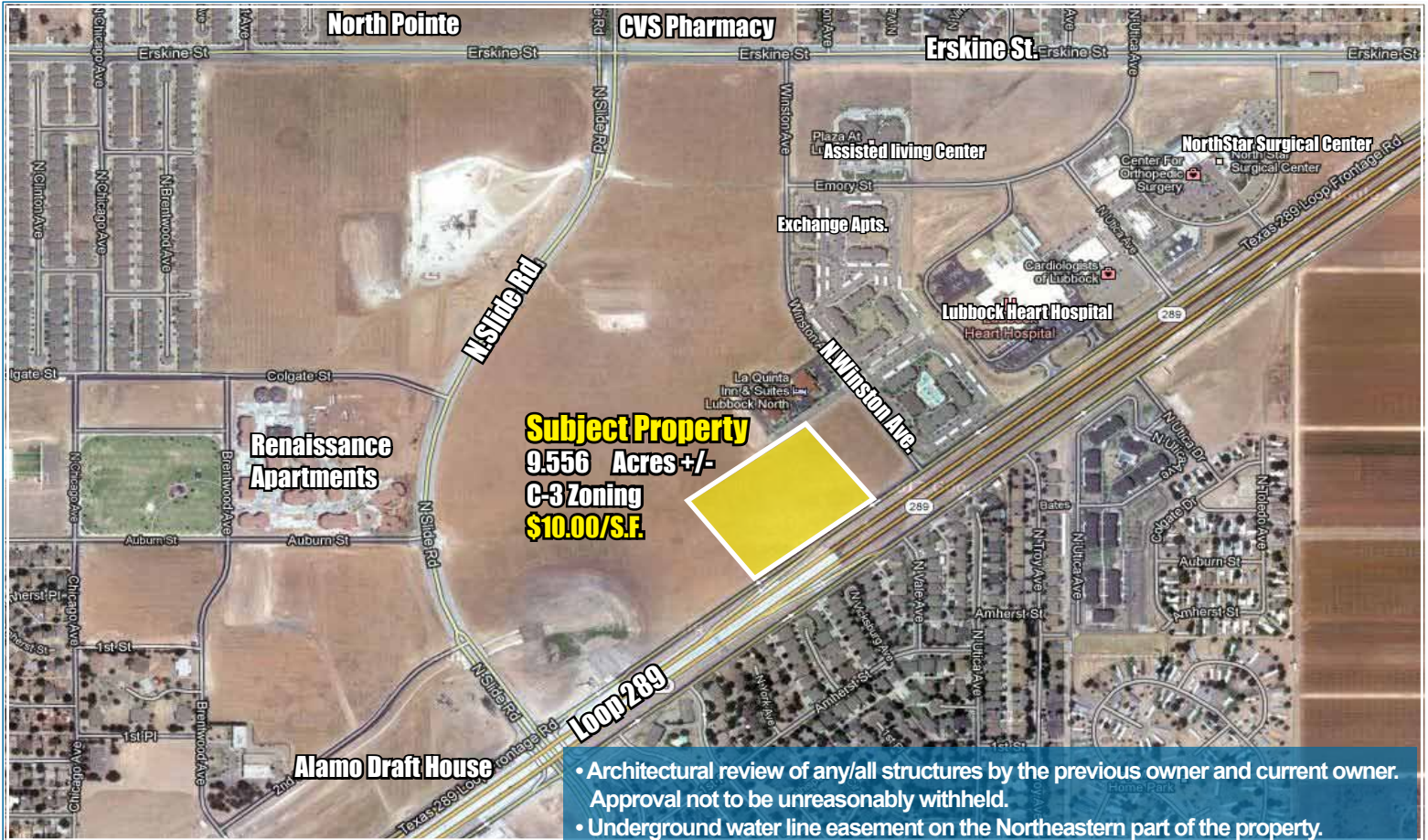


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Loop 289 & Vicksburg Ave., Lubbock, TX

Purchase Price: \$10.00/SF
Zoning: C-3 Local Retail
Tract Size: 9.556 Acres +/-
ProRatas: unpaid
Deed Restrictions: Architectural Review
Frontage: Approx 829' on Loop 289

- * Excellent location for Medical, Office, or Retail
- * **Purchaser required by deed to dedicate and install 1/2 a 64ft street, North Vicksburg Ave. and any drainage required by the City of Lubbock and to dedicate 55ft of Auburn Avenue.**
- * **Deed restricted, no Apartment Developments**

* Located in the Northwest Passage Development of Lubbock, just East of Slide Road where it goes under the Loop 289 to Erskine Avenue. Slide Road is accessed by Auburn Avenue. Developments in the area include the LaQuinta Suites & Inn, NorthStar SurgiCenter, The Lubbock Heart Hospital, ABC Bank branch, the Exchange Apartments (744 Beds), Plaza Adult Care Facility, Wayland Baptist College, and North Pointe Subdivision. Subject is accessible from North Winston Avenue, Auburn Avenue, and Loop 289.

* Recent developments in the area:
 Extension of Slide Road under Loop 289 from 4th Street to Erskine Avenue.
 Overpass at Loop 289 and Slide Road
 Widening of Erskine Avenue into Seven Lanes
 Interchange at Quaker Avenue and Erskine and Loop 289
 Great Location for a strip center for service, medical office, retail, banking, restaurants.

806.797.3231

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Aerial Layout

