

98th & Indiana Commercial Land

9700 Indiana Ave, Lubbock, TX 79423

Property Features

This 1.457-acre commercial site is available for ground lease or build-to-suit at the lighted intersection of 98th and Indiana, two major arterial roads in Lubbock. The property offers excellent visibility to more than 23,000 vehicles per day and is surrounded by strong national retail synergy, including Kohl's, Planet Fitness, & Dollar Tree across the intersection. The site is adjacent to a new Mighty Wash scheduled to open in 2026 and is located within a dense residential area, making it an ideal opportunity for retail, service, or restaurant users seeking high traffic exposure and strong surrounding demographics.

Offering Summary

LOT SIZE	1.457 AC
DIVISIBLE?	Yes
RATE	Contact Broker

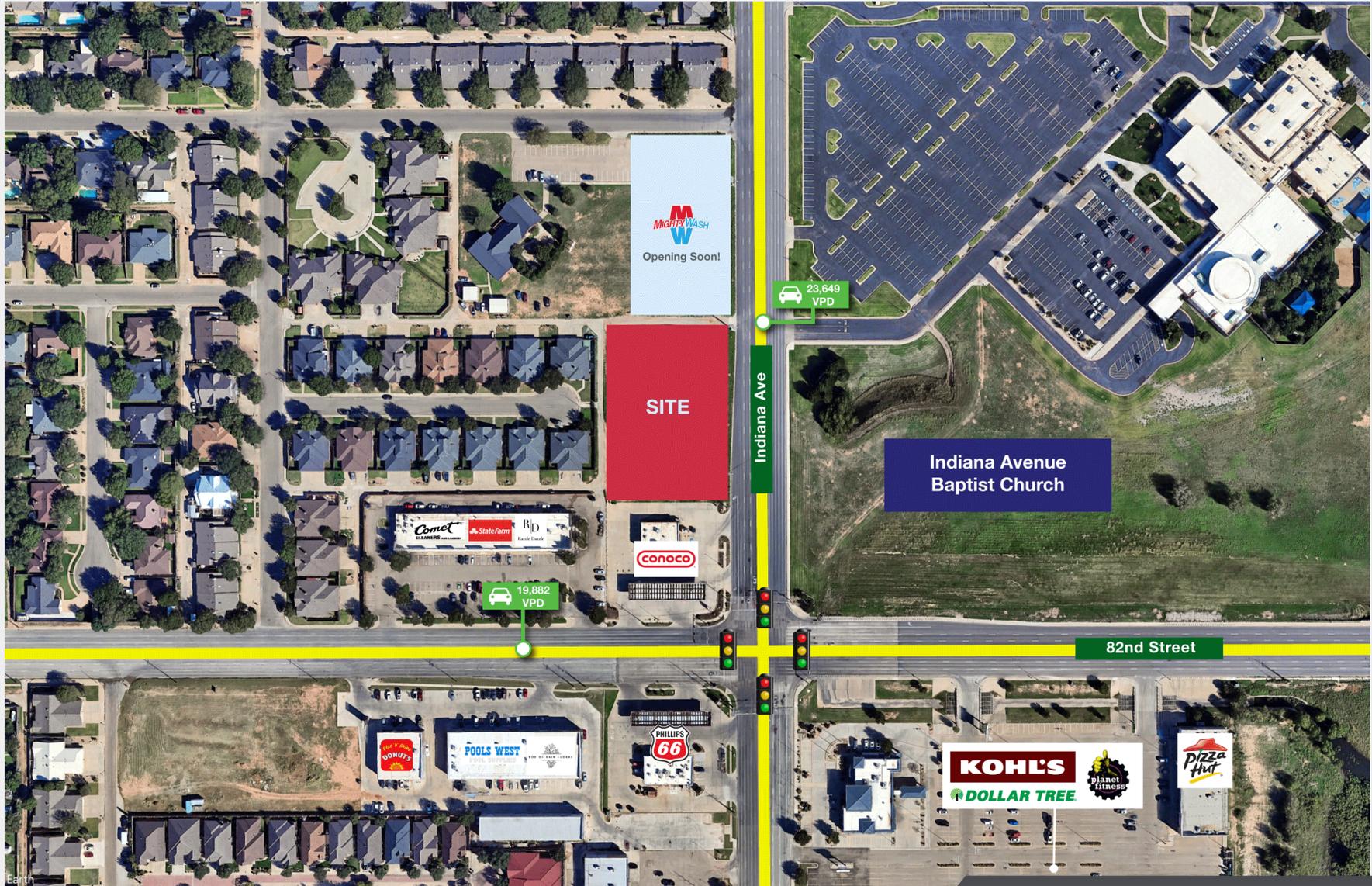
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GROUND LEASE OR BUILD TO SUIT

The Area:



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GROUND LEASE OR BUILD TO SUIT



Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	12,327	85,139	173,941
AVG HH INCOME	\$111,984	\$109,716	\$97,510
HOUSEHOLDS	5,273	34,727	70,748
MEDIAN AGE	41.5	37.8	35.7

Location Advantages

- Positioned near the lighted intersection of 98th Street and Indiana Avenue, two major arterial roads, providing excellent exposure to over 23,000 vehicles per day.
- Located across from national brands including Kohl's, Planet Fitness, and Dollar Tree, and adjacent to the new Mighty Wash opening in 2026, helping drive consistent consumer traffic to the area.
- Surrounded by established neighborhoods, offering a built-in customer base ideal for retail, service, or restaurant concepts.