



FOR LEASE

Prime Redevelopment Pad Site

1001 Avenue Q Lubbock, TX 79401

Property Features

This 1.72-acre site on Avenue Q offers a prime redevelopment opportunity nestled in between downtown Lubbock and Texas Tech University, home to 42,000+ students. With multiple access points, strong traffic counts, and excellent frontage, the existing bank will be cleared for new ground-up development. Perfect for a single-tenant user seeking high visibility and a central location that serves both Texas Tech and downtown. The site's infill position ensures lasting demand and connectivity to Lubbock's busiest corridors.

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Offering Summary

LOT SIZE	1.72 AC
LEASE RATE	Contact Broker
LEASE TERM	Contact Broker

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Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	12,017	71,010	153,428
AVG HH INCOME	\$47,385	\$54,307	\$69,833
TOTAL HOUSEHOLDS	4,920	26,423	59,679
MEDIAN AGE	24.9	27.7	30.6

Location Advantages

- Positioned directly on Avenue Q, a major arterial road with over 21,000 vehicles passing daily
- Just minutes from Texas Tech University, home to more than 42,000 students
- Ideally situated between student housing and downtown, ensuring consistent traffic throughout the day and evening