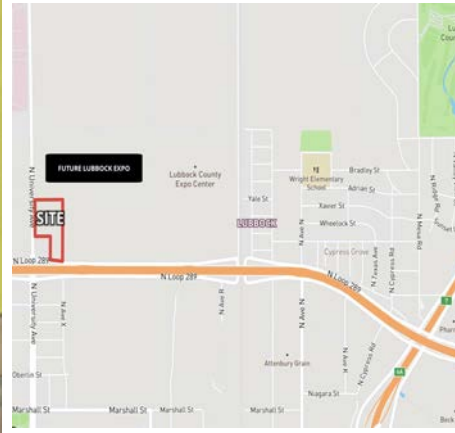
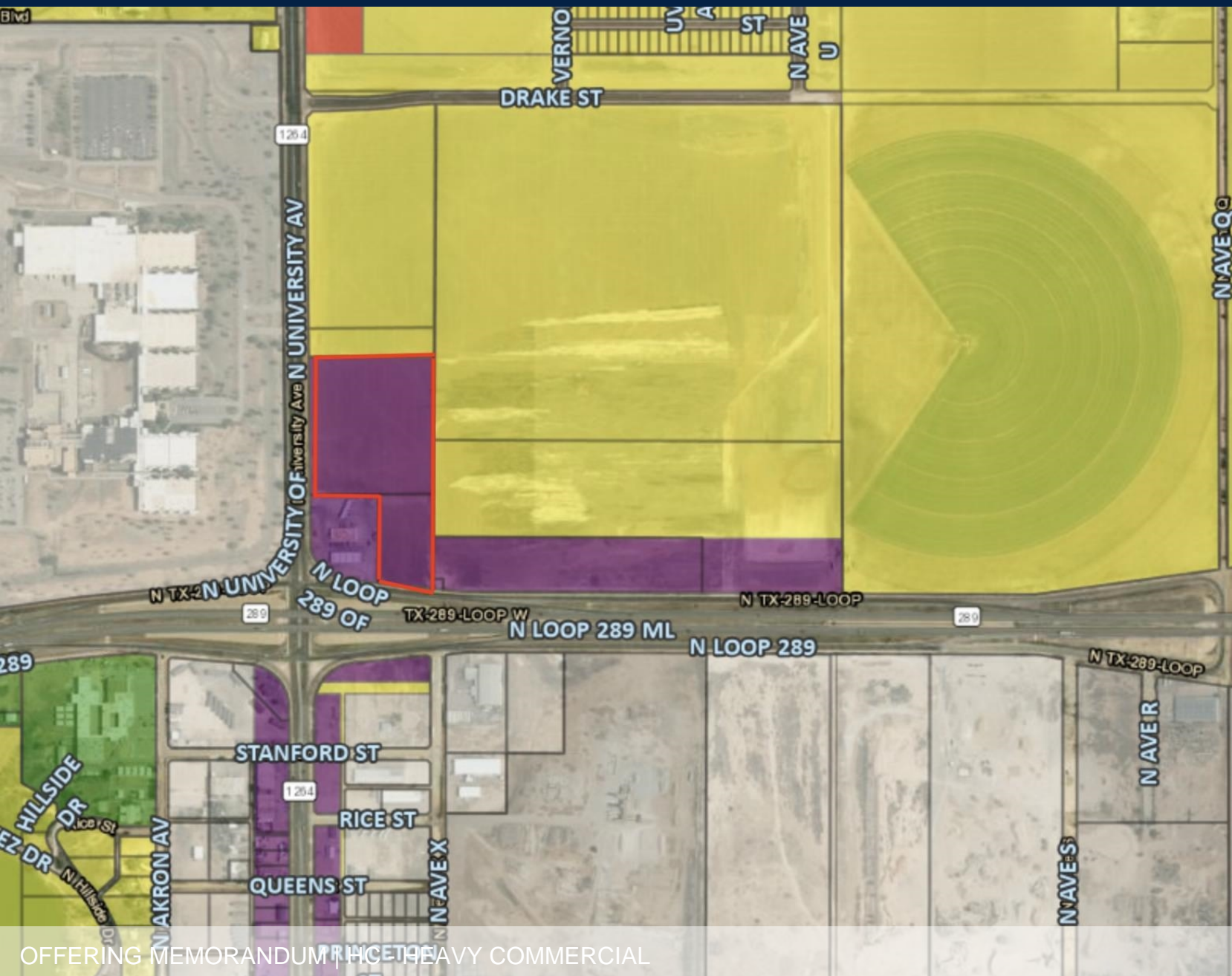


# Prime Development Opportunity – 12.4 Acres



OFFERING MEMORANDUM FOR THE HEAVY COMMERCIAL

2318 N University Ave  
Lubbock, TX 79415

**Thomas Slowbe**  
Sphere Realty  
Broker  
(214) 952-2299  
thomas@sphere-realty.com  
Lic: 9002583



# Prime Development Opportunity – 12.4 Acres

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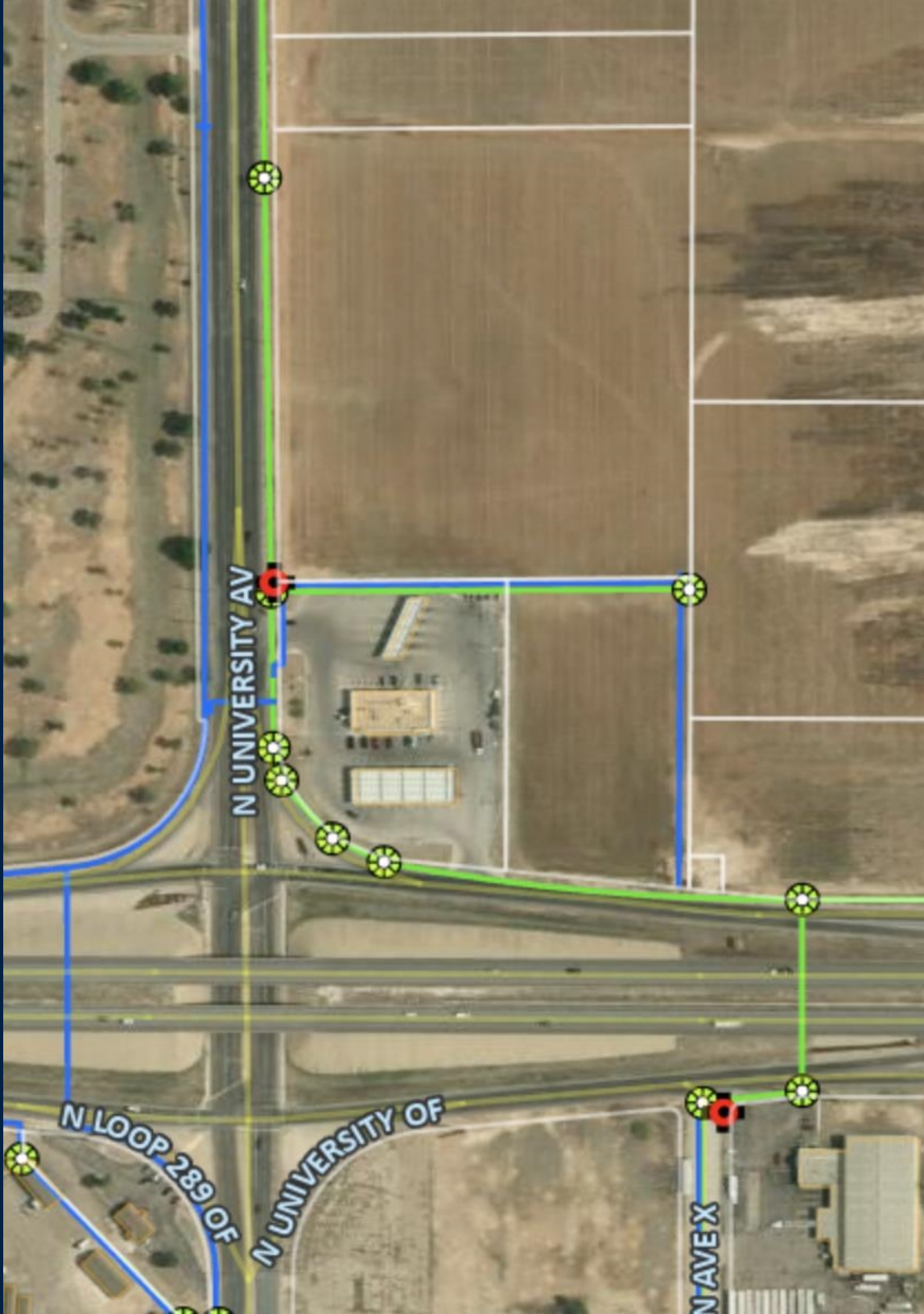
*Exclusively Marketed by:*

### **Thomas Slowbe**

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thomas@sphere-realty.com  
Lic: 9002583







01 Executive Summary

Investment Summary

Location Summary

N LOOP 289 ML

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## OFFERING SUMMARY

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ADDRESS	2318 N University Ave Lubbock TX 79415
COUNTY	Lubbock
PRICE	\$2,800,000
OWNERSHIP TYPE	Fee Simple
APN	R159870-R66323

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## DEMOGRAPHICS

---

	1 MILE	3 MILE	5 MILE
2023 Population	718	38,238	105,921
2023 Median HH Income	\$77,664	\$32,328	\$42,487
2023 Average HH Income	\$120,782	\$57,402	\$66,222

---

# Corner

- This expansive 12.4-acre property offers an unmatched development opportunity, ideally positioned at the intersection of North University and Loop 289 in Lubbock, Texas. Featuring prominent frontage and dual-access points on both roads, the site ensures maximum visibility and accessibility. Zoned HC - Heavy Commercial with 2.8 acre of the property already platted and ready to go.

Fully equipped with essential utilities including water, sewer, and electricity directly to the site, this parcel is primed for immediate development. Its strategic location adjacent to the proposed Lubbock Expo Center amplifies its potential, making it an excellent site for hospitality, retail, or mixed-use developments.

Situated just minutes from Texas Tech University, the property benefits from its proximity to a vibrant academic community and a steady influx of students and visitors. Additionally, the nearby Lubbock Airport adds a layer of convenience, enhancing the site's appeal for businesses targeting both local and traveling patrons.

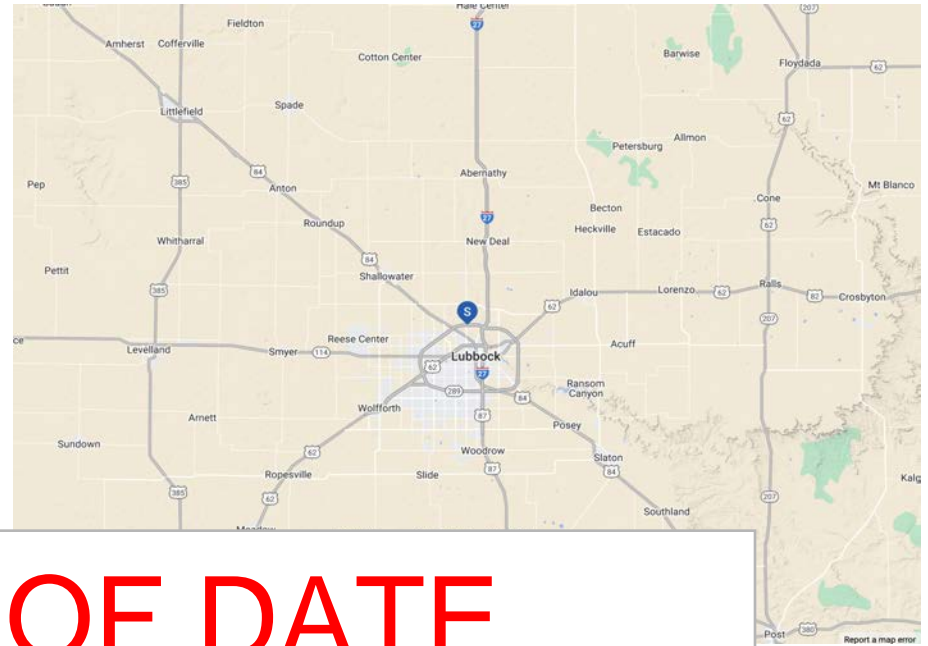
Don't miss out on this exceptional opportunity to develop in one of Lubbock's fastest-growing areas, perfect for investors looking to capitalize on a well-positioned and versatile property.

**MAP OUT OF DATE**

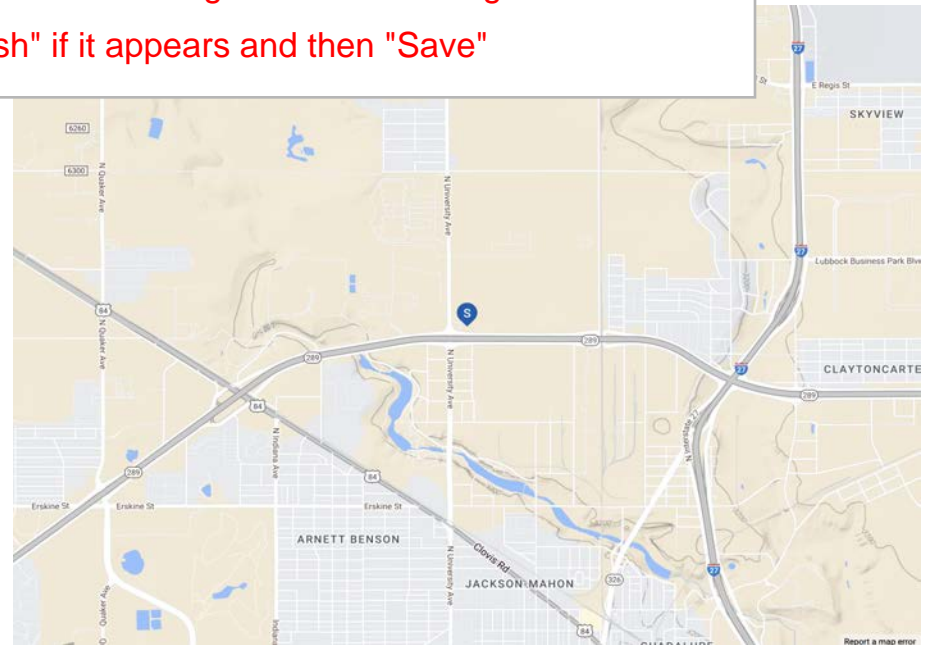
This map needs refreshing due to an address change or related change.

To fix > edit the map > click "Refresh" if it appears and then "Save"

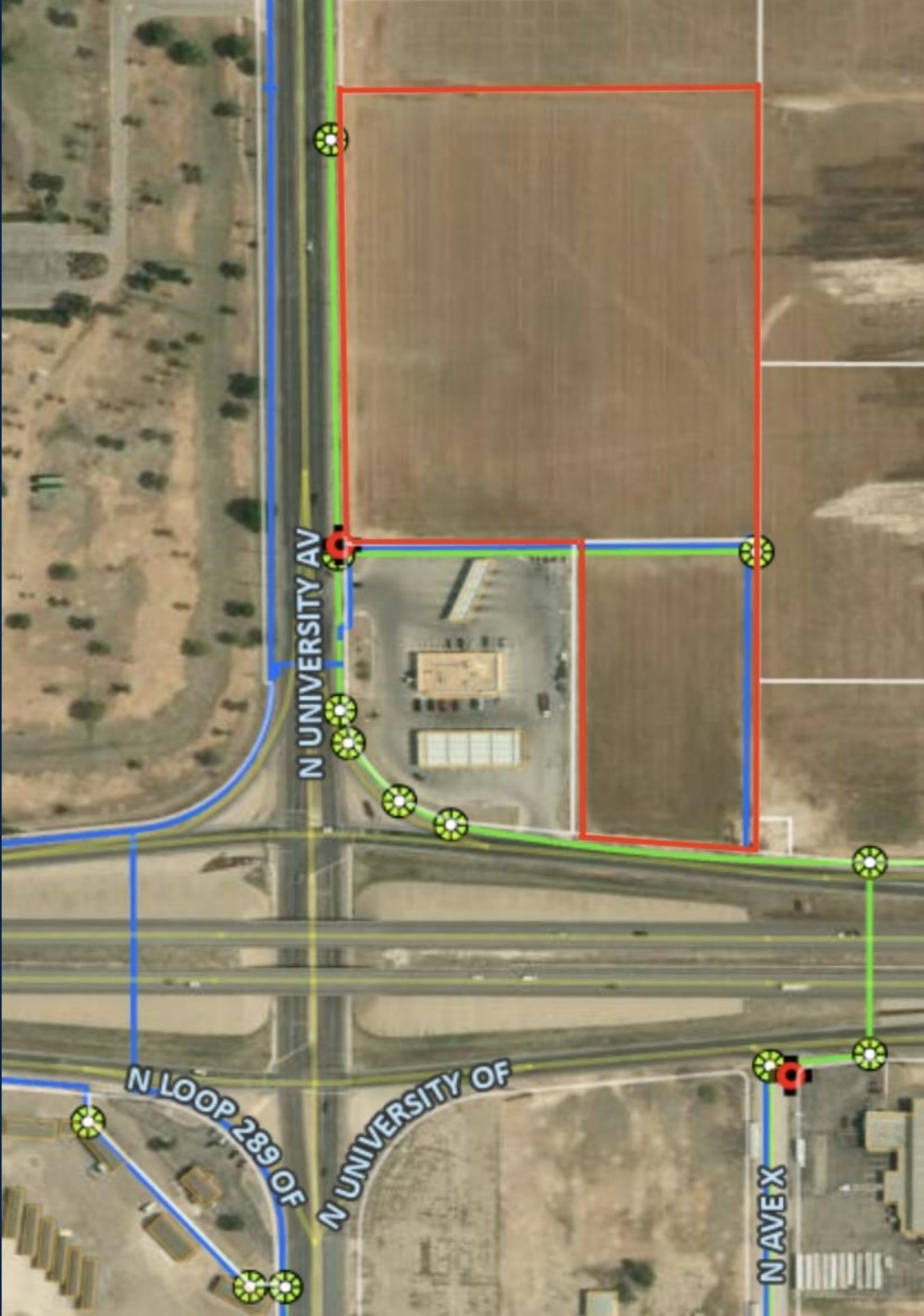
Regional Map



Locator Map







02

Property Description

- Aerial Map
- Parcel Map





# MAP OUT OF DATE

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To fix > edit the map > click "Refresh" if it appears and then "Save"



[Report a map error](#)





**FUTURE LUBBOCK EXPO**

**SITE**

Vacant

N UNIVERSITY AVE

N LOOP 289

N LOOP 289

N LOOP 289

N UNIVERSITY



03 Demographics

Demographics

Demographic Charts

03

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	618	31,279	96,916
2010 Population	609	34,664	104,767
2023 Population	718	38,238	105,921
2028 Population	785	38,501	107,116
2023 African American	52	7,101	17,382
2023 American Indian	11	683	1,457
2023 Asian	4	3,700	5,427
2023 Hispanic	308	16,288	43,807
2023 Other Race	96	5,782	15,984
2023 White	455	15,377	50,565
2023 Multiracial	101	5,538	14,985
2023-2028: Population: Growth Rate	9.00 %	0.70 %	1.10 %

<b>2023 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	3	3,355	8,016
\$15,000-\$24,999	4	1,944	5,196
\$25,000-\$34,999	9	1,194	3,845
\$35,000-\$49,999	14	1,273	4,732
\$50,000-\$74,999	13	1,972	7,017
\$75,000-\$99,999	11	935	4,279
\$100,000-\$149,999	14	1,024	3,521
\$150,000-\$199,999	8	326	1,375
\$200,000 or greater	13	438	1,553
Median HH Income	\$77,664	\$32,328	\$42,487
Average HH Income	\$120,782	\$57,402	\$66,222

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	71	12,508	40,128
2010 Total Households	73	11,157	38,036
2023 Total Households	89	12,467	39,547
2028 Total Households	96	12,712	40,484
2023 Average Household Size	6.63	2.43	2.43
2000 Owner Occupied Housing	52	4,104	17,771
2000 Renter Occupied Housing	15	6,395	18,090
2023 Owner Occupied Housing	72	4,133	17,306
2023 Renter Occupied Housing	17	8,334	22,241
2023 Vacant Housing	6	2,008	6,162
2023 Total Housing	95	14,475	45,709
2028 Owner Occupied Housing	78	4,326	18,016
2028 Renter Occupied Housing	18	8,386	22,468
2028 Vacant Housing	6	2,010	6,171
2028 Total Housing	102	14,722	46,655
2023-2028: Households: Growth Rate	7.65 %	1.95 %	2.35 %

Source: esri



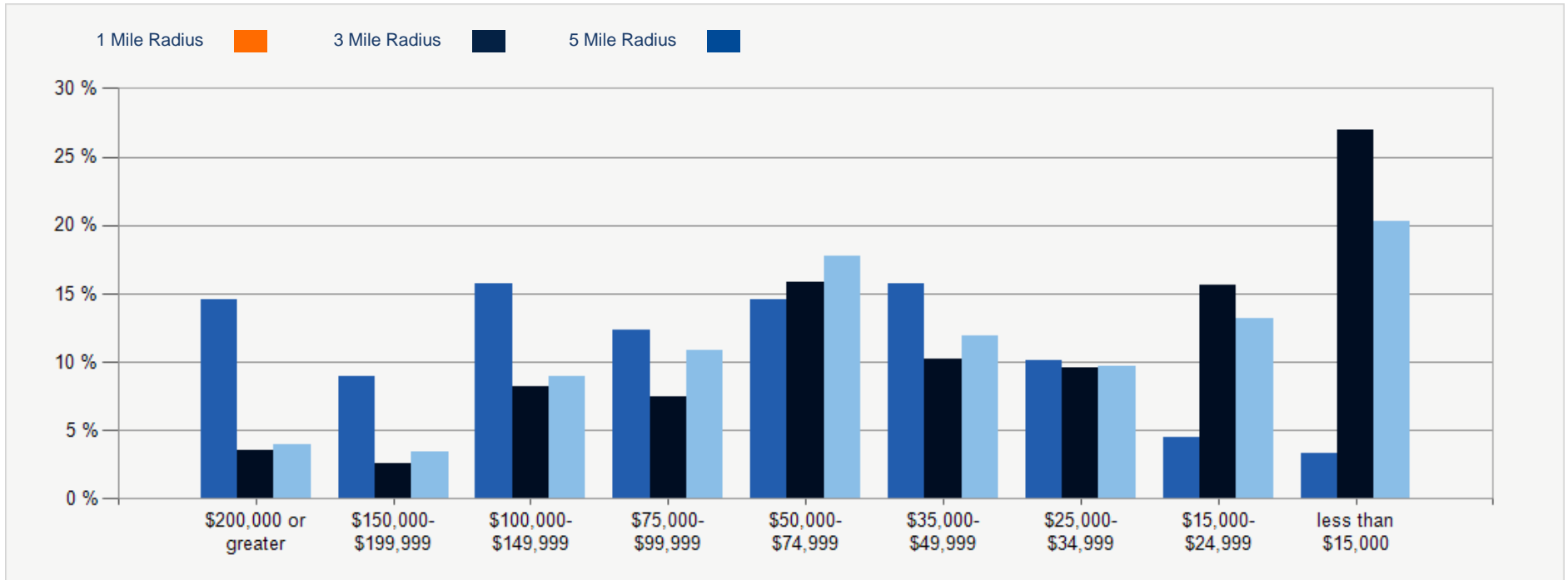
<b>2023 POPULATION BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Population Age 30-34	54	2,239	7,705
2023 Population Age 35-39	42	1,579	5,381
2023 Population Age 40-44	41	1,289	4,568
2023 Population Age 45-49	40	1,234	4,082
2023 Population Age 50-54	50	1,240	4,179
2023 Population Age 55-59	53	1,287	4,578
2023 Population Age 60-64	49	1,257	4,409
2023 Population Age 65-69	43	993	3,883
2023 Population Age 70-74	34	883	3,305
2023 Population Age 75-79	25	634	2,420
2023 Population Age 80-84	14	375	1,646
2023 Population Age 85+	14	344	1,786
2023 Population Age 18+	557	32,082	84,729
2023 Median Age	40	24	27

<b>2023 INCOME BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$75,000	\$40,490	\$49,306
Average Household Income 25-34	\$110,696	\$62,258	\$65,779
Median Household Income 35-44	\$100,000	\$55,188	\$57,175
Average Household Income 35-44	\$130,905	\$77,851	\$80,178
Median Household Income 45-54	\$85,714	\$52,577	\$56,804
Average Household Income 45-54	\$118,481	\$76,484	\$85,220
Median Household Income 55-64	\$100,000	\$42,495	\$48,603
Average Household Income 55-64	\$134,867	\$74,993	\$77,001
Median Household Income 65-74	\$75,000	\$33,231	\$41,163
Average Household Income 65-74	\$125,342	\$64,395	\$71,558
Average Household Income 75+	\$99,687	\$54,774	\$60,325

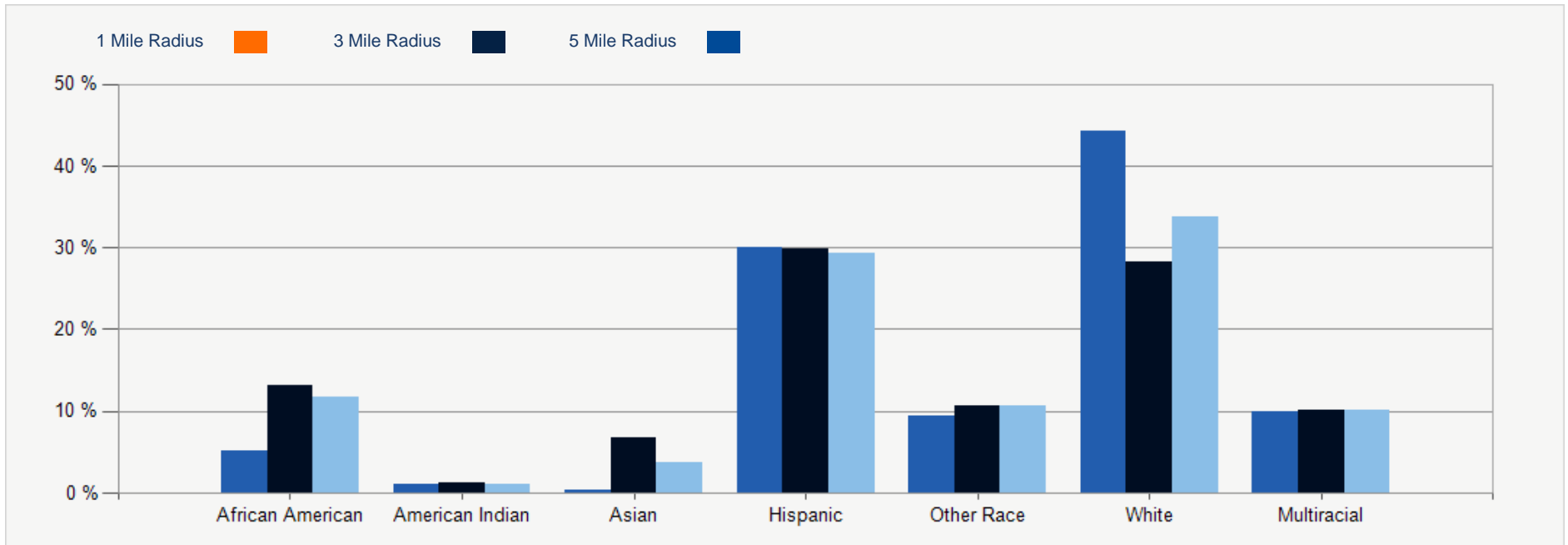
<b>2028 POPULATION BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2028 Population Age 30-34	59	2,008	6,516
2028 Population Age 35-39	48	1,693	6,294
2028 Population Age 40-44	47	1,424	4,920
2028 Population Age 45-49	43	1,302	4,547
2028 Population Age 50-54	53	1,196	3,990
2028 Population Age 55-59	54	1,217	4,220
2028 Population Age 60-64	48	1,146	4,050
2028 Population Age 65-69	47	1,099	4,096
2028 Population Age 70-74	42	934	3,577
2028 Population Age 75-79	36	835	2,956
2028 Population Age 80-84	17	458	2,024
2028 Population Age 85+	16	408	2,029
2028 Population Age 18+	609	32,341	85,961
2028 Median Age	41	24	28

<b>2028 INCOME BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$79,906	\$45,599	\$53,308
Average Household Income 25-34	\$128,995	\$68,859	\$72,715
Median Household Income 35-44	\$103,847	\$60,638	\$64,533
Average Household Income 35-44	\$149,455	\$87,191	\$91,027
Median Household Income 45-54	\$100,000	\$57,010	\$61,973
Average Household Income 45-54	\$136,711	\$85,939	\$94,384
Median Household Income 55-64	\$114,055	\$51,142	\$55,045
Average Household Income 55-64	\$160,243	\$86,872	\$87,544
Median Household Income 65-74	\$80,127	\$37,777	\$48,059
Average Household Income 65-74	\$150,770	\$73,865	\$80,217
Average Household Income 75+	\$118,166	\$62,287	\$68,063

## 2023 Household Income

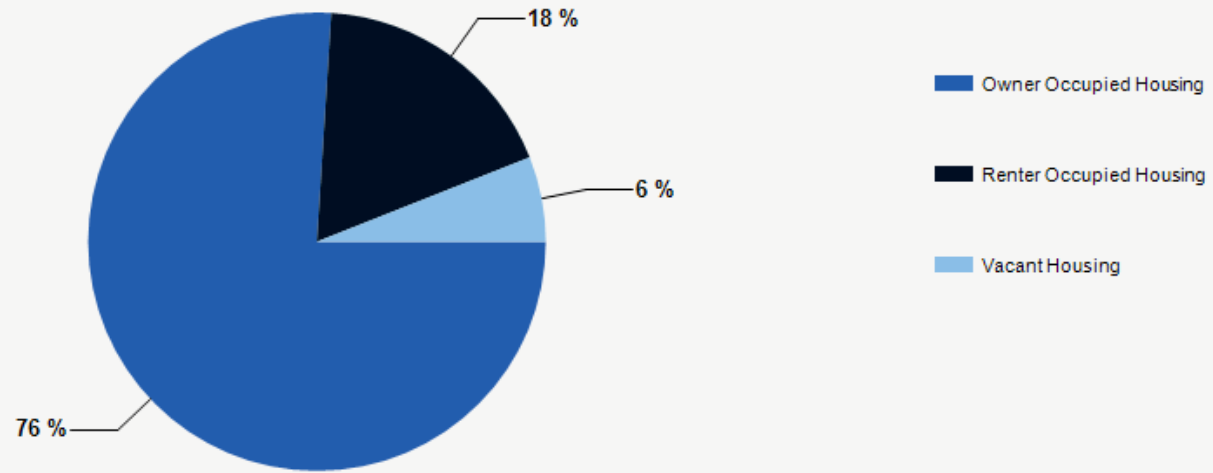


## 2023 Population by Race





### 2023 Household Occupancy - 1 Mile Radius



### 2023 Household Income Average and Median

