



NorthPark Development

Lubbock, TX 79416

LAND



QUICK FACTS



PURCHASE PRICE

\$2.50 - \$12.50 per SF



TOTAL ACREAGE

92 AC



ZONING

Mixed-Use



TRAFFIC COUNT

48,000+ VPD

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Trade Area & Information



LOCATION

Located north of Loop 289 and south of Erskine Street along North Slide Road.

DESCRIPTION

Large development tracts available in one of Lubbock's newest mixed-use developments, NorthPark. The NorthPark corridor is the last commercial development on north loop 289, making these tracts prime for commercial and office development. Slide Road has been connected from loop 289 to Highway 84 and widened to 7-lanes through the NorthPark Corridor. North Pointe's 1,300-acre housing development will boast multiple schools and will bring a tremendous flow of traffic through NorthPark. These tracts are conveniently positioned in northwest Lubbock less than 7-minutes away from Texas Tech University, Lubbock Christian University, Wayland Baptist University, University Medical Center, and Covenant Health Systems. Additionally, the South Plains Mall, the Promenade at West End, the Canyon West Shopping Center and the Milwaukee Corridor which comprises over 3,000,000 square feet of retail and over 250 retailers are all within a quick 10-minute drive.



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Properties are not in the floodplain.



Retail Land - South



DESCRIPTION

Tracts A and B are large retail development tracts that have a combined frontage of over 1,700 feet on Loop 289 with an impressive traffic count of 60,000+ vehicles per day. Whereas, Tract C has approx. 52,900 square feet at the corner of Slide Road and 2nd Drive with a strong arterial 12,193 vehicles per day.

Properties are not in the floodplain.

OPTIONS

- Tract A - 14.40 Acres - Zoned IHC - \$8.50 per Square Foot
- Tract B - 6.17 Acres - Zoned IHC - \$8.50 per Square Foot
- Tract C - 6.70 Acres - Apartment, Hotel, or Office use - \$7.00 per Square Foot
- Tract D - 1.21 Acres - Zoned A2 - \$12.50 per Square Foot



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Retail Land - North



DESCRIPTION

Large retail development tracts each boasting more than 1,000 feet of frontage on Slide Road and Erskine Street respectively. These tracts are positioned between the University Medical Center’s new office complex and a future United Supermarkets location. Slide Road and Erskine Street are main thoroughfares through Lubbock.

Properties are not in the floodplain.

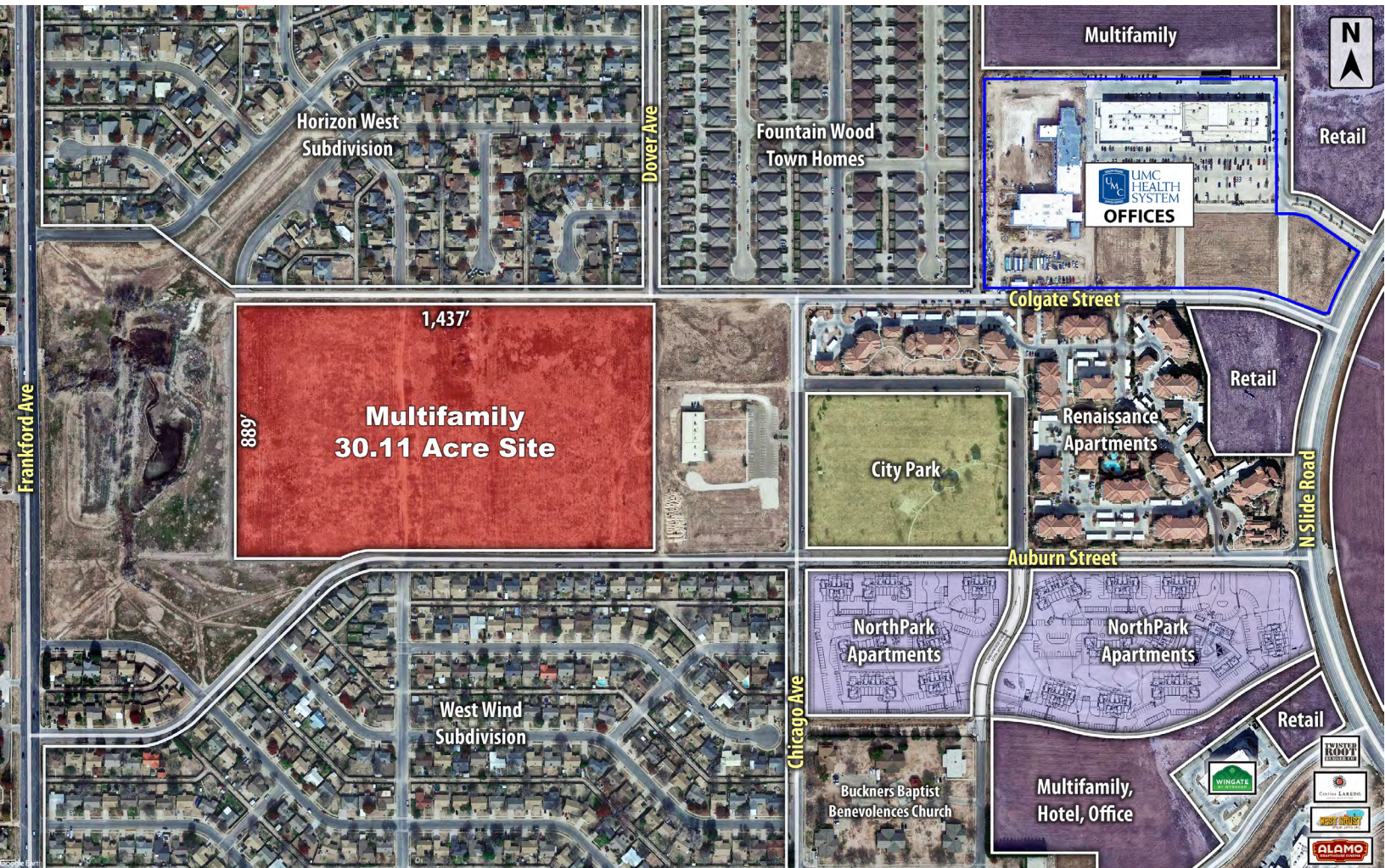
OPTIONS

Tract A - 22.75 Acres - Zoned A-2 - \$5.50 per Square Foot

Tract B - 11.10 Acres - Zoned C-3 - \$8.50 per Square Foot



Multifamily Land



DESCRIPTION

An unprecedented 30-acre multifamily site located on the west end of the NorthPark development. The quick access to Texas Tech University, Lubbock Christian University, Wayland Baptist University, University Medical Center, and Covenant Health Systems along with the retail districts of the South Plains Mall, the Promenade at West End, the Canyon West Shopping Center and the Milwaukee Corridor makes this a prime multifamily site.

Property is not in the floodplain.

OPTIONS

Tract A - 30.11 Acres - Zoned R-1 - \$2.50 per Square Foot



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Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,083	66,512	147,579
MEDIAN AGE	28	27	29.2
MEDIAN AGE (MALE)	27.2	26.6	28.4
MEDIAN AGE (FEMALE)	29.1	28.2	30.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,026	24,308	57,609
# OF PERSONS PER HH	2.5	2.7	2.6
AVERAGE HH INCOME	\$58,865	\$54,974	\$52,237
AVERAGE HOUSE VALUE	\$143,200	\$136,605	\$136,628

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