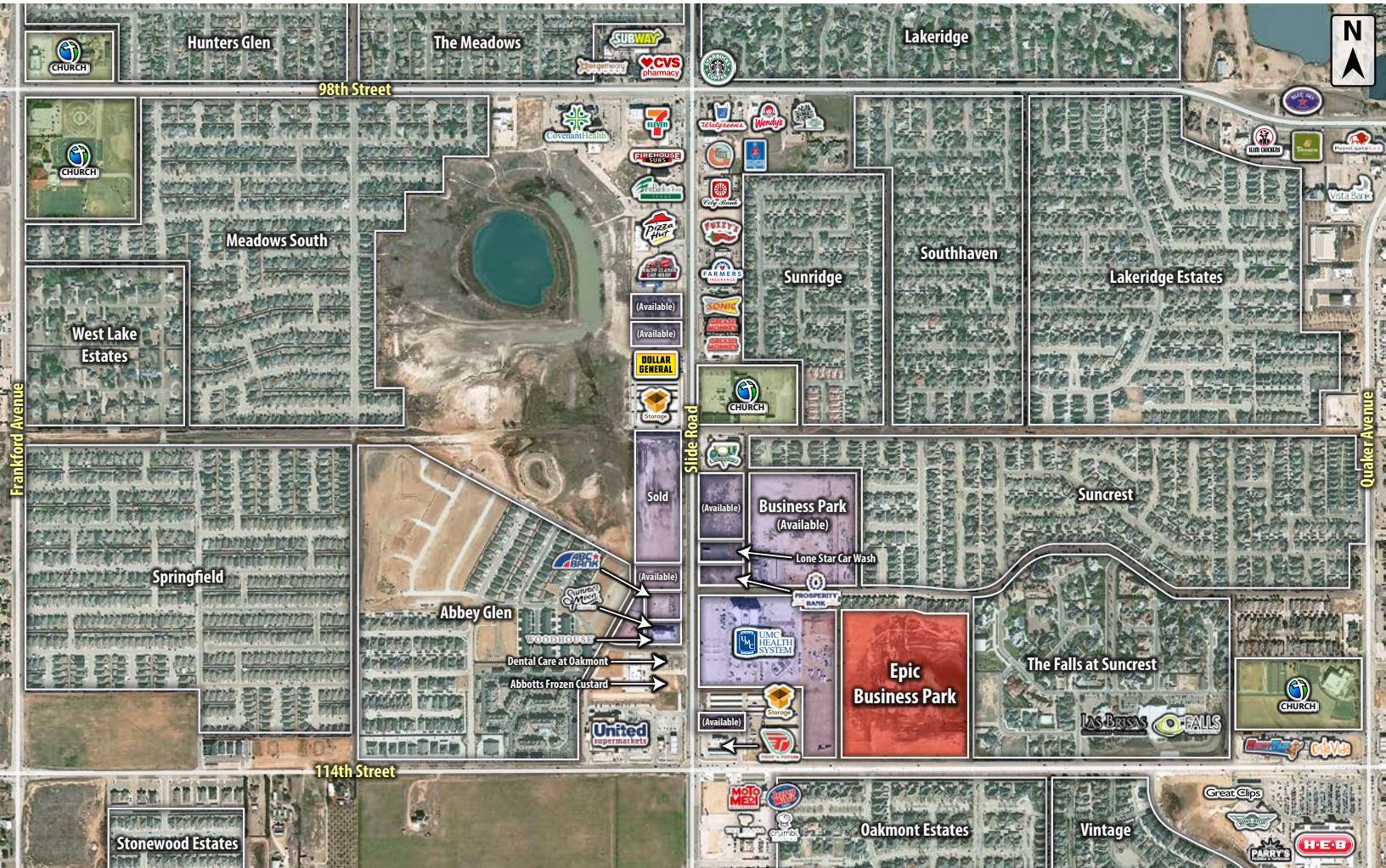




EPIC BUSINESS PARK

114th & Vicksburg, Lubbock, TX 79424

LAND



QUICK FACTS



PURCHASE PRICE

CALL BROKER



TOTAL ACREAGE

0.5-2 AC



ZONING

COMMERCIAL



TRAFFIC COUNT

17,000+ VPD

CBCWORLDWIDE.COM

BEAU TUCKER, CCIM
806.784.3298
BTUCKER@CBCLUBBOCK.COM
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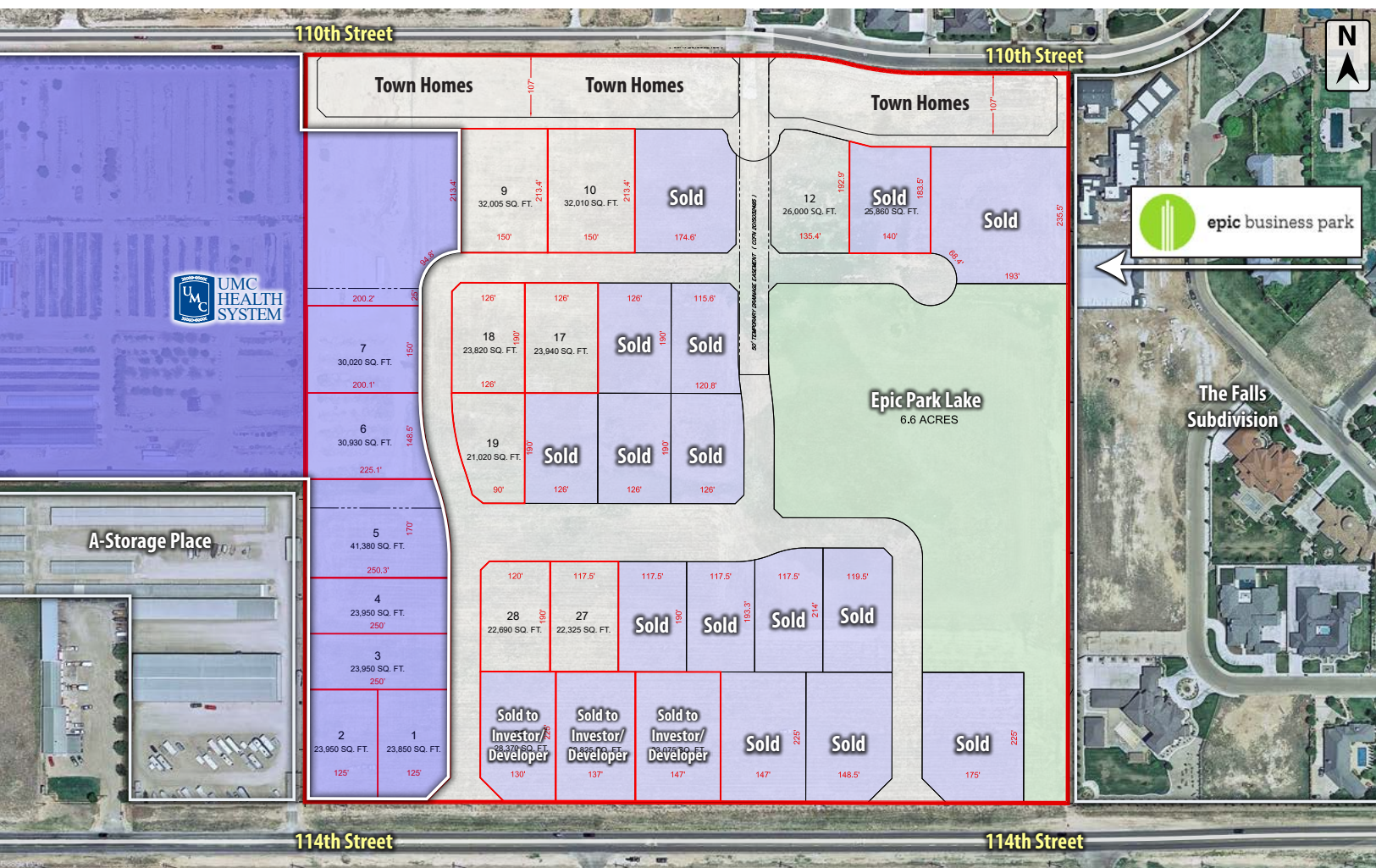
AARON HART
806.784.3254
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TRADE AREA & INFORMATION



LOCATION

This property sits between Slide Road and Quaker Avenue on the north side of 114th Street.

DESCRIPTION

Lubbock's Epic Business Park is the perfect destination for your commercial and industrial ventures. Boasting expansive land with flexible lot sizes, infrastructure, and essential utilities ready for immediate development, this premier location offers endless possibilities. Conveniently situated with easy access to Interstate 27, Loop 289, and the future Loop 88, seamless connectivity and efficient logistics are ensured. Surrounded by vibrant commercial hubs, healthcare facilities, and educational institutions, the park provides an enviable environment for businesses to thrive. Take advantage of Lubbock's strong economic growth, business-friendly atmosphere, and a skilled labor market, making Epic Business Park the ideal choice for office, medical, and retail developments.

OPTIONS

Pad Sites range from 21,020 Sq. Ft to 41,380 Sq. Ft.

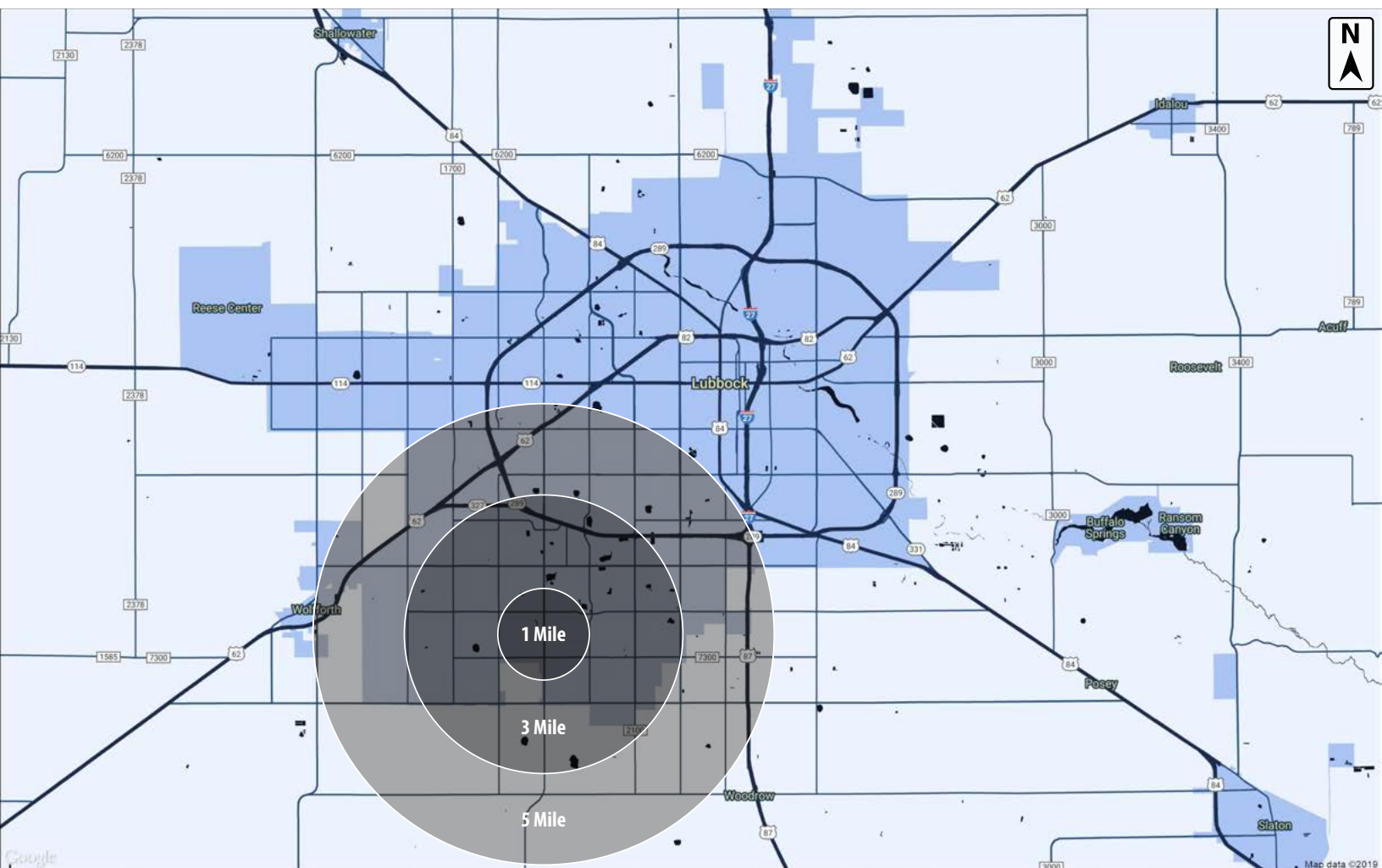
Call Broker for Pricing



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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,570	73,053	155,259
MEDIAN AGE	38	36	34
MEDIAN AGE (MALE)	37	36	33
MEDIAN AGE (FEMALE)	39	37	35

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,158	29,887	62,670
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$124,103	\$103,918	\$87,569
AVERAGE HOUSE VALUE	\$226,937	\$209,290	\$184,736

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