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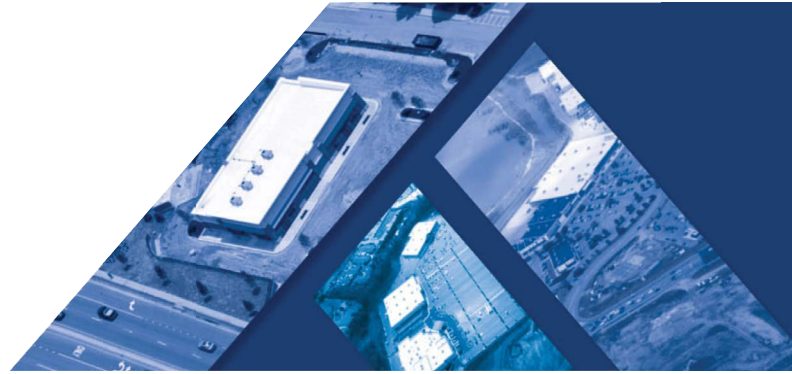
PRIME RETAIL DEVELOPMENT

BUILD TO SUIT OR GROUND LEASE

4,000+ SF AVAILABLE

LUBBOCK, TX

University Ave. Lubbock, TX 79423



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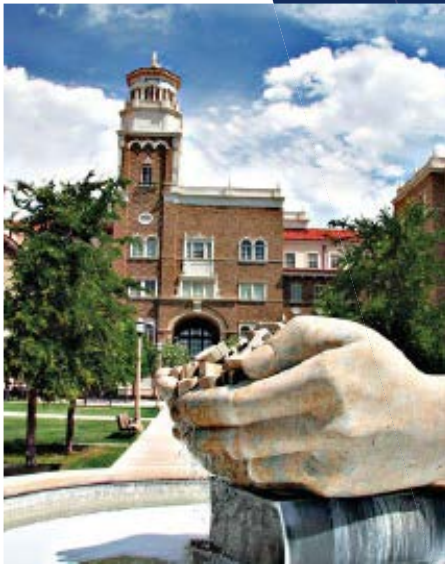
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MARKET OVERVIEW



- » According to a 2017 Census estimate, Lubbock had a population of 253,888, making it the 83rd most populous city in the United States of America and the 11th most populous city in the state of Texas.
- » Lubbock has seen tremendous business growth, adding 435 new companies and more than 11,000 jobs over the past five years
- » Located inside the City Highway Loop, just 4 miles from Texas Tech University (Over 37,000 Students). It is the leading institution of the Texas Tech University System and has the seventh-largest enrollment in the state of Texas.
- » Densely Populated Area –Over 180,000 Residents Within a 5-Mile Radius – A Steady Increase in the Last Several Years. Another 0.8% of Growth is Projected by 2025.
- » The Lubbock metropolitan area is also home to Lubbock Christian College, South Plains College and Wayland Baptist University.



MARKET DEVELOPMENT NEWS

- » Superior Pipe Products Investing \$24M In Texas (\$24 million, 71 jobs)
- » The 10 most recession-resistant cities for 2020 (Ranked #7 city for most recessions resistant cities in US)
- » Full year 2018-2019 - \$98 Million Capital Investment, 675 jobs
- » University Medical Center \$5.1 Million investment in East Lubbock Headquarters
- » 6 Lubbock companies, (323 new jobs, \$14.9 million in investments)
- » 302 jobs, \$5 Million in Investment
- » 135 jobs, \$26 million in capital investment
- » 343 jobs and \$10.8 million in capital investment
- » Lubbock announcing more than 700 jobs
- » Largest industrial hemp processing facility in the U.S. coming to Lubbock Co.

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COLLEGE TOWN DRAW
Over 37,000 Students



LOCATED NEAR DENSE RESIDENTIAL & SCHOOLS



MAJOR STREET WITH TRAFFIC FLOW



RETAIL DESTINATION



LARGE POPULATION DRAW



LOCATED NEAR EMPLOYMENT OPPORTUNITIES



GREAT VISIBILITY & ACCESS



TRAFFIC COUNTS

UNIVERSITY AVE.
26,897 VPD

82nd Street
26,122 VPD

289 HWY 289
81,677 VPD

27 I-27
29,679 VPD

PROPERTY HIGHLIGHTS

- » High Visibility And Easy Access off University Ave.
- » Adjacent to NEW high volume Chick-Fil-A.
- » Join NEW retailers Wendy's, Braum's Burgers & Ice Cream, Shipley's Do-Nuts, Sudsy's Car Wash, Slim Chickens, RNR Tire Express, Fresenius Medical Care and Take 5.



- » Located across the street from Cinemark Theater and Other National Retailers.



LOCAL DEVELOPMENT NEWS

- » [YWCA of Lubbock announces plans for former Kmart on University Ave.](#)
- » [Lubbock's Booming Business District](#)
- » [Braum's Burgers & Ice Cream Opening Soon](#)
- » [Slim Chickens Gears Up for Nov. 2019 Opening](#)
- » [Shipleys-do-nuts Planning for Soft Opening Friday](#)
- » [RNR Tire Express and Custom Wheels Celebrates Grand Opening](#)
- » [Two New Lubbock Wendy's Locations Are Breaking Ground](#)

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LOCATION

Amarillo

Oklahoma City

Oklahoma City

123 MILES

SITE

Lubbock

297 MILES

Abilene

Fort Worth

Dallas



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RESIDENTIAL

YWCA DEVELOPMENT PROJECT
FOR MORE INFO

SURROUNDING RETAIL

HWY 289
81,677 VPD

289

289

82nd St.
26,122 VPD

University Ave.
26,897 VPD

SITE

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

SNAP
KOHLS
BIG LOTS

Walmart
Neighborhood Market

FOX RIDGE

VALERO

Furr's



cricket

GANDER
OUTDOORS



CVS pharmacy

metro

RESIDENTIAL

WATERS

SOUTH MESA

POPEYES SUBWAY

Kentucky Fried Chicken

SONIC

tropical CAFE



DUNKIN'



Chick-fil-A

DISCOUNT TIRE

jiffy lube

Heartland

Schlotsky's

DOLLAR GENERAL



82nd St.

Buffalo Wild Wings

O'Reilly

VALERO

Walgreens

Chick-fil-A

TACO BELL

DOLLAR GENERAL

FAMILY DOLLAR

cricket

WELLS FARGO
United supermarkets
AutoZone

goodwill

CINEMARK

PROSPERITY BANK



RAJNTREE

UNIVERSITY PINES

DOLLAR GENERAL

stripes

stripes

Pizza Hut

DOLLAR TREE

KOHLS

BIG LOTS

RESIDENTIAL

6

Red Roof

27

27

87

87



stripes

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AERIAL VIEW

YWCA DEVELOPMENT PROJECT
FOR MORE INFO

RESIDENTIAL

289

HWY 289
81,677 VPD

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

Join NEW Retailers

-
-
-
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-
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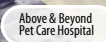
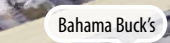
82nd St.
26,122 VPD

82nd St.

82nd St.

University Ave.

University Ave.
26,897 VPD



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BUFFALO WILD WINGS

Above & Beyond
Pet Care Hospital



WHATABURGER

CINEMARK



PROSPERITY BANK

86th St



HIGH VOLUME &
TOP PERFORMING

NEW



FRESENIUS
MEDICAL CARE

NEW



University Ave. Ave

SITE AERIAL



UNDER CONSTRUCTION



HIGH VOLUME &
TOP PERFORMING



PROPOSED
Dutch Bros

Join NEW Retailers



MEXICAN
RESTAURANT



NEW

RESIDENTIAL

87th St

University Ave.
26,897 VPD
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SITE DATA

ZONING	COMMERCIAL
SITE AREA	1.648 ACRES
BUILDING AREA	4,838 SF
PARKING RATIO	12.8 SPACES PER 1000 SF
SPACES REQUIRED	- SPACES
SPACES PROVIDED	62 SPACES
BUILDING SETBACKS	
FRONT	
SIDE (E)	
SIDE (W)	
REAR	

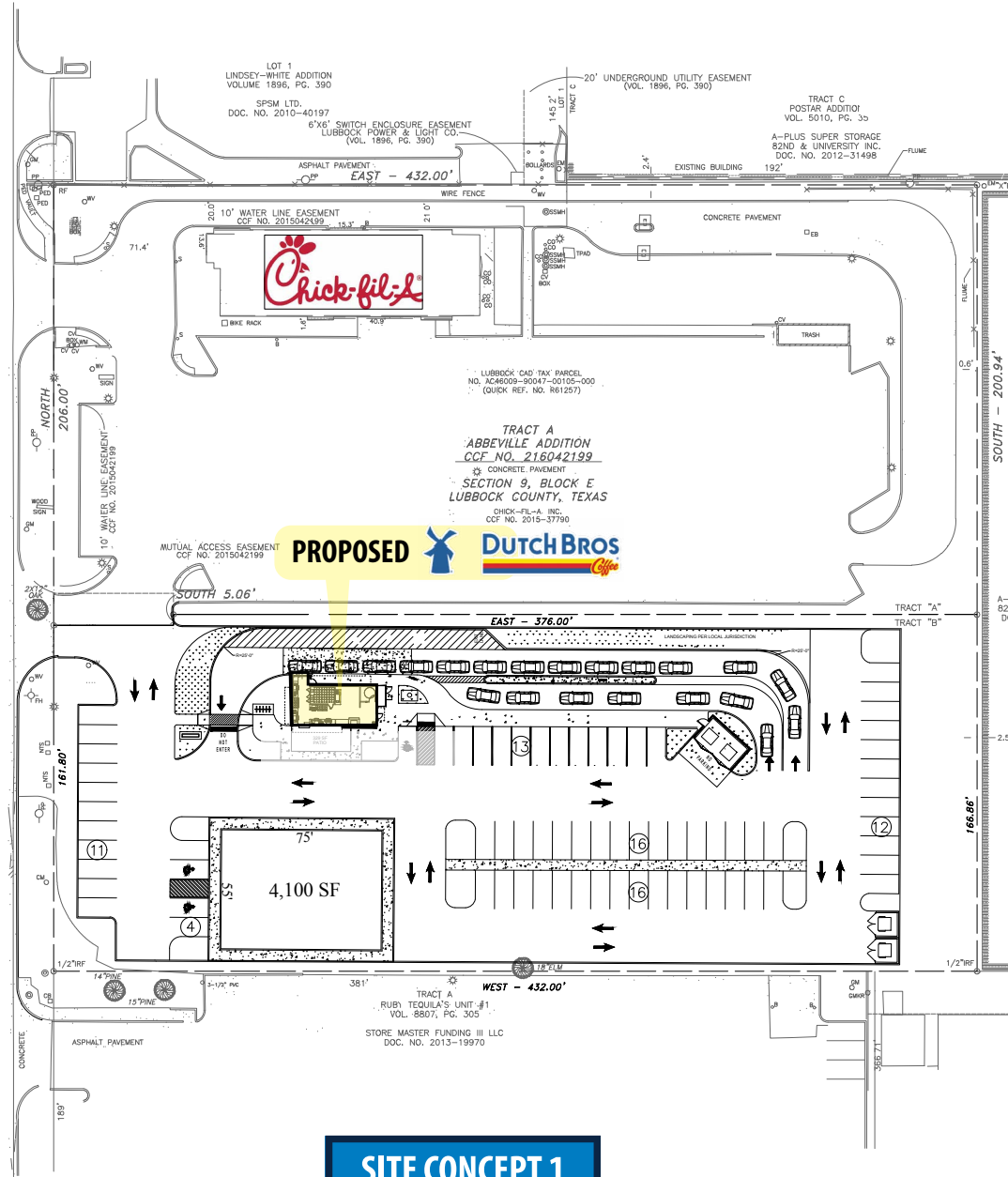
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PROJECT: **PROPOSED RETAIL SHOPS**
 UNIVERSITY AVENUE
 LUBBOCK, TEXAS

SHEET NAME:
SP-1
CONCEPTUAL SITE PLAN 9
 DATE: 09/18/2020

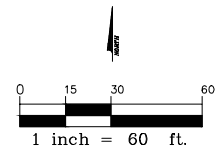
UNIVERSITY AVENUE



SITE CONCEPT 1

CONCEPT 1 AERIAL

[CLICK TO VIEW CONCEPTS](#)



86TH STREET

CT A-5-B-4-B PLANS ADDITION VOL. 5686, PG. 189

TRACT A-5-C-1 HIGH PLANS ADDITION VOL. 5686, PG. 189

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SITE DATA

ZONING	COMMERCIAL
SITE AREA	1.648 ACRES
BUILDING AREA	4,838 SF
PARKING RATIO	12.8 SPACES PER 1000 SF
SPACES REQUIRED	1 SPACES
SPACES PROVIDED	62 SPACES
BUILDING SETBACKS	
FRONT	
SIDE (E)	
SIDE (W)	
REAR	

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PROJECT: PROPOSED RETAIL SHOPS

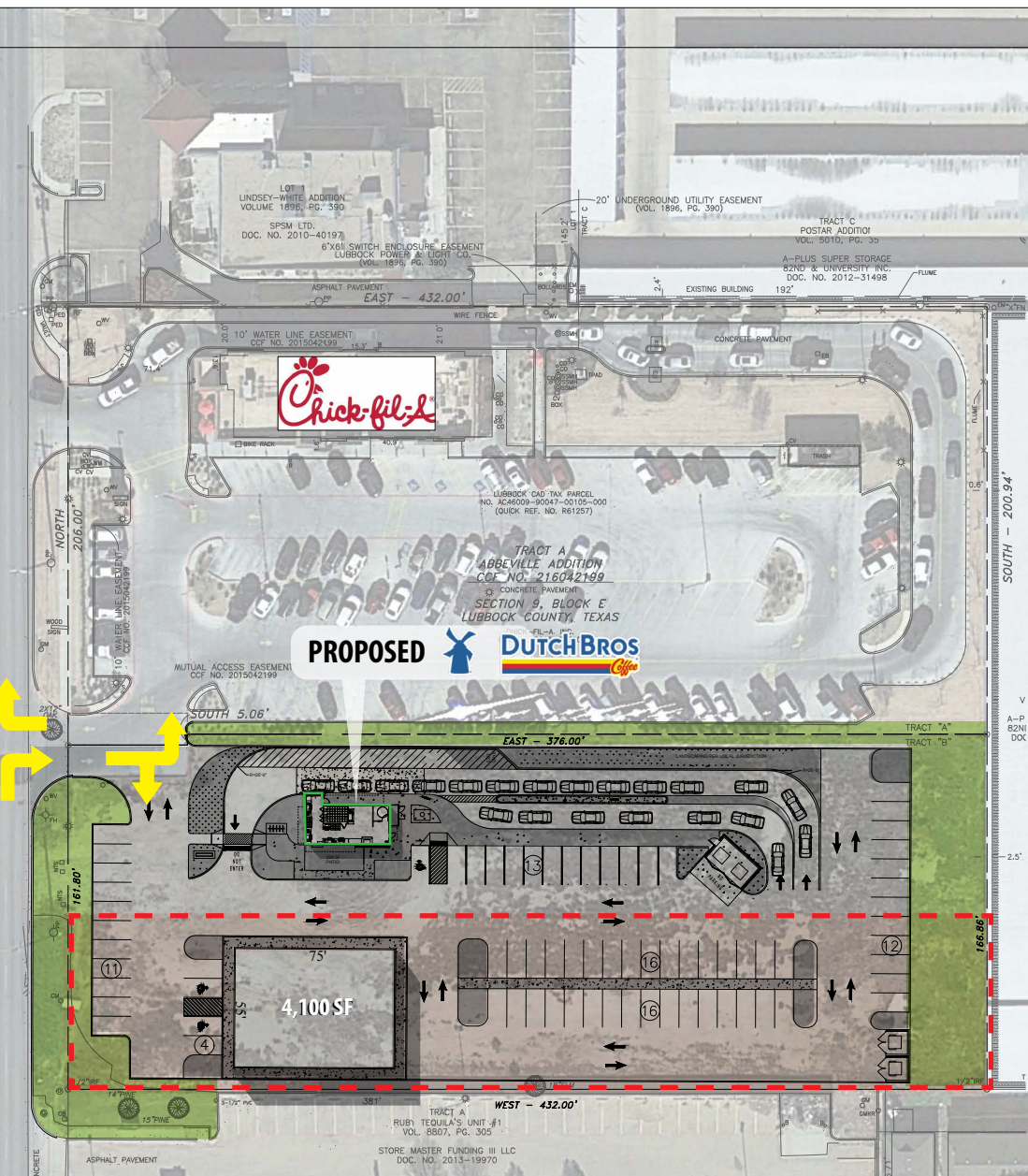
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LUBBOCK, TEXAS

SHEET NAME:
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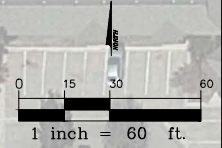
UNIVERSITY AVENUE
120' PUBLIC RIGHT OF WAY

86TH STREET
6th St



SITE CONCEPT 1
CONCEPT 1 AERIAL

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DEMOGRAPHIC PROFILE

POPULATION	1 MILE	3 MILE	5 MILE
Estimated Population (2020)	14,072	80,125	180,659
Projected Population (2025)	14,621	82,913	188,031
Projected Annual Growth (2020-2025)	549 - 0.8%	2,788 - 0.7%	7,372 - 0.8%

HOUSEHOLDS

Estimated Households (2020)	5,912	33,123	72,516
Projected Households (2025)	6,049	33,749	74,433

HOUSEHOLD INCOME

Estimated Median Household Income (2020)	\$57,801	\$64,047	\$58,598
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BUSINESS

2020 Estimated Total Businesses	510	3,721	9,317
2020 Estimated Total Employees	4,546	35,170	92,262

MAJOR EMPLOYERS IN LUBBOCK, TX

Private Employers

United Supermarkets

AT&T Communications

Convergys Corporation

Excell Services

Tyco Fire Protection

Suddenlink Communications

G Boren Services

Sonic Drive-In

Walmart

Wells Fargo Phone Bank

Public Employers

Texas Tech University

Covenant Health System

Lubbock Independent School District

University Medical Center

City of Lubbock

Texas Tech Health Sciences Center

Lubbock County

Lubbock State School

Friendship Independent School District

U.S. Postal Service

3 Mile Radius



\$64,047

MEDIAN HH INCOME



81,384

POPULATION



33,123

HOUSEHOLDS



1.3%

UNEMPLOYMENT RATE



35,170

LABOR FORCE

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