

## OAK TREE VILLAGE

\$18.00 SF/yr (NNN)

3701 19th  
Lubbock, TX 79410

AVAILABLE SPACE  
2,324 SF

### FEATURES

- Lease Rate - \$18psf NNN
- Located directly across the street from Texas Tech University
- Located next door to Covenant Health Hospital
- Covenant Hospital employs over 5,000 people
- Covenant Hospital has over 600 physicians on staff
- Located near United Market Street

The property is located directly across the the street from Texas Tech



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FOR LEASE

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3701 19th, Lubbock, TX 79410

LEASE



## OFFERING SUMMARY

Available SF:	2,324 SF
Lease Rate:	\$18.00psf
Lot Size:	1.52 Acres
Year Built:	1980
Lease Type:	NNN
Market:	TX-Lubbock

## PROPERTY OVERVIEW

Coldwell Banker Commercial is pleased to offer for lease Oak Tree Village in Lubbock, TX. The property is located directly across the the street from Texas Tech University on 19th Street. The property is located next door to Covenant Health center which employs over 5,000 people and has more than 600 physicians on staff. The property is ideally located near Marsha Sharp freeway, providing quick and easy access to all parts of the city.

Located on the South Plains of West Texas, Lubbock has long been known as the "Hub City". The Nickname is related to Lubbock's accessible location on the crossroads of Interstate 27 and four major U.S. highways. Lubbock is in the central time zone and is equal distance to both coasts, allowing for ease of U.S. distribution. Within the city, you will find a well-planned transportation network with an average commute time of 16 minutes.

## PROPERTY HIGHLIGHTS

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### LUBBOCK, TX

"The Hub City"

#### CITY INFORMATION

- Population - 253,000
- Texas Tech University enrollment over 38,000 students
- Economic Drivers - Agriculture, Healthcare, Education
- Lubbock - 11th largest city in Texas
- Labor Force - over 207,000 employees

#### CITY HIGHLIGHTS

- Lubbock, Texas has long been known as the "hub" of the South Plains of Texas. Lubbock is a thriving city of over 250,000 people with a MSA exceeding 300,000 people. Lubbock has a strong, diverse economy that is based on agriculture, health care, manufacturing, wholesale and retail trade, and education. Lubbock is home to five institutions of higher learning, showcased by Texas Tech University, which currently serves over 50,000 students annually.
- As the 11th largest city in Texas, Lubbock boasts a regional population base of 639,921 people. Lubbock's size affords businesses access to dedicated community leaders and personalized service while providing you with a pipeline of personnel to fill your workforce needs. Home to Texas Tech University, Texas Tech University Health Sciences Center and a fast-growing community college. Lubbock county boasts more than 50,000 college students. Lubbock is the only city in the nation with a comprehensive university, a health sciences center, and Agriculture College and a law school in one location, making

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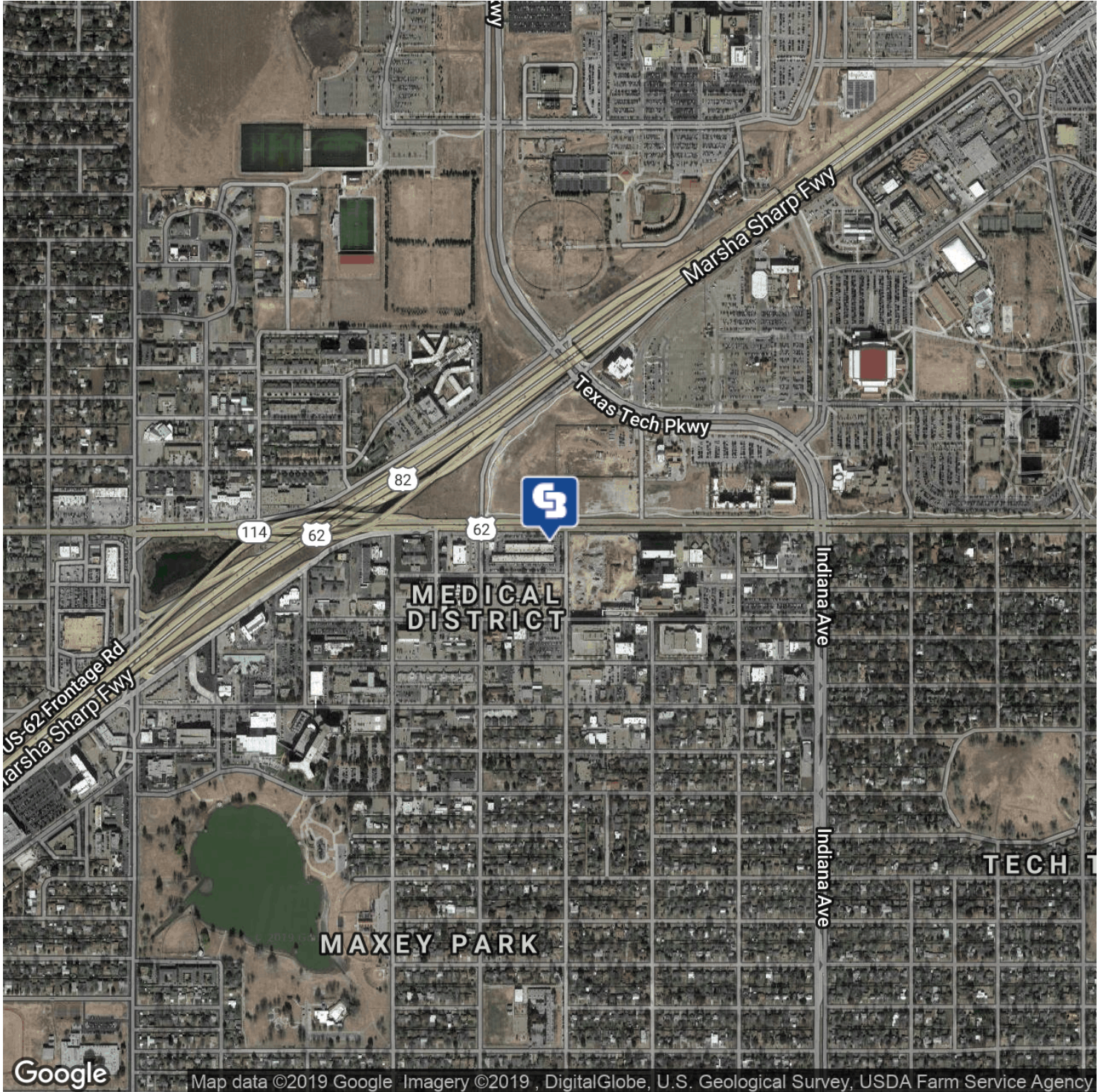




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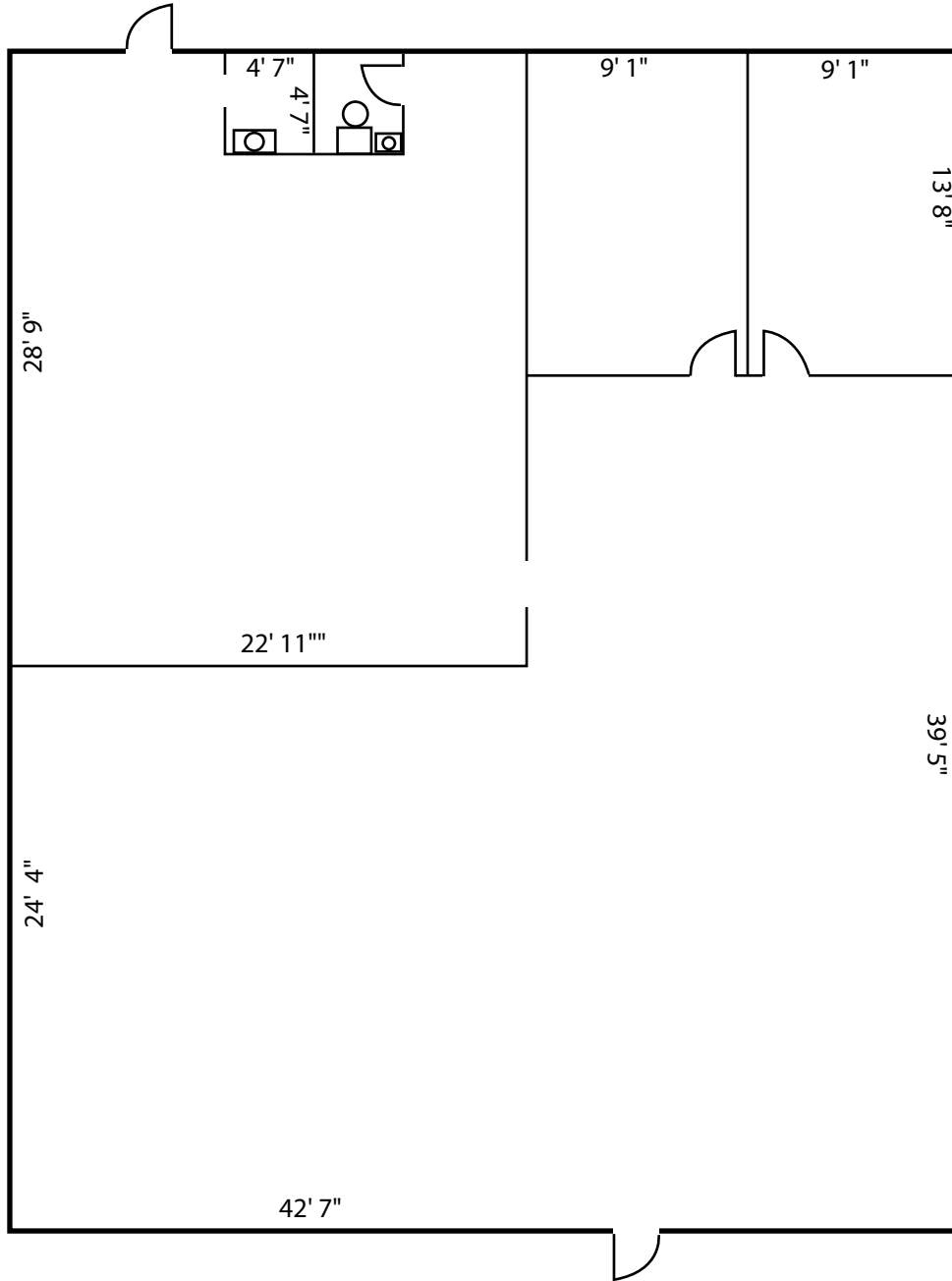


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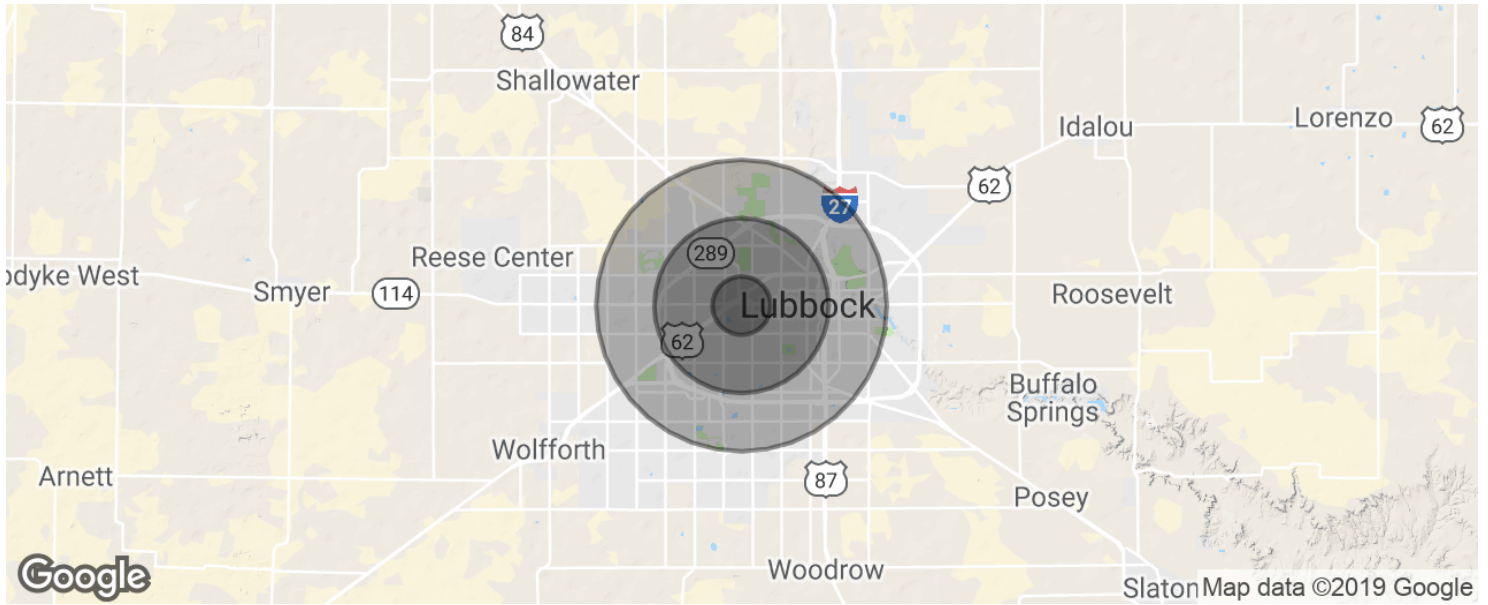
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	9,643	108,011	205,969
Median age	24.3	28.3	30.7
Median age (Male)	23.4	27.6	29.8
Median age (Female)	26.3	29.5	31.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,773	40,725	80,338
# of persons per HH	3.5	2.7	2.6
Average HH income	\$63,108	\$49,304	\$54,129
Average house value	\$228,945	\$140,807	\$135,960

\* Demographic data derived from 2010 US Census

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