



NORTH PARK DEVELOPMENT

N Slide Road & Loop 289 | Lubbock, TX 79416

LAND



QUICK FACTS



PURCHASE PRICE

CALL BROKER



TOTAL ACREAGE

136 AC



ZONING

COMMERICAL



TRAFFIC COUNT

75,000+ VPD
(COMBINED)

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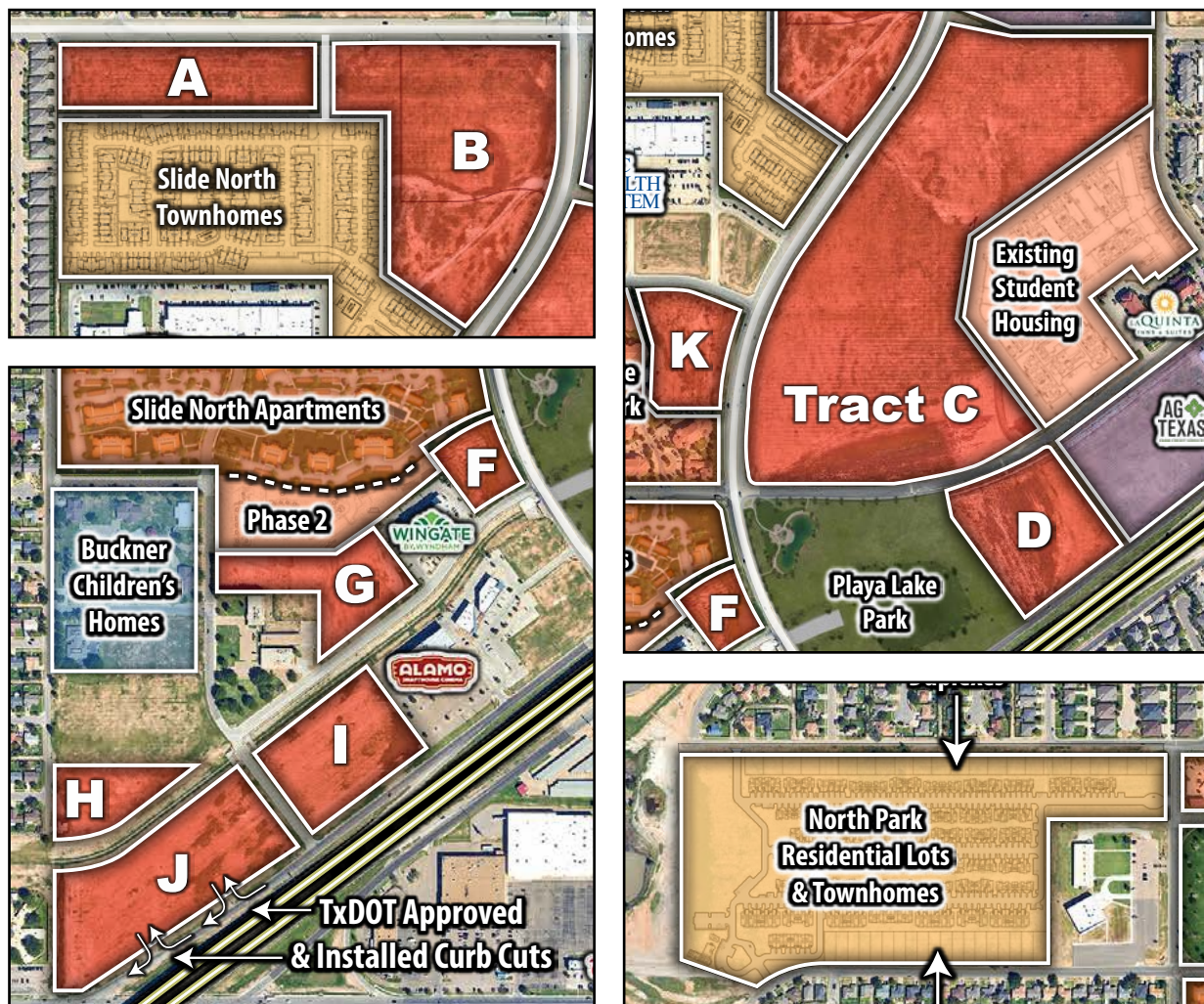
THE NORTH PARK DEVELOPMENT



Welcome to North Lubbock's premier mixed-use development: North Park. Positioned along the last prime commercial corridor on North Loop 289, North Park offers unmatched potential. Slide Road has been expanded to a 7-lane roadway, ensuring seamless connectivity. To the north, the newest and largest neighborhood under development, the North Pointe subdivision, anchors the area. Part of a 1,500+ acre Master Planned Community, North Pointe will feature multiple schools, driving significant traffic through North Park and enhancing its commercial appeal. Seize this opportunity to be part of North Lubbock's vibrant growth.



TRADE AREA & INFORMATION



LOCATION

Located at the Slide Road & N Loop 289 intersection and expanding north to Erskine Street in Lubbock, TX.

DESCRIPTION

Discover an exceptional development opportunity spanning over 130 acres in the strategically positioned North Park area of northwest Lubbock, TX. This expansive mixed-use zoned land is ideal for student housing or academic-related projects due to its proximity to Texas Tech University, Lubbock Christian University, and Wayland Baptist University. Close to University Medical Center and Covenant Health Systems, healthcare access is convenient. The area is also well-served with amenities like United Supermarkets, McDonald's, Walgreens, CVS, Walmart, Chick-fil-A, and Whataburger, and boasts various residential options, including Slide North Townhomes and Renaissance Apartments.

OPTIONS

Tract A - 6.41 Acres - Zoned A-2
 Tract B - 15.01 Acres - Zoned C-3
 Tract C - 41.57 Acres - Zoned C-3 & IHC
 Tract D - 6.37 Acres - Zoned IHC
 Tract E - Sold - 32.10 Acres
 Tract F - 1.80 Acres - Zoned IHC

Tract G - 4.10 Acres - Zoned IHC & AM
 Tract H - 3.22 Acres - Zoned IHC
 Tract I - 5.47 Acres - Zoned IHC
 Tract J - 11.24 Acres - Zoned IHC
 Tract K - 4.00 Acres (See following Page)



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Properties may be subdivided wherever appropriate.



NORTH PARK DEVELOPMENT - TRACT J



DEVELOPMENT

• The West Texas Land Team is pleased to offer Tract J with newly approved and installed TxDOT curb cuts. This is a significant development for the property, as it opens up enhanced accessibility and allows for smoother ingress and egress. These curb cuts will greatly benefit any future developments on the tract, providing increased convenience for residents and businesses alike. With improved accessibility and a prime location in the growing community, this tract presents a remarkable opportunity for commercial projects.

- Zoning: IHC
- A small portion of the property is in the floodplain
- This tract is available for purchase
- The above infrastructure illustration is approved and is “shovel ready”



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NORTH PARK DEVELOPMENT - TRACT K



EXPANDED DEVELOPMENT OPTIONS

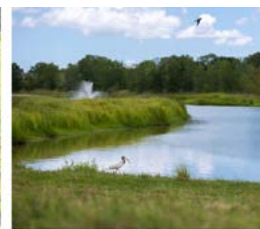
- The West Texas Land Team is pleased to offer Tract K with additional purchasing options from the owner
- Tract K offers 4 Acres at the southwest hard corner of N Slide Road and Colgate Street
- Zoning: C-3
- Property is not in the floodplain
- This tract is available for purchase
- Additionally, the owner is willing to develop and sell finished office lots
- The above infrastructure illustration is approved and is “shovel ready”



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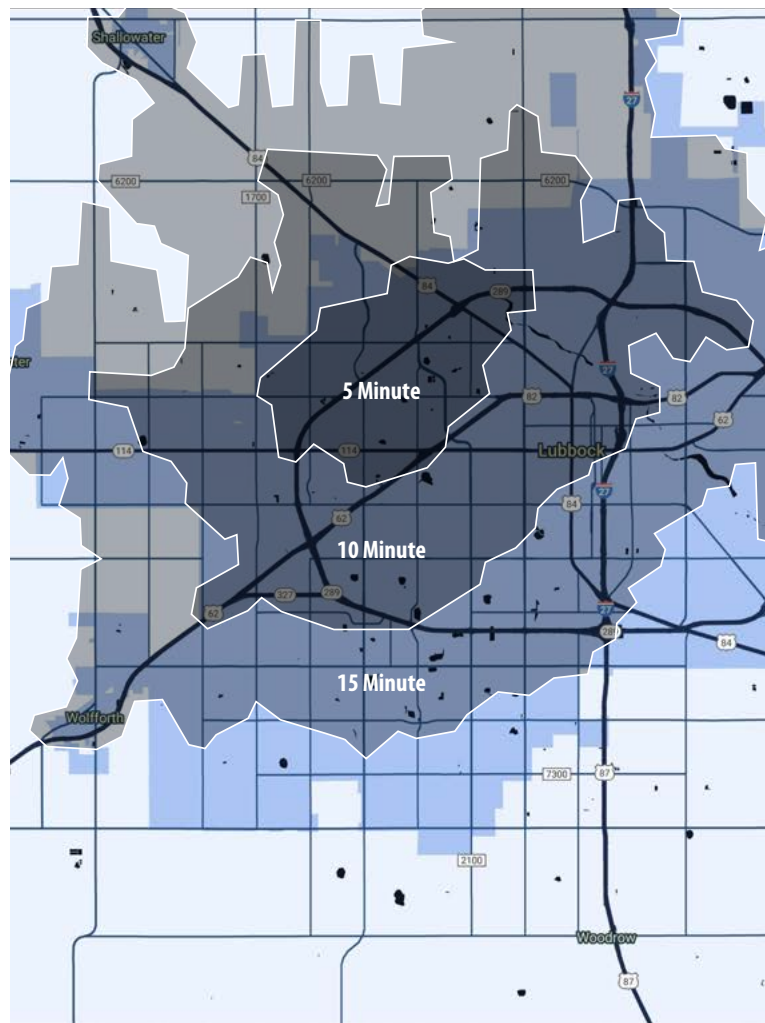
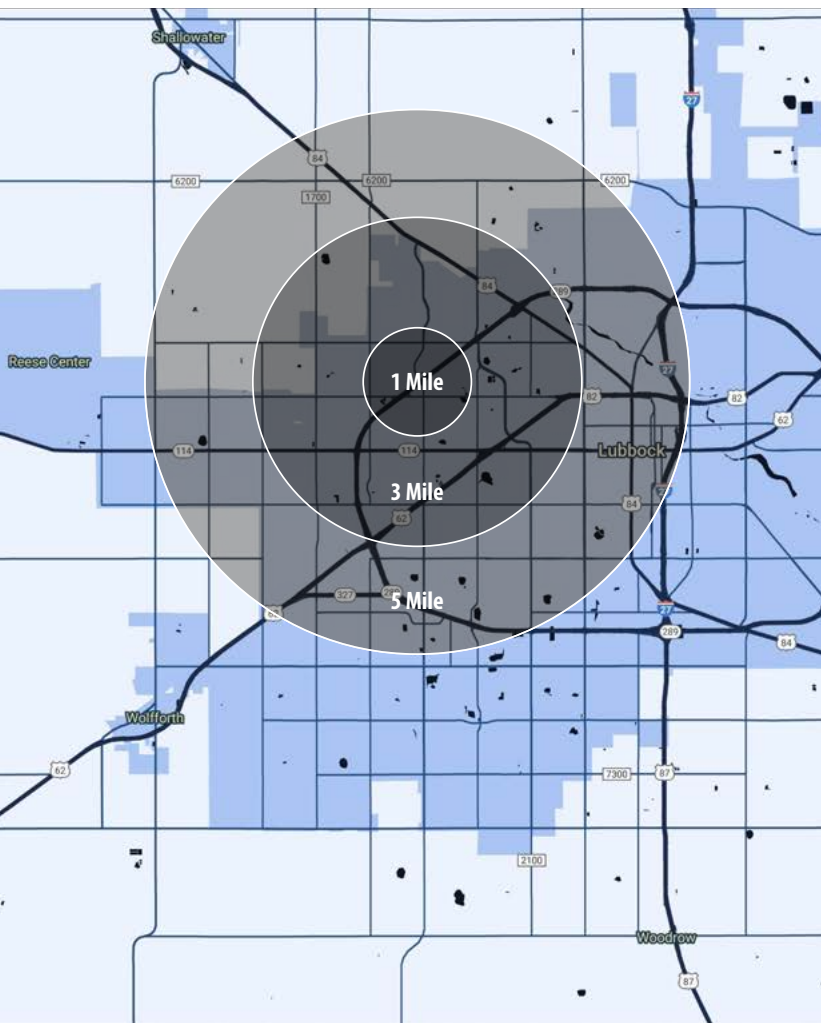


PLAYA LAKE PARK





DEMOGRAPHICS & DRIVE TIMES



POPULATION

TOTAL POPULATION
MEDIAN AGE
MALE TO FEMALE %
COLLEGE GRADUATE %

1 MILE

15,128
35
47.5%
31.1%

3 MILES

82,751
36
48.0%
28.3%

5 MILES

167,701
36
48.0%
28.5%

HOUSEHOLDS & INCOME

TOTAL HOUSEHOLDS
OF PERSONS PER HH
AVERAGE HH INCOME
AVERAGE HOUSE VALUE

1 MILE

6,033
2.5
\$77,110
\$254,677

3 MILES

30,649
2.4
\$75,688
\$211,268

5 MILES

66,951
2.5
\$77,062
\$207,590

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