



RARE OPPORTUNITY TEXAS TECH UNIVERSITY LAND

NWC 4th Street & Quaker Avenue, Lubbock, TX 79416

LAND



QUICK FACTS



PURCHASE PRICE
AVAILABLE FOR
SUB LEASE



TOTAL ACREAGE
1.53 & 1.91 AC



ZONING
COMMERCIAL

CBCWORLDWIDE.COM

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TRADE AREA & INFORMATION



LOCATION

Located at the northwest corner of the 4th Street & Quaker Avenue intersection in Lubbock, TX.

DESCRIPTION

Texas Tech University has made land available for commercial development which presents a remarkable opportunity. As the prominent university in the region, Texas Tech has a strong influence on the local economy and community. The availability of this land offers the potential for substantial commercial development, with the added benefit of being located in close proximity to the university. This opportunity provides retailers with a prime location to tap into the market and capitalize on the university's reputation, influence, reach and diverse student base. The property's location enhances its appeal even more due to its proximity to healthcare facilities. It is situated just half a mile away from University Medical Center and only 1.25 miles from Covenant Health Systems. Utilities have been brought to the site and these pads are ready for commercial development.

OPTIONS

Tract A - 1.53 Acres - Call Broker for Pricing

Tract B - 1.91 Acres - Call Broker for Pricing



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TEXAS TECH UNIVERSITY



Texas Tech University, commonly known as TTU or Texas Tech, is a prestigious research institution located in Lubbock, Texas. Established in 1923, it currently has a student population of over 40,000, making it the fifth-largest university in the state, and it ranks within the top 100 in the U.S.

Offering over 150 undergraduate, 100 masters, and 50 doctoral degree programs, TTU provides a robust and diverse academic environment. The programs

span various disciplines, including arts, sciences, business, healthcare, and professional studies. The faculty at Texas Tech University is dedicated to providing academic guidance and inspiring intellectual curiosity. The university uniquely features a major university, law school, and medical school on one campus with the Texas Tech University Health Sciences Center.

The University is recognized as a Carnegie classified (R-1: Doctoral University – Highest Research Activity) institution, indicating its commitment to research and innovation. It is particularly recognized for its substantial contributions in environmental, healthcare, energy, and technological research.

The vibrant campus life at Texas Tech is embodied by the Red Raiders, the university's sports teams. Competing in the NCAA's Division I in the Big 12 Conference, the Red Raiders have made significant strides in sports like baseball, basketball, football, and track and field.

TTU's campus is the second-largest contiguous university campus in the United States, with Spanish Renaissance-themed architecture and state-of-the-art facilities. It provides a conducive environment for study, work, and personal development.

On campus, the university's student services include financial aid, career services, on-campus housing, and over 450 student organizations. The university also ensures students' mental health and wellbeing, coupled with plenty of extracurricular activities such as fitness programs and cultural events.

Texas Tech University significantly contributes to the local and state economy, employing several thousand individuals and thus bolstering Lubbock's development. The university also has programs to connect students with the local community; the "Service Learning" program, for example, allows students to apply classroom learning to real-world problems.

Notable alumni of TTU have made significant contributions across various fields, including arts, business, engineering, athletics, public service, education, and more. Thus, Texas Tech University stands as an influential institution for knowledge, economic growth, and research, living by its motto, "From here, it's possible".



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A map of Lubbock, Texas, with three concentric circles centered on the city. The innermost circle is labeled '1 Mile', the middle circle is labeled '3 Mile', and the outermost circle is labeled '5 Mile'. The map shows major highways (Interstates 40, 70, and 80; State Routes 114, 161, 170, 177, 289, 340, 381, 395, 401, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000). The map also shows surrounding towns such as Shallowater, Reese Center, Wolforth, Woodrow, Poser, Slaton, Ransom Canyon, and Buffalo Springs. A north arrow is located in the top right corner.



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,875	117,029	202,384
MEDIAN AGE	37.3	28.9	32.4
MEDIAN AGE (MALE)	36.3	29.2	32.1
MEDIAN AGE (FEMALE)	36.5	30.7	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,668	50,273	88,555
# OF PERSONS PER HH	2.7	2.3	2.3
AVERAGE HH INCOME	\$91,789	\$52,661	\$59,735
AVERAGE HOUSE VALUE	\$190,220	\$109,847	\$127,951

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