



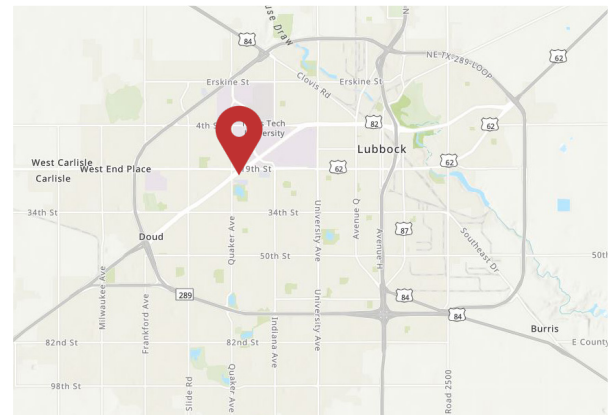
Highway Frontage Pad Site

4301 Marsha Sharp Fwy W, Lubbock, TX 79407

Property Features

- This retail pad site offers prime frontage along Marsha Sharp Freeway in Lubbock, TX with over 60,000 vehicles passing the site daily
- With its proximity to the Lubbock Medical District, Covenant Health System, and Texas Tech University, this site is ideal for various retail, restaurant, or QSR users
- The property is available for ground lease, build-to-suit, for sale, or a potential multi-tenant center

Area Retailers:



LOT SIZE (AC)	1.29 AC
ZONING	Heavy Commercial (HC)
PRICE	Contact Broker

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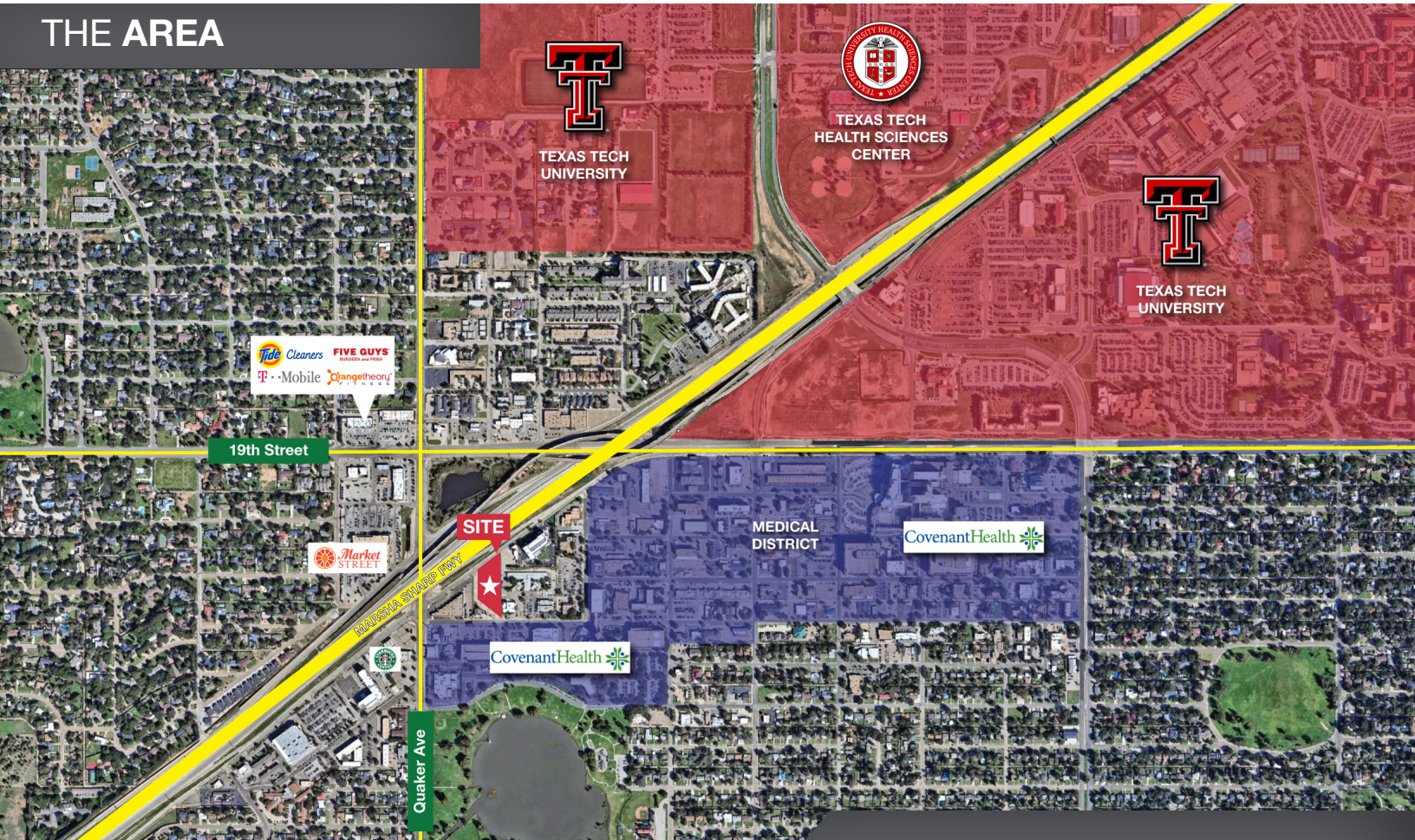
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THE SITE

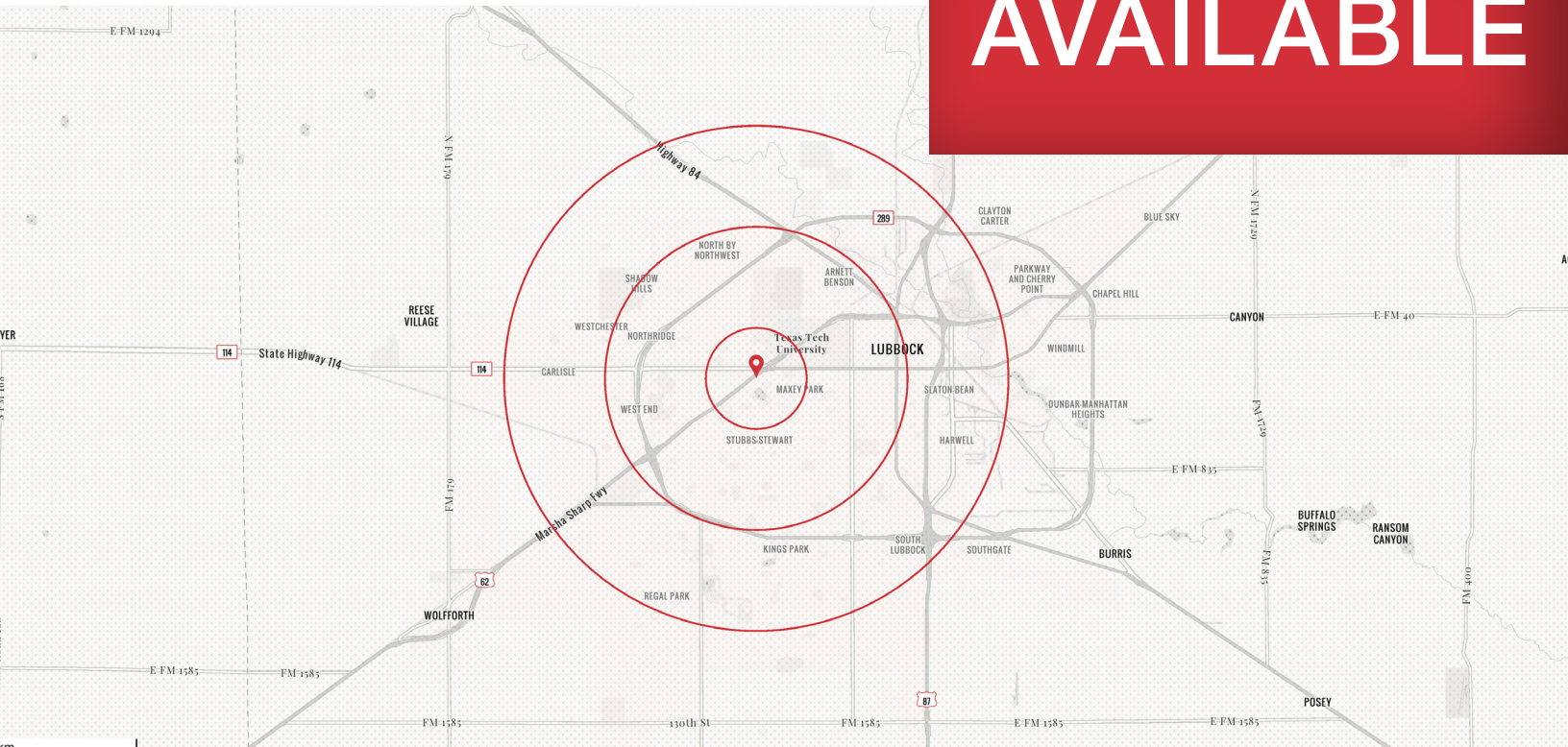


AVAILABLE

THE AREA



AVAILABLE



Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	8,405	119,112	209,885
AVG HH INCOME	\$90,545	\$70,507	\$81,964
HOUSEHOLDS	3,459	47,210	84,315
MEDIAN AGE	35.1	28.7	31.7

Location Advantages

- Located directly on Marsha Sharp Freeway, near the busy intersection of 19th & Quaker
- Less than a mile away from Texas Tech University, serving over 40,000 students every year
- Easy access to the Marsha Sharp Freeway makes this location easy to get to from anywhere in Lubbock
- In an extremely dense residential and commercial area with many neighborhoods, schools, shopping centers, the medical district, & more