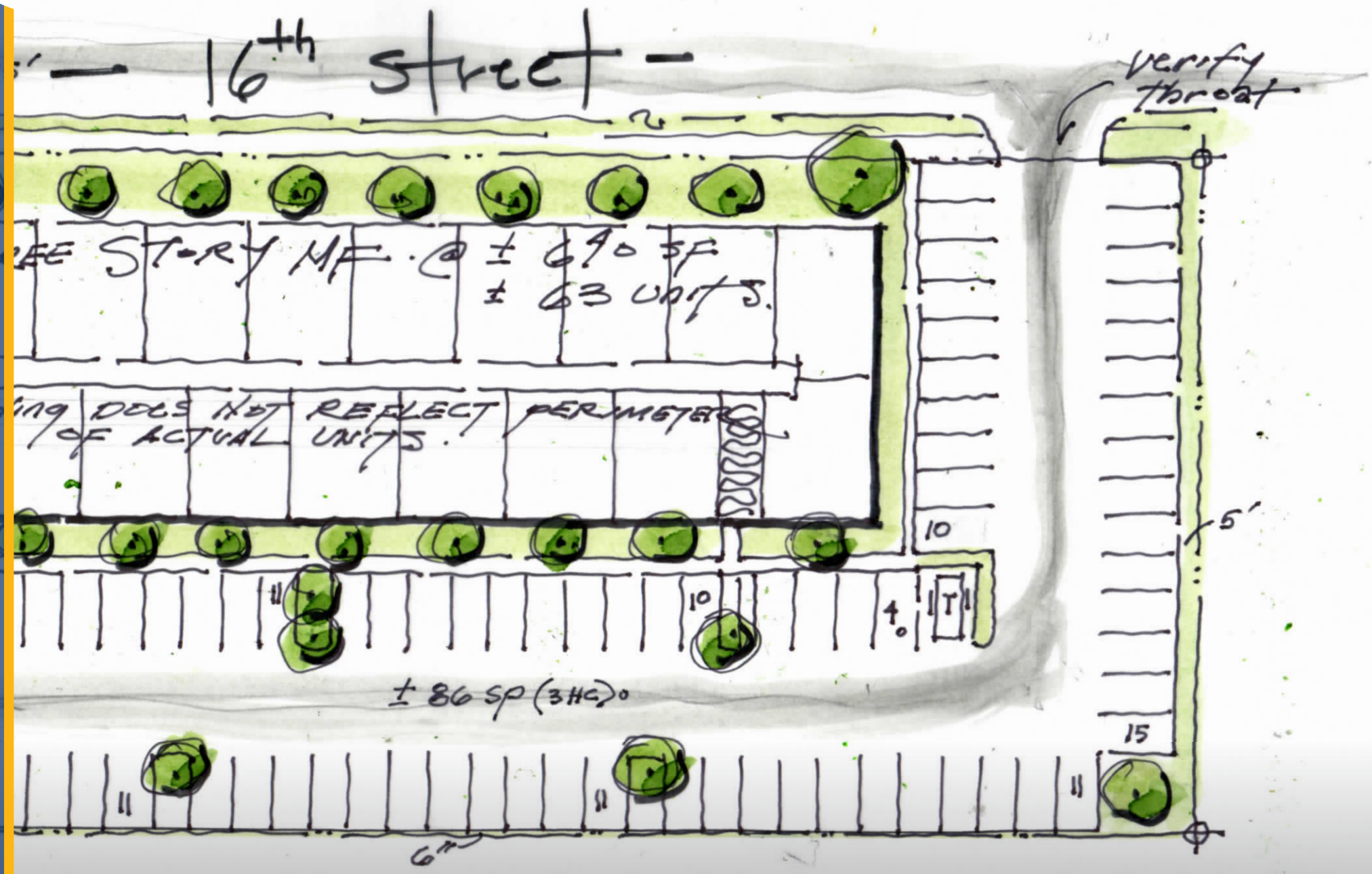




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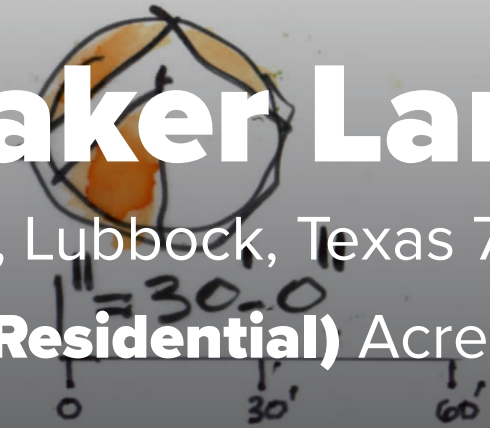


Conceptual Massing - Density Study

Quaker Land

4307, 4311, 4315, 4317, and 4319 16th Street, Lubbock, Texas 79416

Zoning: **MDR (Medium Density Residential)** Acres: **1.3**





 **the multifamily group.**

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Summary:

The Multifamily Group is pleased to present 1.3-acres of prime, developable land in the rapidly growing city of Lubbock, Texas. Comprising five contiguous parcels in a 360' x 157.5' rectangular layout, the site is already zoned for residential or multifamily use. Located in a highly desirable area of Lubbock with limited new construction, this property offers a compelling investment opportunity.

Investment Highlights:

- » 1.3-Acre Infill Multifamily Site Assembled by a Long-Term Owner
- » Fully Entitled; Preliminary Plans Support ~63 Units Plus Leasing Office
- » Located between Texas Tech University and affluent Rush neighborhood (\$219K median income per Nextdoor)
- » Walkable Location Serving Young Professionals, Medical Staff, and Graduate Students
- » One Mile from University Medical Center, Covenant Hospital, and Texas Tech Law School

**Note: The Yardi Matrix data is in reference to a nearby property, St. Francis Village (0.20-miles east)*

Property Details



General

Terms	Free and Clear
Address	4307, 4311, 4315, 4317, and 4319 16th Street Lubbock, Texas 79416
Site Size	1.3-Acres
Zoning	MDR (Medium Density Residential)

Flood Zone

Partially in Zone AE and Partially in Zone X

Tax Information

County	Lubbock
Assessed Value	\$38,880
Tax Rate	1.77%

School Information

School District	Lubbock ISD
Elementary	Rush Elementary School
Middle School	Mackenzie Middle School
High School	Coronado High School

Quick CAD Links

- Property ID: [R74487 - 0.40-Acres](#)
- Property ID: [R74541 - 0.18-Acres](#)
- Property ID: [R74513 - 0.18-Acres](#)
- Property ID: [R74591 - 0.36-Acres](#)
- Property ID: [R74621 - 0.18-Acres](#)



Lot Density and Dimensions.

A. *Residential.* All residential developments in the MDR district shall be in accordance with Table 39.02.004.d-2 MDR Lot Density and Dimensions, based on building type. Maximum building heights and minimum setbacks are for principal structures. Where a minimum required setback is less than 20 feet, a front-loaded garage shall have a minimum setback of 20 feet and the remainder of the building may meet the minimum setback that is less than 20 feet.

B. *Nonresidential.* For nonresidential developments, refer to Section 39.02.006a, Neighborhood Commercial (NC) *see below.*

C. A one-story wing or extension of the primary structure that does not exceed 50% of the overall width of the primary structure, may have a reduced rear setback of 5 feet. In instances where the rear lot line is adjacent to a paved alley, then the rear setback for the wing or extension may be reduced to 18 inches.

Table 39.02.004.d-2 MDR Lot Density and Dimensions						
Standards	Single-Family Detached		Duplex		Townhouse	Apartment or Multiplex
	Garden Home	Cottage	Side by Side	Stacked		
Minimum Lot Area (square feet)	2,200	2,200	2,000 per DU	1,800 per DU	1,300	7,000
Minimum Lot Width (feet)	35	35	40	40	20	50
Maximum Building Height (feet)	35	35	35	45	45	45
Minimum Front Setback (feet)	15	15	15	15	15	15
Minimum Front Setback (feet) (cul-de-sac)	5	5	5	5	5	5
Minimum Side Setback (feet) (Zero Setback Side/Non-Zero Setback Side)	0/10	5	5	5	0/5	5
Minimum Side Street Setback (feet)	5	5	5	5	5	5
Minimum Rear Setback (feet)	10	10	15	15	10	10
Minimum Common Open Space (percent)	5	5	15	10	5	10
Maximum Building Coverage (percent of lot)	65	65	50	50	70	45



USGS, USDA, The National Map: Orthoimagery, March 12, 2025.

Powered by Esri

<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped NO SCREEN Area of Minimal Flood Hazard Zone X 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AV 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to ... 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> 20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer
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Economic Growth and New Developments:

Downtown & Community Development

1. [Downtown Revitalization & Broadway Market](#)

A major downtown project called Broadway Market is set to begin construction in 2026. It's envisioned as a mixed-use destination with:

- » A vibrant food hall with local vendors.
- » A 14,000 sq ft coworking hub.
- » Rooftop bar and event space overlooking the future downtown park.
- » Walkable outdoor spaces like The Alley connecting the experience.
- » This development aims to bring dining, work, nightlife, and gathering spaces to the heart of Lubbock.

2. [Lubbock Downtown Park](#)

- » Groundbreaking took place in late 2025 on a new Downtown Park at Broadway & Avenue L, expected to open in 2026.
- » Features include open lawns, a multi-use stage, public art areas, food truck courts, game zones, pet spaces, and more — intended to be a central gathering spot and hub for community activity.

3. [Unified Development Code \(UDC\) & PlanLubbock 2040](#)

The city adopted a Unified Development Code to streamline and support long-term planning as part of the PlanLubbock 2040 comprehensive plan.

- » This regulatory update is designed to help guide future growth, zoning, and mixed-use development across Lubbock.

Infrastructure & Transportation Projects

4. [Lubbock Loop-88 Expansion](#)

- » Construction continues on Loop-88, a major outer loop around Lubbock designed to handle increased traffic, improve mobility, and reduce congestion through phased upgrades and expansions.

5. [Capital Improvements & Street Bonds](#)

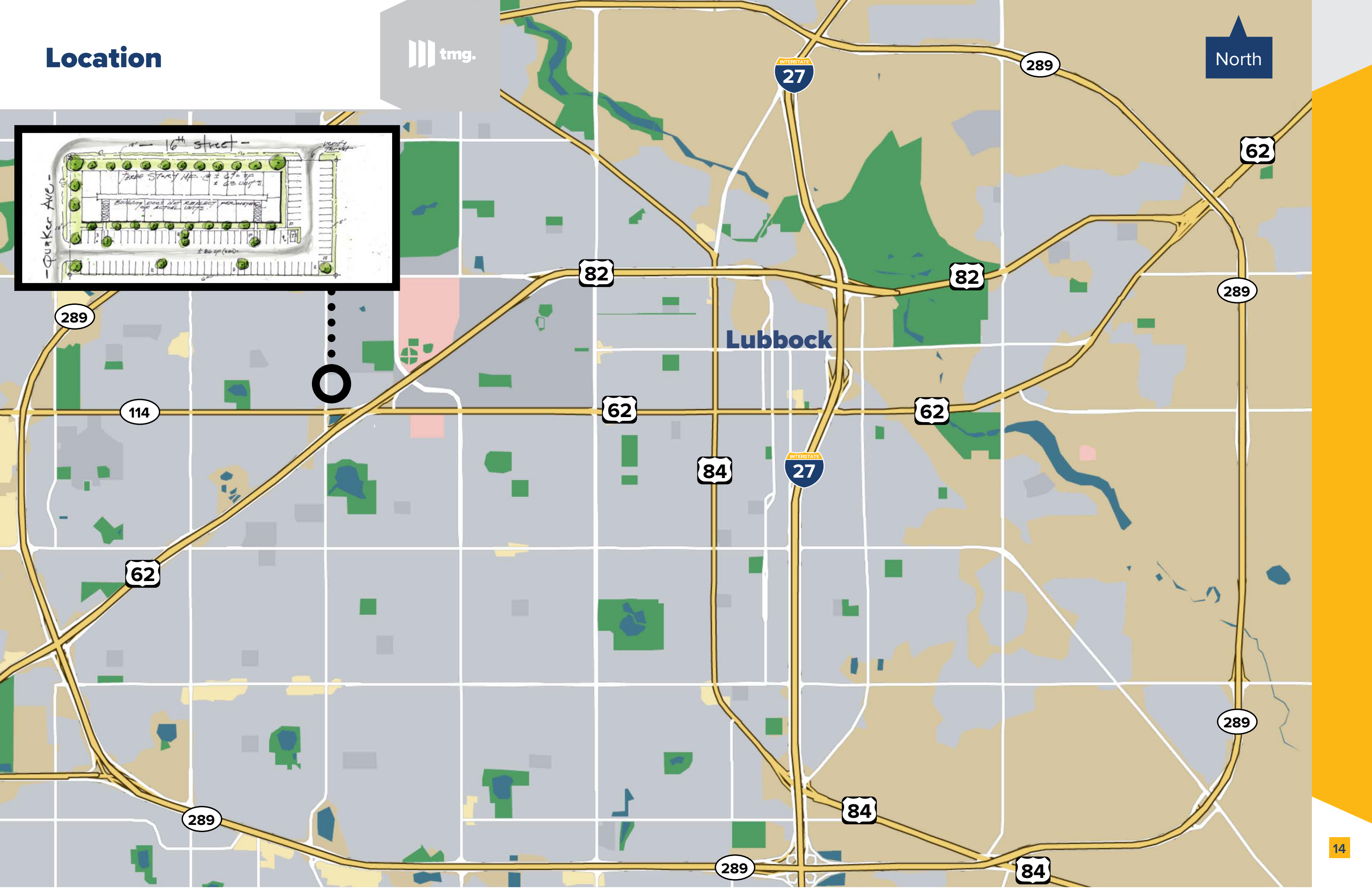
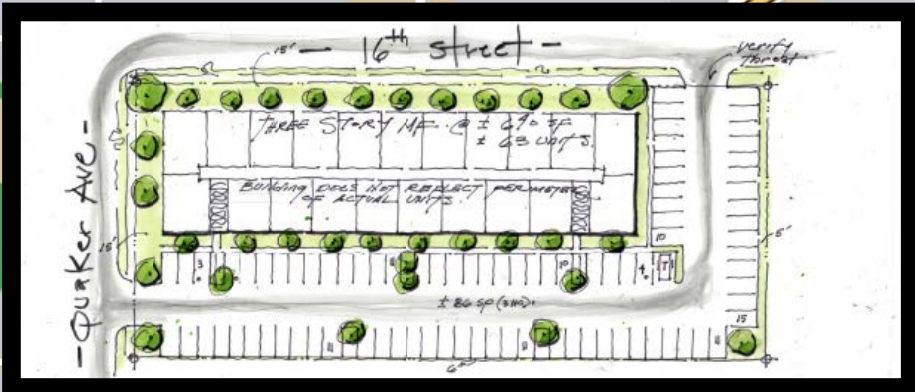
- » Ongoing street bond initiatives from recent city bonds are funding roadway, sidewalk, and infrastructure upgrades to support future growth and connectivity across neighborhoods.

Utility & Sustainability Infrastructure

6. [Water & Power Planning](#)

- » Lubbock is undertaking utility upgrades, including plans for Lake 7 to treat and reuse city water to bolster long-term supply as the population grows.
- » The city's integration with the ERCOT electric grid enhances power reliability and supports future industrial and commercial growth.

Location

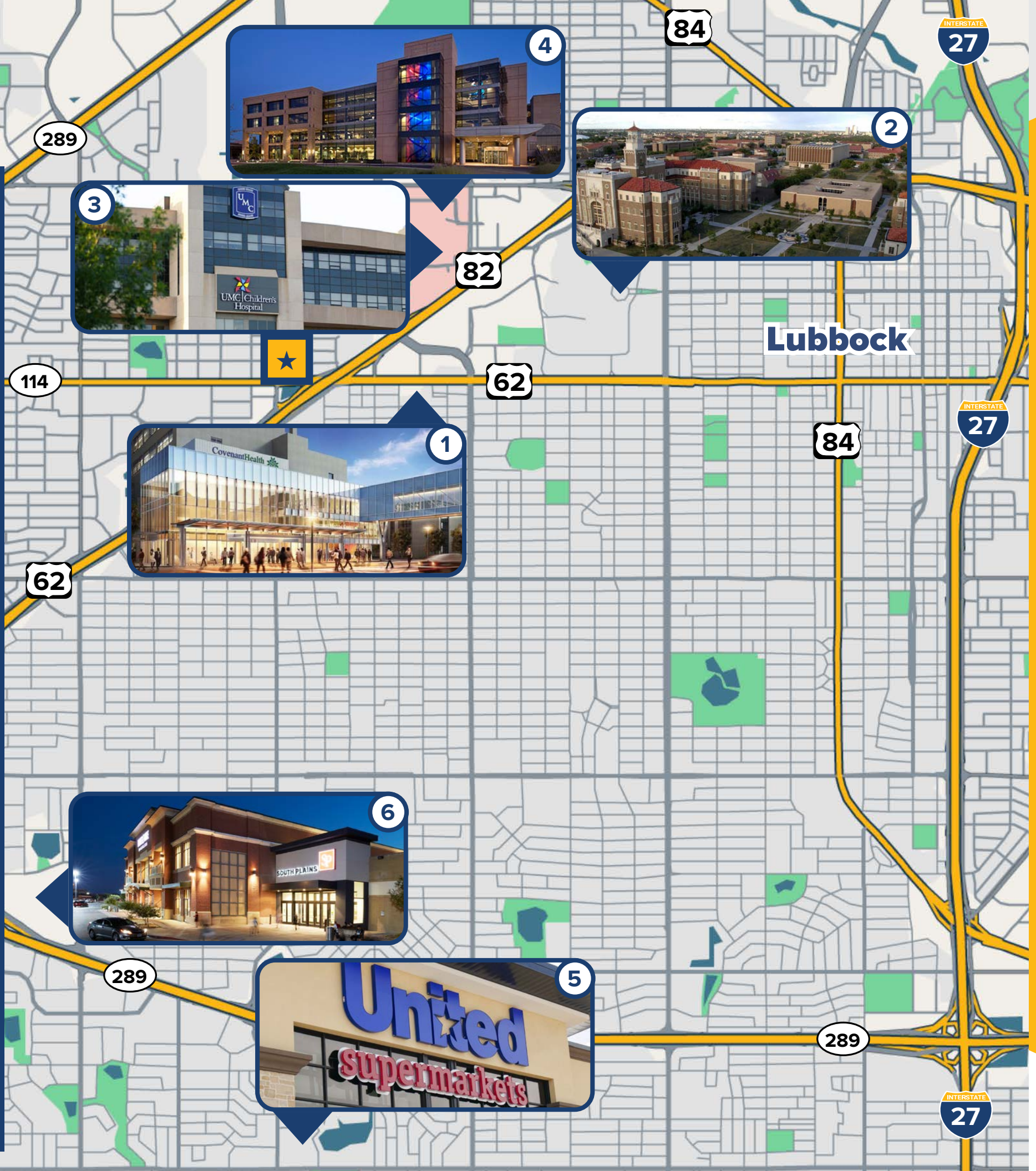


Economic Drivers



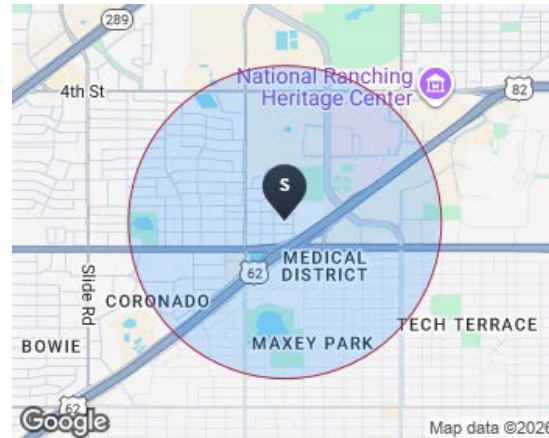
Company	Local Employment
<p>1 Covenant Health System Largest healthcare institution in west Texas. In 2022, Covenant Health invested \$75 million in the communities of the Texas-New Mexico Region.</p>	6,158
<p>2 Texas Tech University 40,000 enrolled students, 150+ degree programs, and an endowment of \$1B. Awarded over \$190MM in scholarships and has generated a statewide economic impact of \$3.5B.</p>	5,681
<p>3 University Medical Center Hospital with 500 beds, serving as the primary teaching hospital for Texas Tech University Health Sciences Center. As of August 2023, it has an annual operating budget of \$867 million, and distributes more than \$323MM in payroll.</p>	4,274
<p>4 TTU Health Sciences Center Since its establishment in 1969, TTU-HSC has trained over 28,000 healthcare professionals, with more than 3,700 physicians graduating from its School of Medicine.</p>	3,796
<p>5 United Supermarkets (Corporate) Grocery chain operating 96 stores and 38 fuel centers in 54 communities across Texas and New Mexico. Generated an estimated revenue of \$1.5+ billion as of 2020.</p>	3,443
<p>6 South Plains Mall Spanning 1,136,000 SF and serving as a retail powerhouse with 145 shops, eateries, and department stores, attracting a variety of trades encompassing 500,000 people.</p>	N/A

* Omitting School Districts and Local Government





AREA INFORMATION - 1 MILES



Demographics

Total Population	9,872
Population Density per Sq Mile	2,086
Population Projection in 5 years	10,346
Population Median Age In Years	32
Total Housing	4,010
Average People per Household	2.71
Median Household Income	\$68,711
Employed Population	4,172

Area Characteristics

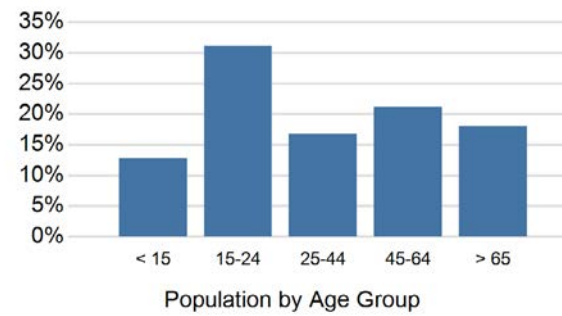
Properties in the Area	3
Total Units in the Area	242
Total Unit SqFt in the Area	168,285

Asset Benchmark Rates

Average Rent One Bedroom	\$757
Average Rent/SqFt One Bedroom	\$1.18
Occupancy Rate	73.1%

Average Improvements Rating	C+
Average Location Rating	C+

Demographic Cohorts



Age		
Under 15	1,262	12.8%
15 to 24	3,078	31.2%
25 to 44	1,656	16.8%
45 to 64	2,093	21.2%
Over 65	1,783	18.1%

Gender		
Male	5,252	53.2%
Female	4,620	46.8%

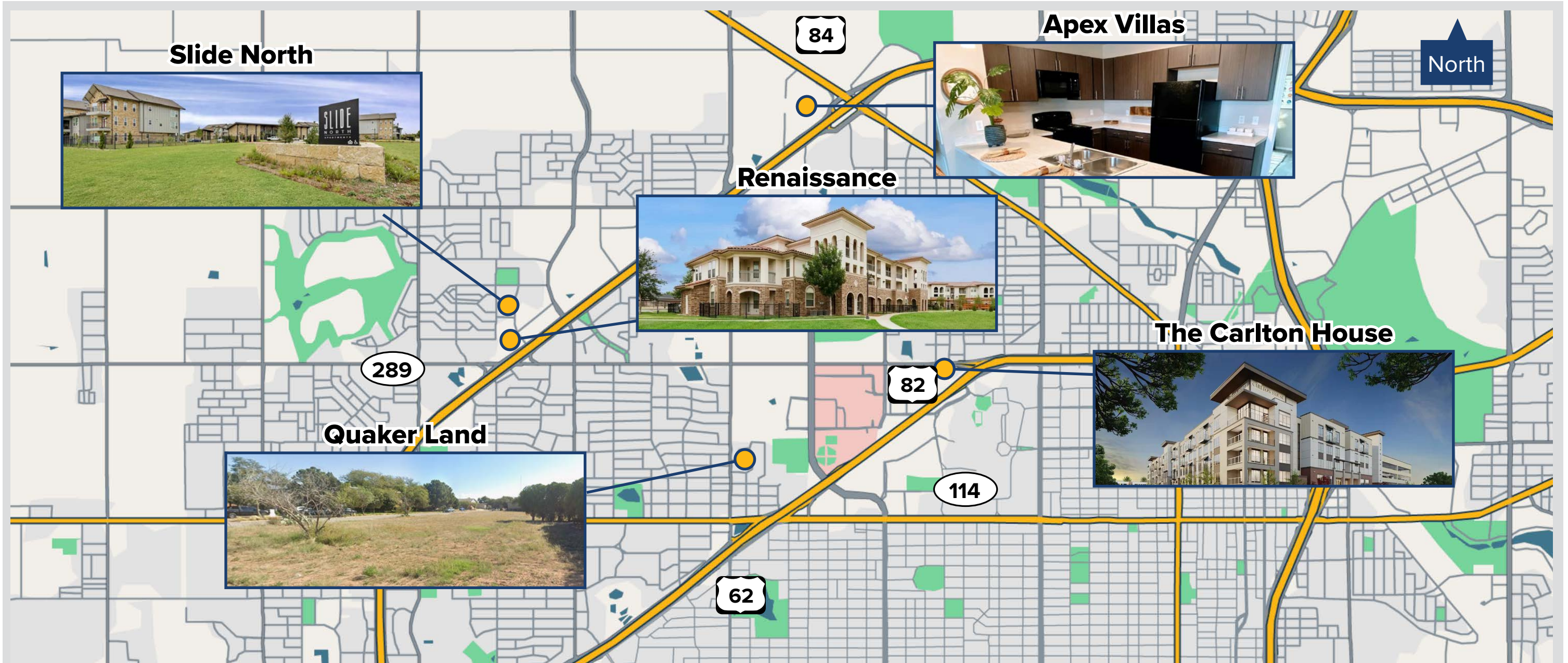
*Note: The Yardi Matrix data is in reference to a nearby property, St. Francis Village (0.20-miles east)

Comparable Rental Properties



**Note: The square footages of the units are estimates. Potential buyers should verify.*

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Quaker Land | Lubbock, TX



Property Name	Address	City	State	Zip	Year Built	# of Units	Occupancy	Avg. Size	Avg. Rent/Unit	Avg. \$/SF
The Carlton House	303 Detroit Ave	Lubbock	TX	79415	2022	209	78%	744	\$1,758	\$2.36
Slide North (Adj +\$400 Prem Loc)	5205 Auburn St	Lubbock	TX	79416	2021	296	85%	808	\$1,672	\$2.06
Apex Villas (Adj +\$400 Prem Loc)	3701 Clovis Frontage Rd	Lubbock	TX	79415	2021	240	99%	818	\$1,470	\$1.79
Renaissance (Adj +\$400 Prem Loc)	5202 Auburn St	Lubbock	TX	79416	2011	328	96%	931	\$1,646	\$1.76
Averages							90%	825	\$1,637	\$1.99
Quaker Land (Proforma)	4307, 4311, 4315, 4317, 4319 16th St	Lubbock	TX	79416		63		640	\$1,500	\$2.34
Variance								(185)	(\$137)	+\$0.35



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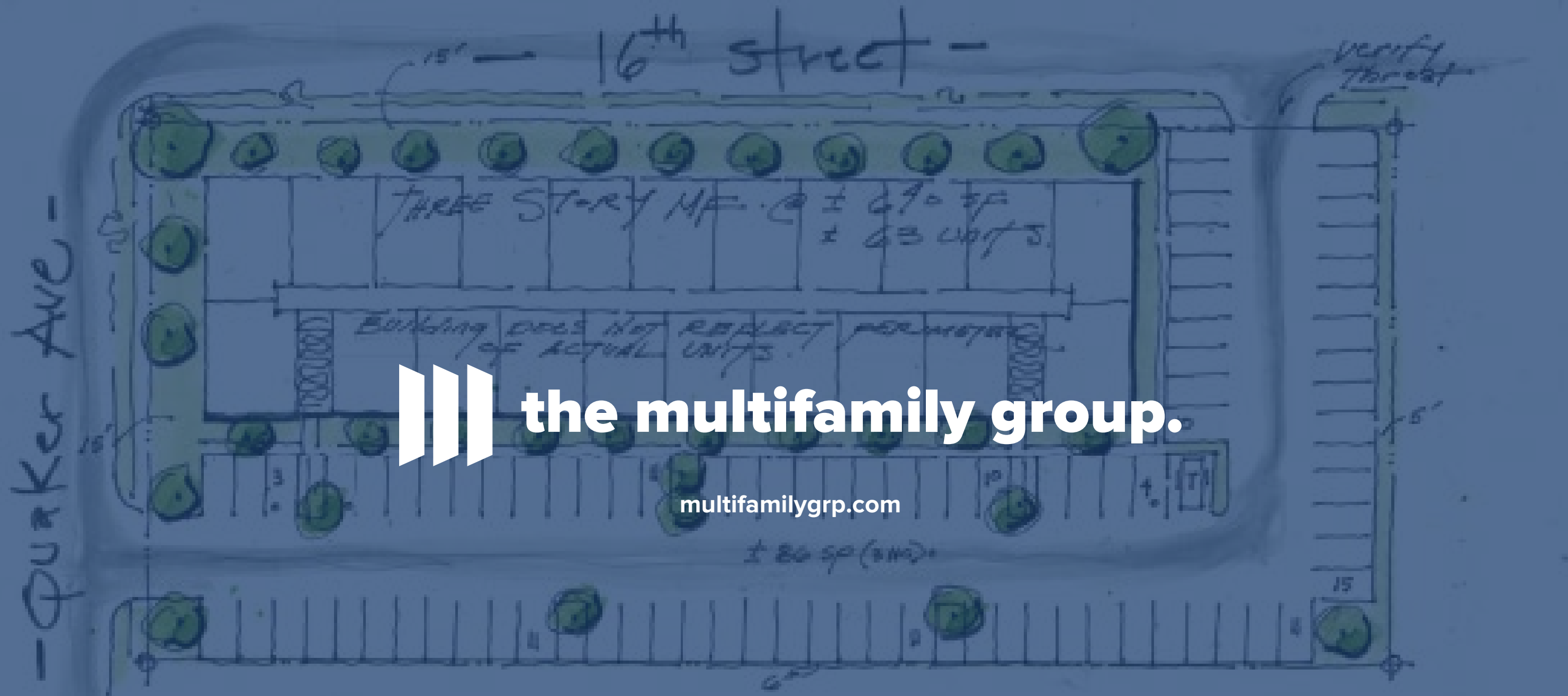
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To the extent Owner or any agent of Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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Conceptual Massing - Density Study.

December 2, 25.

