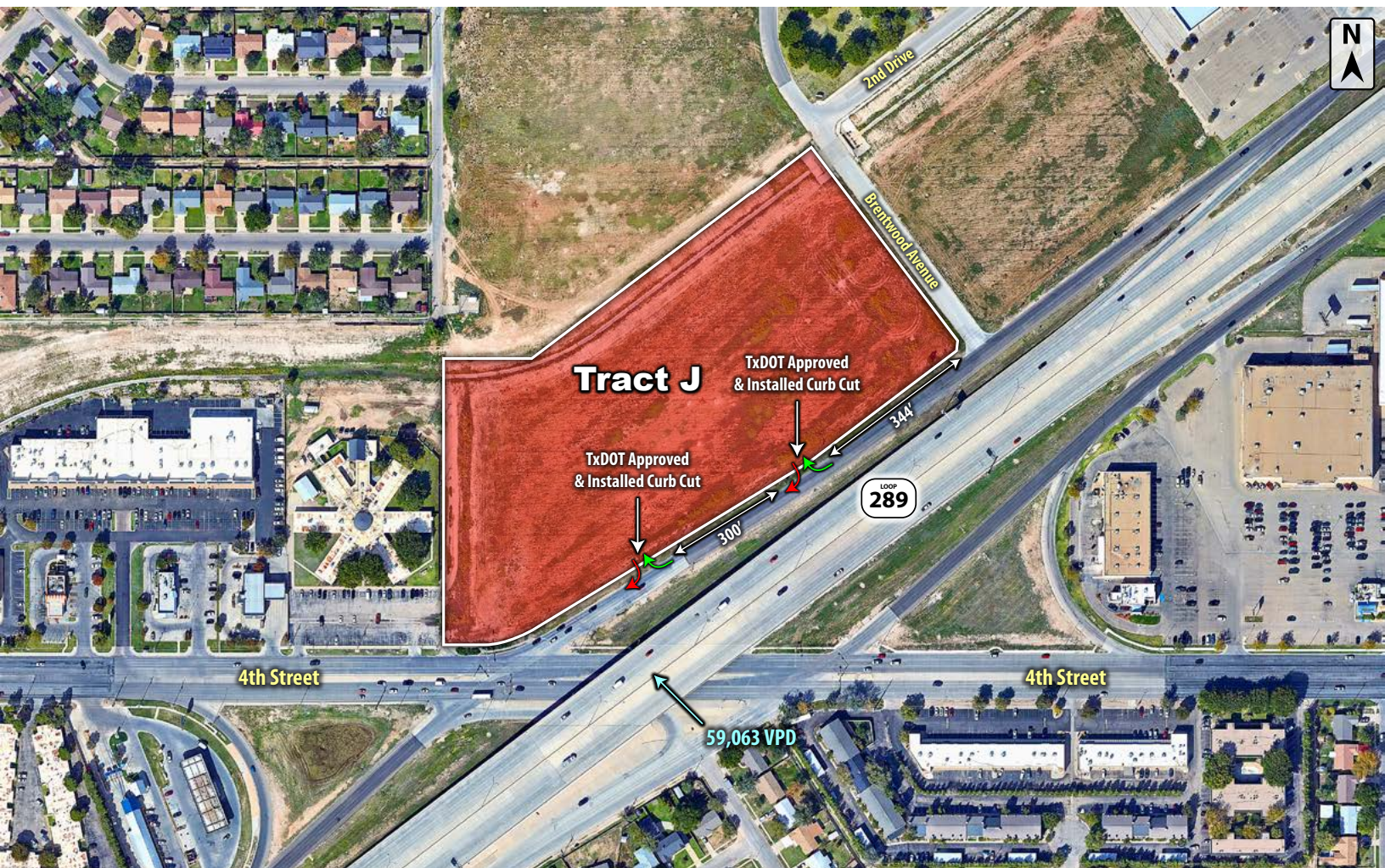
Properties may be subdivided wherever appropriate.



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North Park Development - Tract J



DEVELOPMENT

- The West Texas Land Team is pleased to offer Tract J with newly approved and installed TxDOT curb cuts. This is a significant development for the property, as it opens up enhanced accessibility and allows for smoother ingress and egress. These curb cuts will greatly benefit any future developments on the tract, providing increased convenience for residents and businesses alike. With improved accessibility and a prime location in the growing community, this tract presents a remarkable opportunity for commercial projects.

- Zoning: IHC
- A small portion of the property is in the floodplain
- This tract is available for purchase
- The above infrastructure illustration is approved and is "shovel ready"



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North Park Development - Tract K



Expanded Development Options

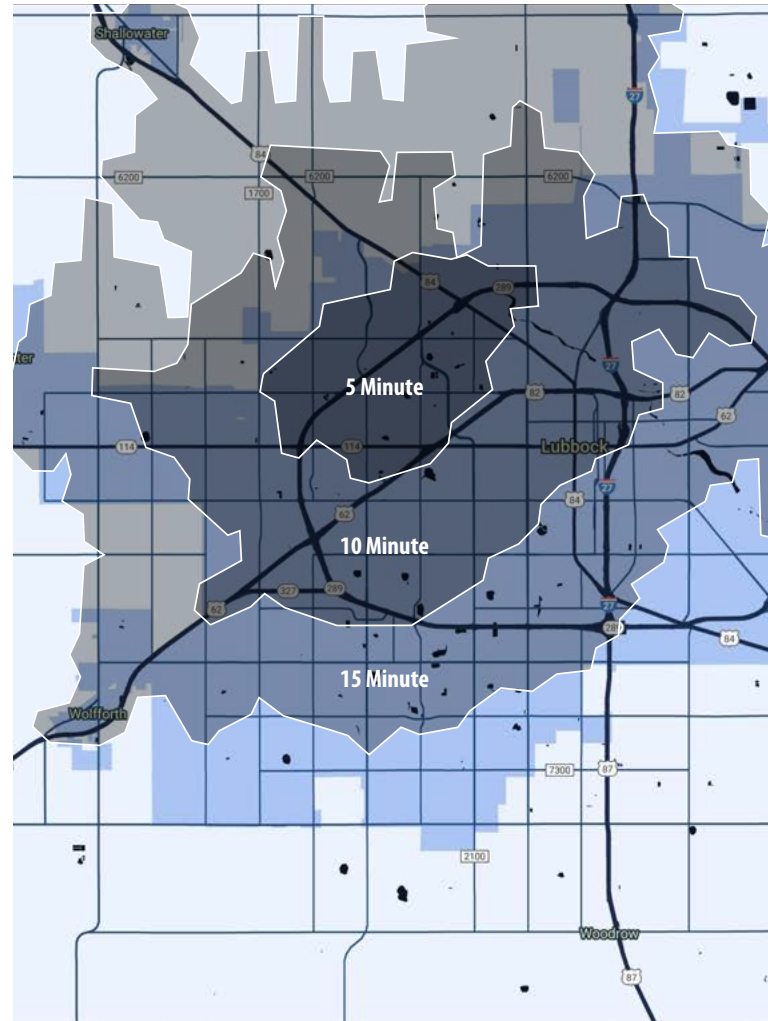
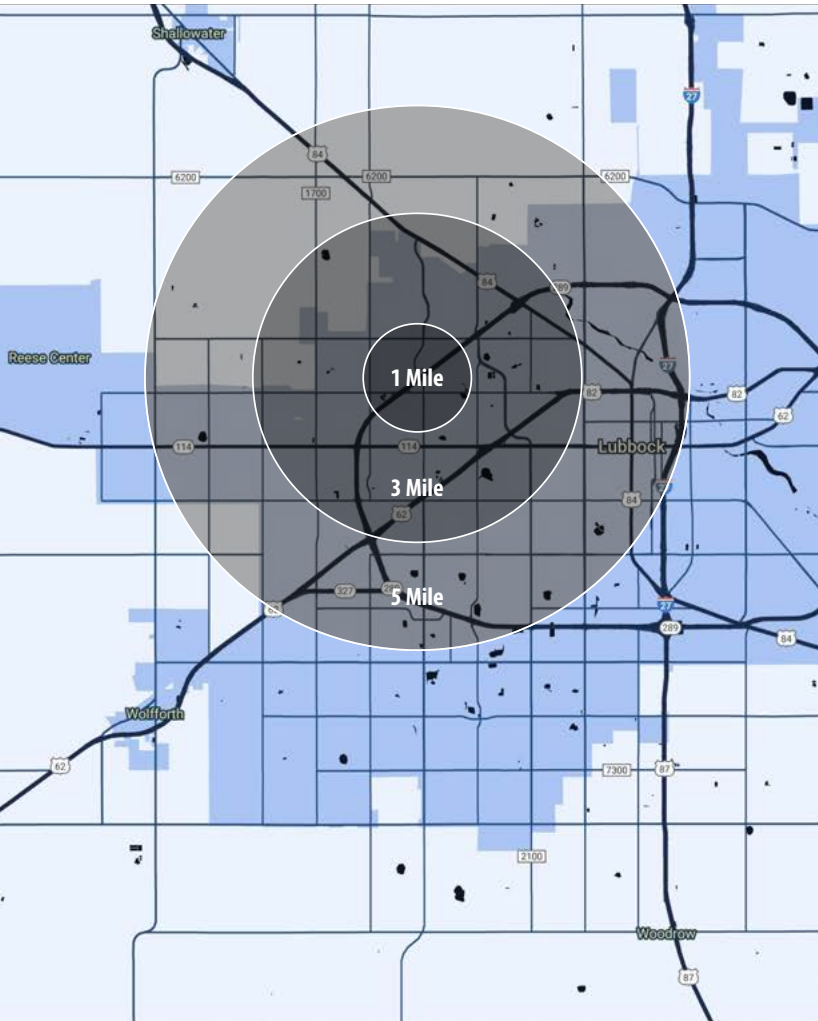
- The West Texas Land Team is pleased to offer Tract K with additional purchasing options from the owner
- Tract K offers 4 Acres at the southwest hard corner of N Slide Road and Colgate Street
- Zoning: C-3
- Property is not in the floodplain
- This tract is available for purchase
- Additionally, the owner is willing to develop and sell finished office lots
- The above infrastructure illustration is approved and is "shovel ready"



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Demographics & Drive Times



POPULATION

TOTAL POPULATION
MEDIAN AGE
MALE TO FEMALE %
COLLEGE GRADUATE %

1 MILE

15,128
27.9
47.5%
31.1%

3 MILES

82,751
28.2
48.0%
28.3%

5 MILES

159,188
29.8
48.0%
28.5%

HOUSEHOLDS & INCOME

TOTAL HOUSEHOLDS
OF PERSONS PER HH
AVERAGE HH INCOME
AVERAGE HOUSE VALUE

1 MILE

6,033
2.4
\$157,929
\$143,200

3 MILES

30,649
2.4
\$134,991
\$136,605

5 MILES

62,596
2.4
\$136,162
\$136,628

Above demographics are projected 2020 growth from the 2000-2010 census

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