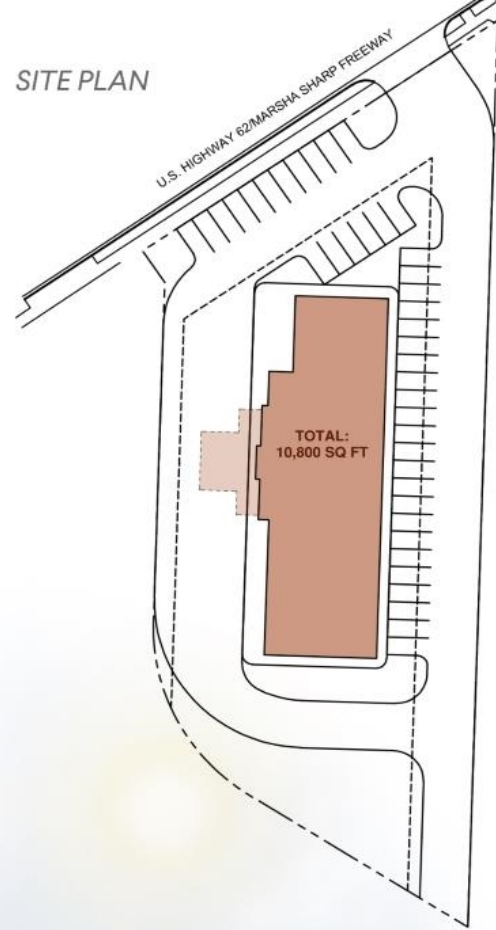




**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS

SITE PLAN



OFFERING MEMORANDUM



MEDICAL/OFFICE CUSTOM BUILD TO SUIT
4301 MARSHA SHARP FWY., LUBBOCK TX 79407

10,800 SQ FT MEDICAL CENTER

4301 Marsha Sharp Fwy W, Lubbock, TX, 79407

AMOB250021

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We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	4301 Marsha Sharp Fwy. Lubbock TX 79407
SALE PRICE / LEASE RATE	Contact Broker for Pricing
LAND ACRES	1.28
LAND SF	56,059

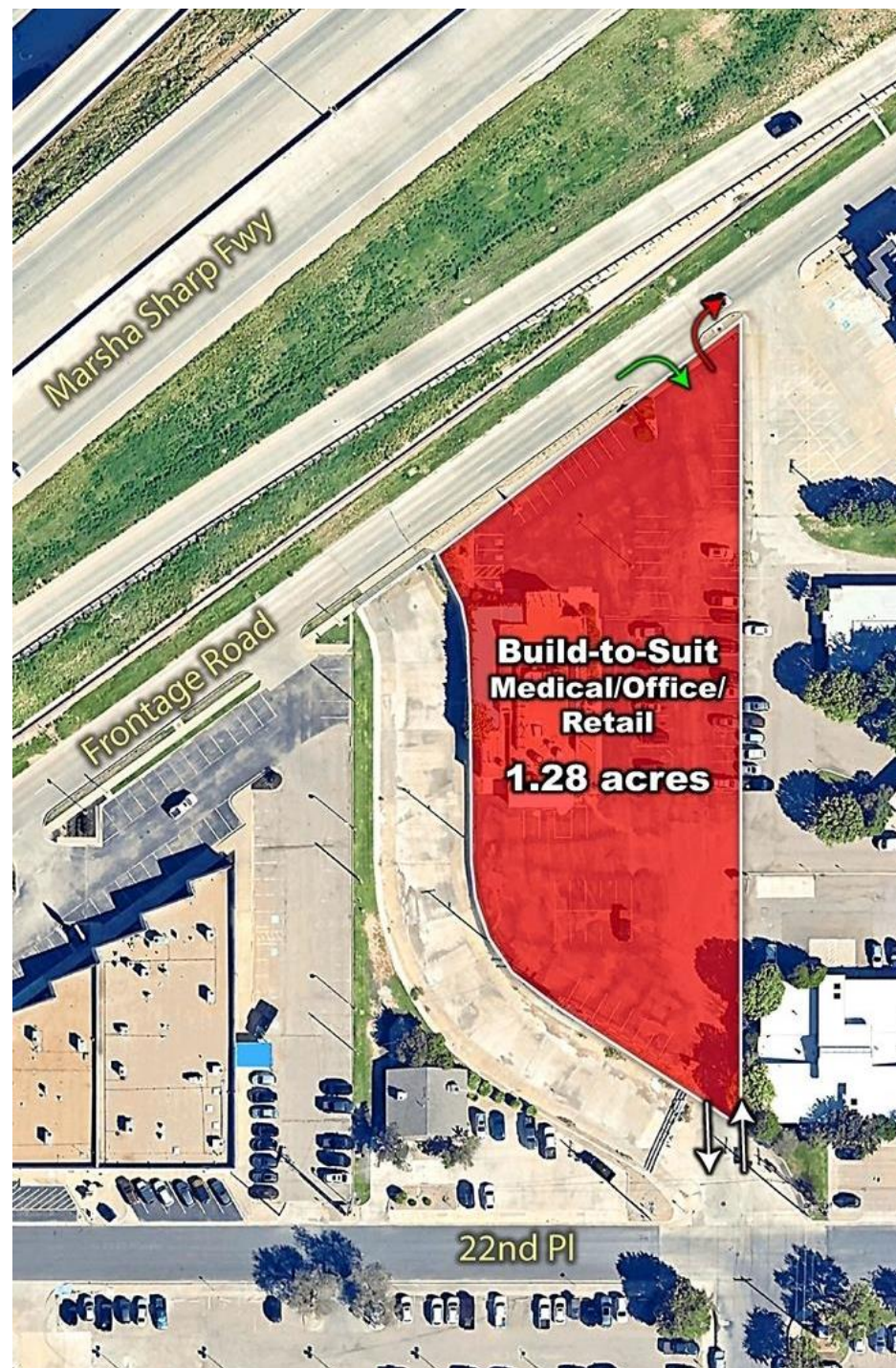
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	8,405	119,112	209,885
2025 Median HH Income	\$52,829	\$50,017	\$55,743
2025 Average HH Income	\$90,545	\$70,507	\$81,964

Custom Build-to-Suit

- A build-to-suit (BTS) project is a fully customized commercial property, designed and constructed specifically to match the needs of the tenant or buyer. This approach eliminates the need for costly renovations, ensuring that your space is efficient, functional, and optimized from day one.

Key Benefits

- From layout to materials, you have full control over the space, ensuring it meets operational needs.
- Choose a site that maximizes visibility, accessibility, and business potential.
- Avoid unnecessary retrofitting expenses by designing a space that's right from the start.
- Benefit from the latest building technologies, energy efficiency, and smart designs.





PERSPECTIVE VIEW

02

Location

Location Summary

Drive Times

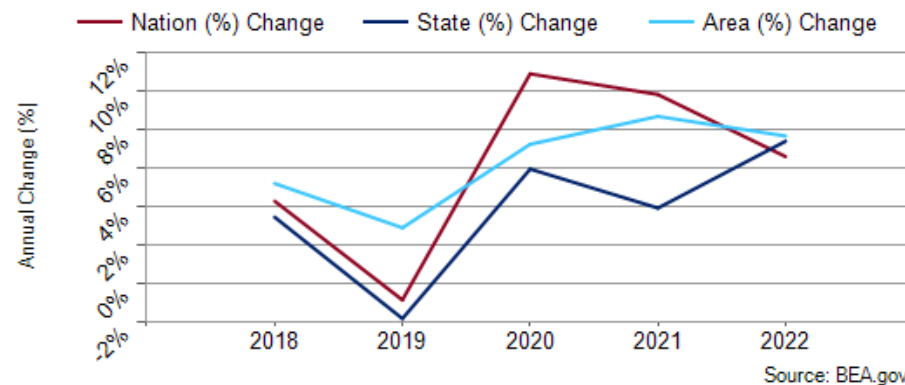
Lubbock, TX

- Located in the heart of West Texas, Lubbock is a city known for its rich history, thriving arts scene, and deep-rooted musical legacy. With a population of around 260,000, Lubbock serves as a cultural and economic hub for the surrounding region, earning it the nickname "Hub City."
- Historically an agricultural powerhouse, Lubbock continues to be a leader in cotton production, with vast fields surrounding the city. In recent years, the economy has diversified, including industries like healthcare, technology, and manufacturing.

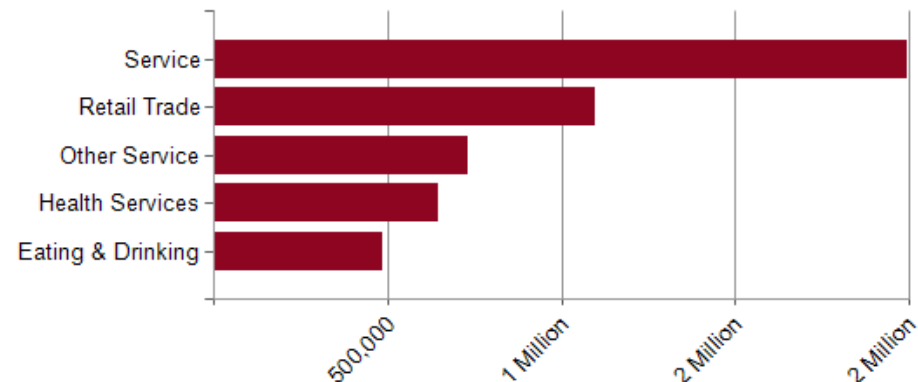
Lubbock's Medical Community: A Hub for Healthcare in West Texas

- Lubbock, Texas, is not only known for its thriving university and cultural scene but also for being a regional leader in healthcare. As the largest medical center between Dallas and Albuquerque, Lubbock serves as a critical hub for medical care, research, and education, providing advanced treatments to residents of West Texas, Eastern New Mexico, and beyond.
- University Medical Center (UMC) – A leading teaching hospital affiliated with Texas Tech University Health Sciences Center (TTUHSC), UMC is known for its Level I Trauma Center, comprehensive cancer care, and cutting-edge research. It consistently ranks among the top hospitals in Texas for patient care and innovation.
- Covenant Health – The largest healthcare system in the region, Covenant Health operates multiple facilities, including Covenant Medical Center, Covenant Children's Hospital, and Covenant Specialty Hospital. The system is known for its excellence in cardiology, orthopedics, and pediatric care.

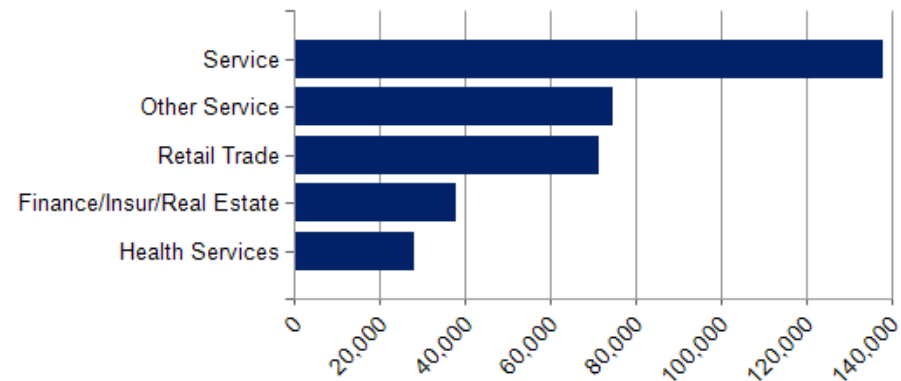
Lubbock County GDP Trend



Major Industries by Employee Count



Major Industries by Business Count





Drive Times



03

Property Description

Property Features

Property Images

PROPERTY FEATURES

SALE PRICE / LEASE RATE	Contact Broker for Pricing
LAND ACRES	1.28
LAND SF	56,059
# OF PARCELS	1
ZONING TYPE	Heavy Commercial (HC)
TOPOGRAPHY	Flat
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3
FRONTAGE ROAD	Marsha Sharp Fwy Frontage
STREET	22nd Place
TRAFFIC COUNTS	19,000+
FLOOD PLAIN	Yes

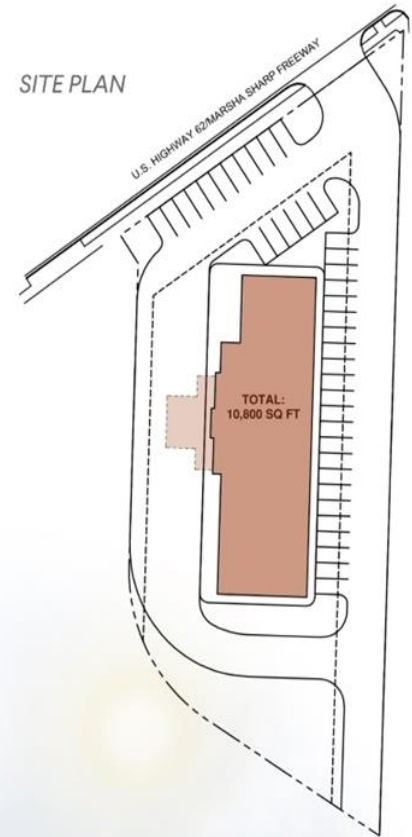
NOTABLE MEDICAL CENTERS NEARBY

COVENANT MEDICAL CENTER	1.5 miles
UNIVERSITY MEDICAL CENTER (UMC)	1.7 miles
TEXAS TECH HEALTH SCIENCES CENTER	2 miles





ELEVATION



PERSPECTIVE VIEW

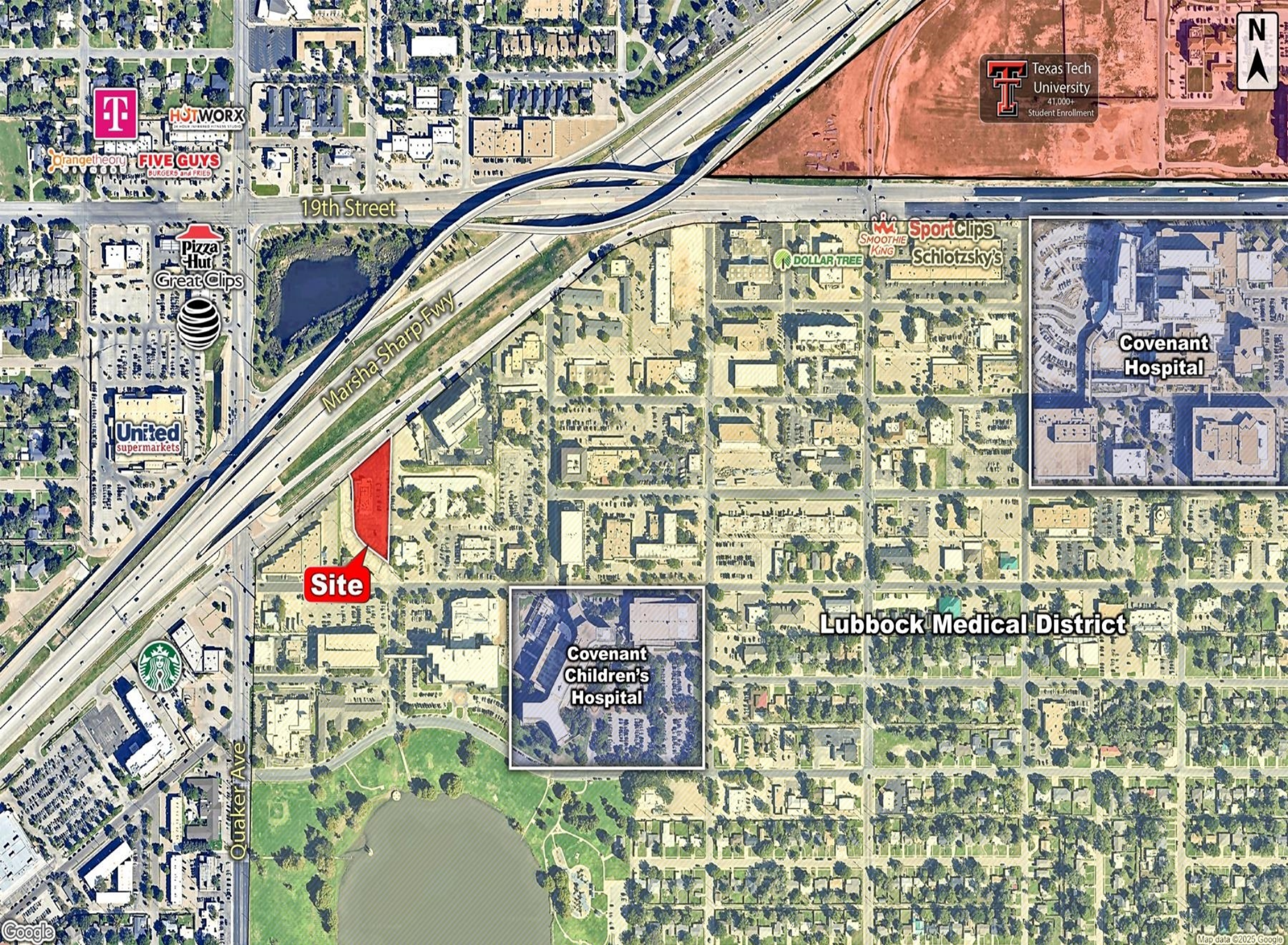
10,800 SQ FT MEDICAL CENTER

4301 Marsha Sharp Fwy W, Lubbock, TX, 79407

AMOB250021



Goodwyn Mills Cawood



19th Street

Marsha Sharp Fwy

Site

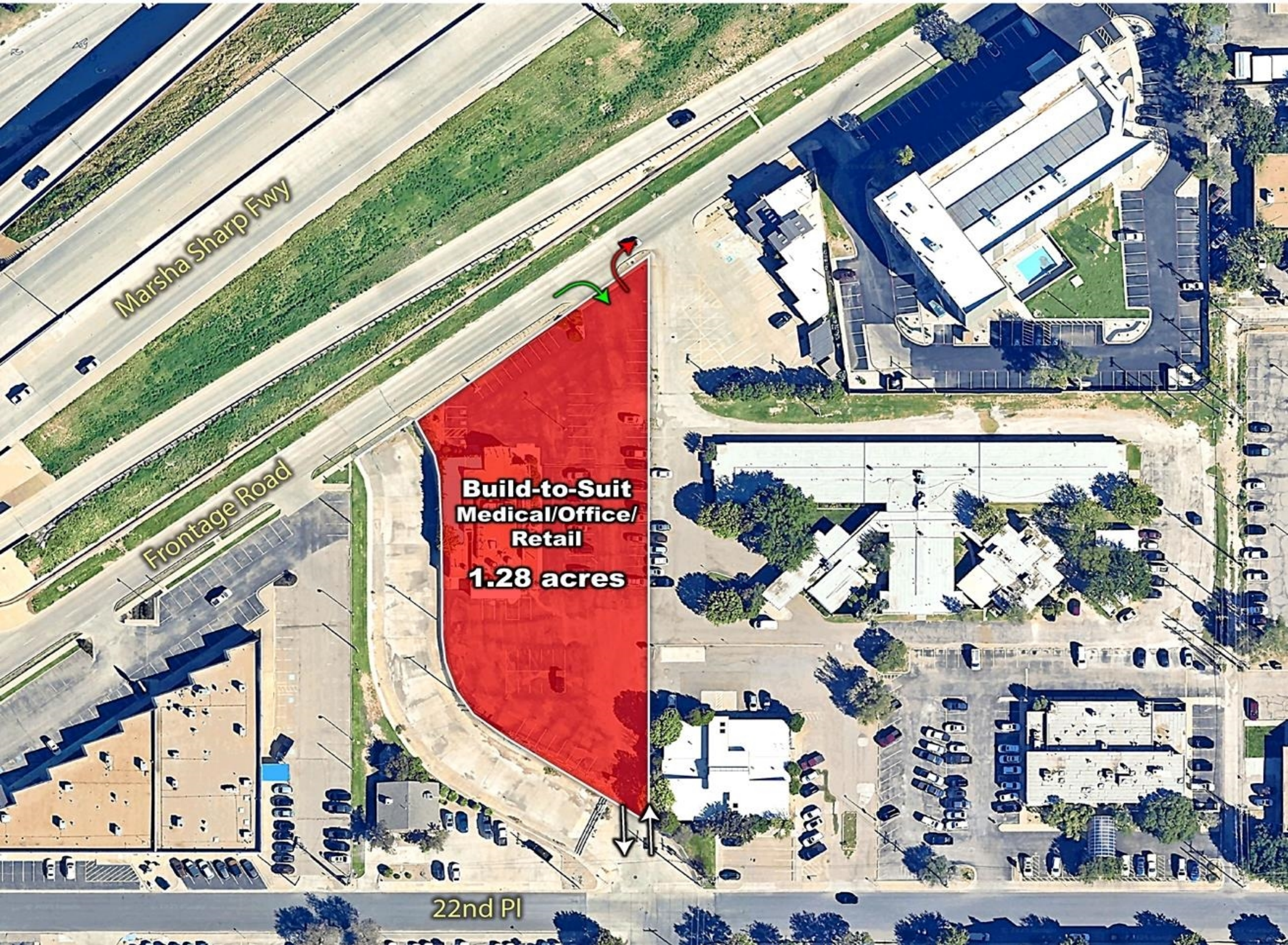
Sport Clips
Schlotzsky's

**Covenant
Hospital**

**Covenant
Children's
Hospital**

Lubbock Medical District

Quaker Ave



Marsha Sharp Fwy

Frontage Road

**Build-to-Suit
Medical/Office/
Retail
1.28 acres**

22nd Pl



04

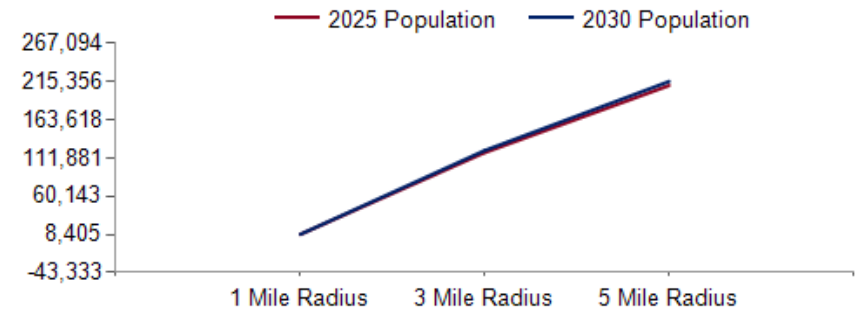
Demographics

Demographics

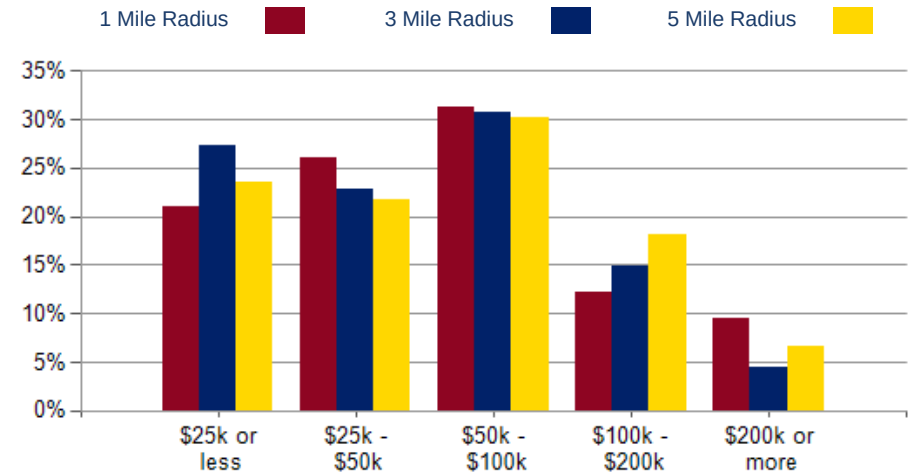
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,215	107,933	181,505
2010 Population	9,131	116,276	197,693
2025 Population	8,405	119,112	209,885
2030 Population	8,578	121,879	215,356
2025-2030: Population: Growth Rate	2.05%	2.30%	2.60%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	437	7,978	11,870
\$15,000-\$24,999	289	4,869	7,935
\$25,000-\$34,999	383	4,247	7,456
\$35,000-\$49,999	516	6,496	10,793
\$50,000-\$74,999	628	8,296	13,525
\$75,000-\$99,999	450	6,202	11,878
\$100,000-\$149,999	272	5,234	10,966
\$150,000-\$199,999	148	1,817	4,246
\$200,000 or greater	330	2,058	5,633
Median HH Income	\$52,829	\$50,017	\$55,743
Average HH Income	\$90,545	\$70,507	\$81,964

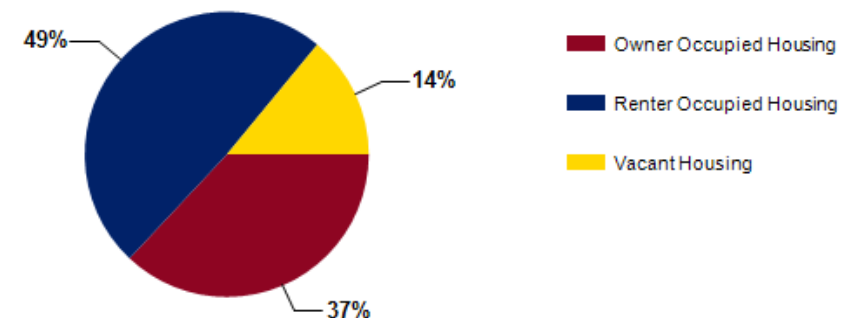
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,269	47,804	77,626
2010 Total Households	3,820	45,428	77,114
2025 Total Households	3,459	47,210	84,315
2030 Total Households	3,566	49,140	88,013
2025 Average Household Size	2.27	2.35	2.37
2025-2030: Households: Growth Rate	3.05%	4.00%	4.30%



2025 Household Income



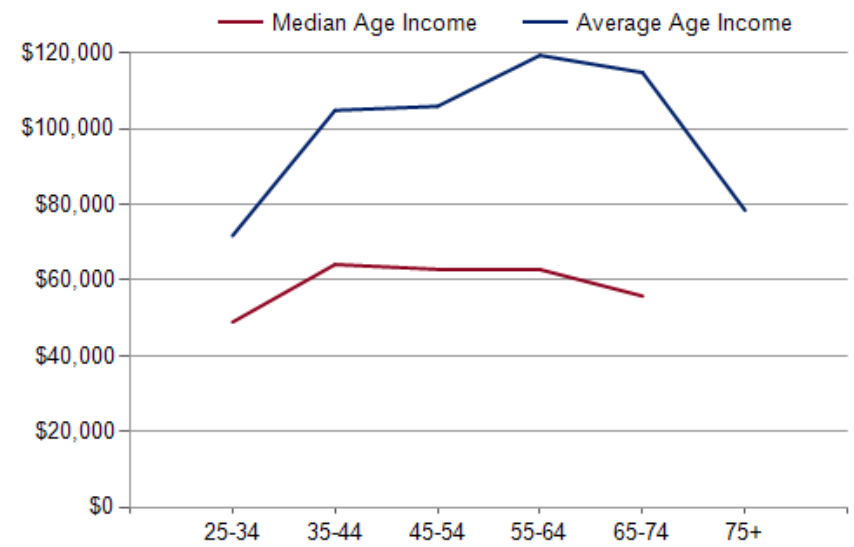
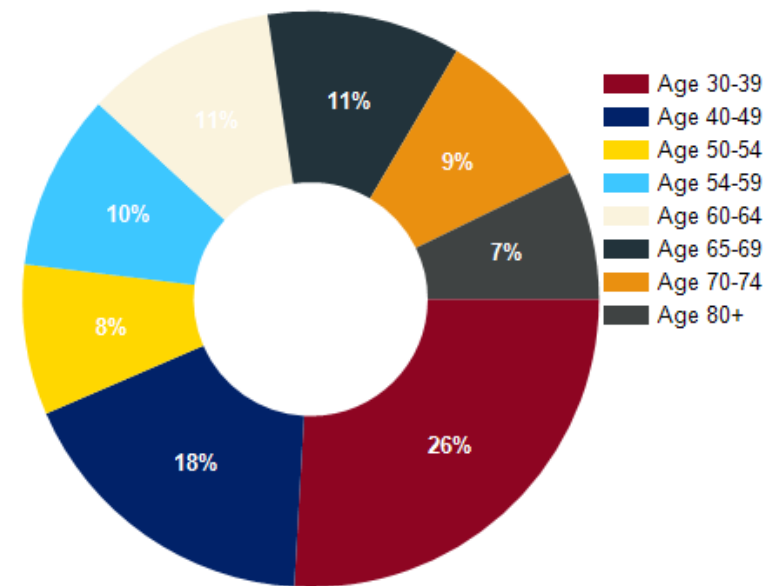
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	605	9,285	16,015
2025 Population Age 35-39	457	6,880	12,852
2025 Population Age 40-44	391	6,028	11,844
2025 Population Age 45-49	330	4,892	9,749
2025 Population Age 50-54	346	4,893	9,749
2025 Population Age 55-59	406	4,715	9,512
2025 Population Age 60-64	441	5,072	10,270
2025 Population Age 65-69	445	4,549	9,569
2025 Population Age 70-74	382	3,626	7,709
2025 Population Age 75-79	296	2,662	5,647
2025 Population Age 80-84	259	1,749	3,579
2025 Population Age 85+	459	1,960	3,821
2025 Population Age 18+	6,864	95,229	166,462
2025 Median Age	35	29	32
2030 Median Age	37	30	33

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,905	\$51,867	\$55,400
Average Household Income 25-34	\$71,743	\$67,893	\$76,622
Median Household Income 35-44	\$64,130	\$64,971	\$76,036
Average Household Income 35-44	\$104,882	\$84,897	\$98,008
Median Household Income 45-54	\$62,852	\$62,968	\$75,181
Average Household Income 45-54	\$105,942	\$86,545	\$100,462
Median Household Income 55-64	\$62,801	\$55,773	\$63,671
Average Household Income 55-64	\$119,406	\$81,153	\$93,580
Median Household Income 65-74	\$55,780	\$47,838	\$55,972
Average Household Income 65-74	\$114,878	\$73,361	\$85,554
Average Household Income 75+	\$78,462	\$64,399	\$68,565



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ELEVATION

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PERSPECTIVE VIEW

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