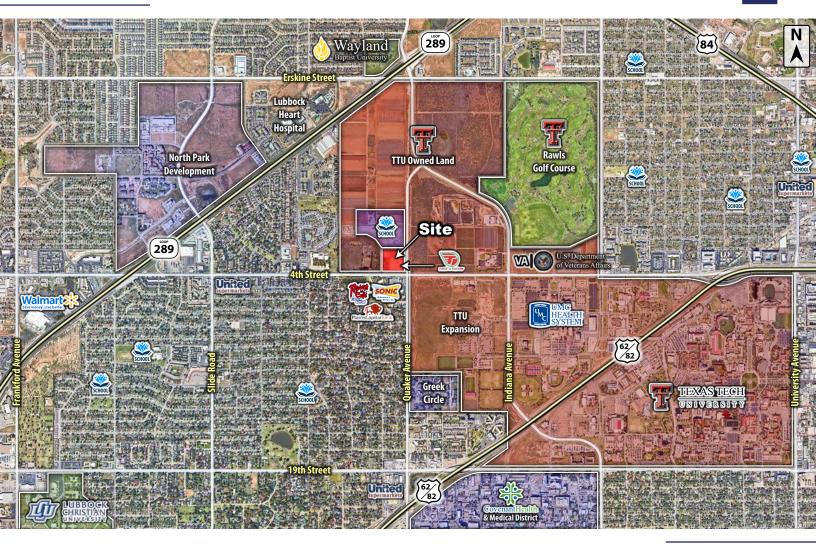




DNAJ

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



QUICK FACTS



AVAILABLE FOR SUB LEASE





CBCWORLDWIDE.COM

BEAU TUCKER, CCIM 806.784.3298 BTUCKER@CBCWORLDWIDE.COM CBCLANDMAN.COM AARON HART 806.784.3254 AHART@CBCWORLDWIDE.COM CBCLANDMAN.COM





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





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.

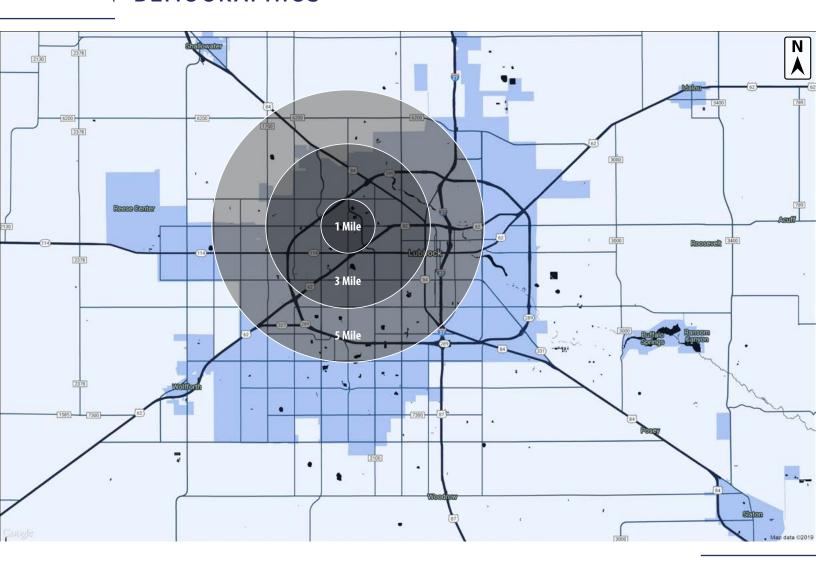
Notable alumni of TTU have made significant contributions across various fields, including arts, business, engineering, athletics, public service, education, and more. Thus, Texas Tech University stands as an influential institution for knowledge, economic growth, and research, living by its motto, "From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







DEMOGRAPHICS





POPULATION
TOTAL POPULATION
MEDIAN AGE
MEDIAN AGE (MALE)
MEDIAN AGE (FEMALE)

HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS # OF PERSONS PER HH **AVERAGE HH INCOME AVERAGE HOUSE VALUE**

36.3	29.2	32.1
36.5	30.7	34.1
1 MILE	3 MILES	5 MILES
3,668	50,273	88,555
2.7	2.3	2.3
\$91,789	\$52,661	\$59,735
\$190,220	\$109,847	\$127,951
,	,	•

3 MILES

117,029

28.9

5 MILES

202,384

32.4

1 MILE

9,875

37.3

CBCWORLDWIDE.COM

BEAU TUCKER, CCIM 806.784.3298 BTUCKER@CBCWORLDWIDE.COM **CBCLANDMAN.COM**

©2023 Coldwell Banker Real Estate LLC, dha Coldwell Banker Commercial Capital Advisors. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Red State LLC. Coldwell Banker Red State LLC and Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information should be independently verified before any person enters into a transaction based upon it.

