NAI Wheelhouse

KNOCKSVILLE

BASEBALL + SOFTBALL TRAINING FACILITY

11717

South Lubbock Flex Use Facility *Recently Updated!*
11717 Indiana Ave. Lubbock, TX, 79423

Property Features

This recently remodeled warehouse building, updated in 2022, is currently operated as a baseball training facility and offers a highly flexible layout suitable for a wide range of users. The property features a lobby, private office, two restrooms, multiple storage rooms, and ample open space that can be configured to meet various operational needs. Located on Indiana Avenue in South Lubbock, the building provides excellent access and visibility along a major arterial road within a high-growth area, making it well suited for industrial, office, special-use, or recreational concepts.
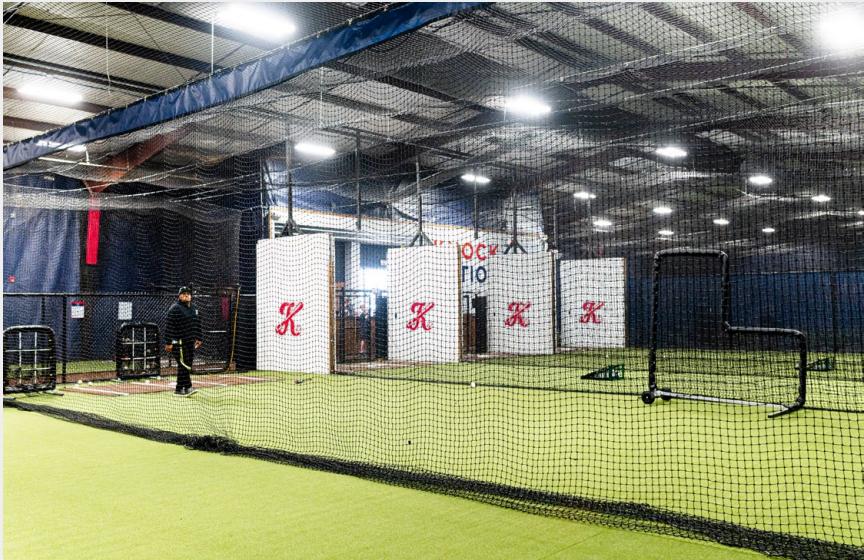
Offering Summary

BUILDING SIZE	19,380 SF
LOT SIZE	1.48 AC
SALE PRICE	$2,750,000.00

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FOR SALE

18,271 VPD

114th STREET

H·E·B

Walmart

Academy SPORTS+OUTDOORS

FARMHOUSE

Pizza Hut

AMICIS

Nobilis

Commons South Shopping Center Under Development

Hatton Place Neighborhood 650+ Homes Under Development

Laura Bush Middle School

Live Oak ANIMAL HOSPITAL

Future Commercial

Future Commercial

Future Commercial

Future Commercial

Cooper Drive-In

Rabern 4G

Future Commercial

SITE

QUAKER AVE

INDIANA AVE

Brooke Heights Neighborhood 200+ Homes Under Development

LOOP 88

United Supermarkets

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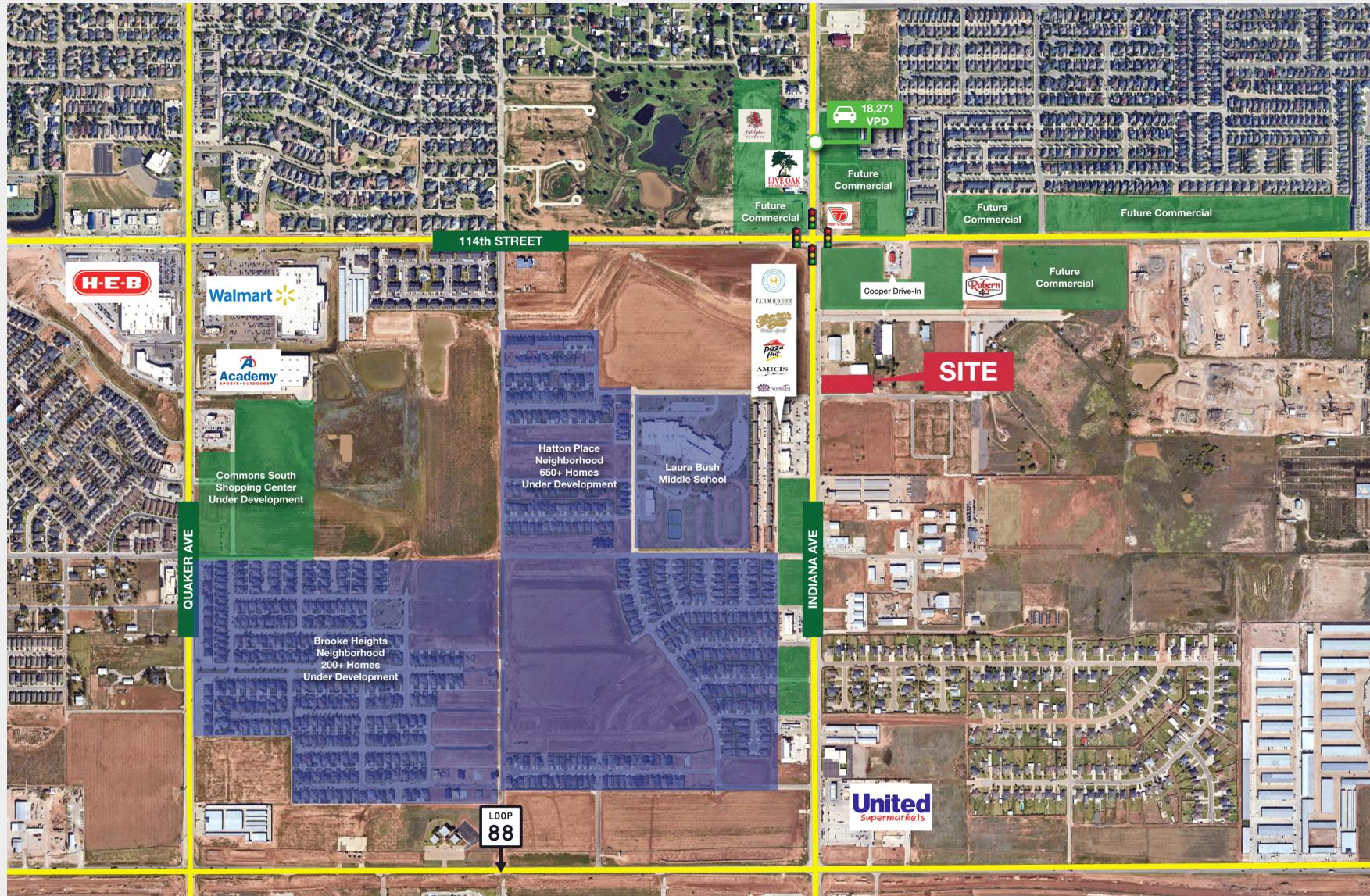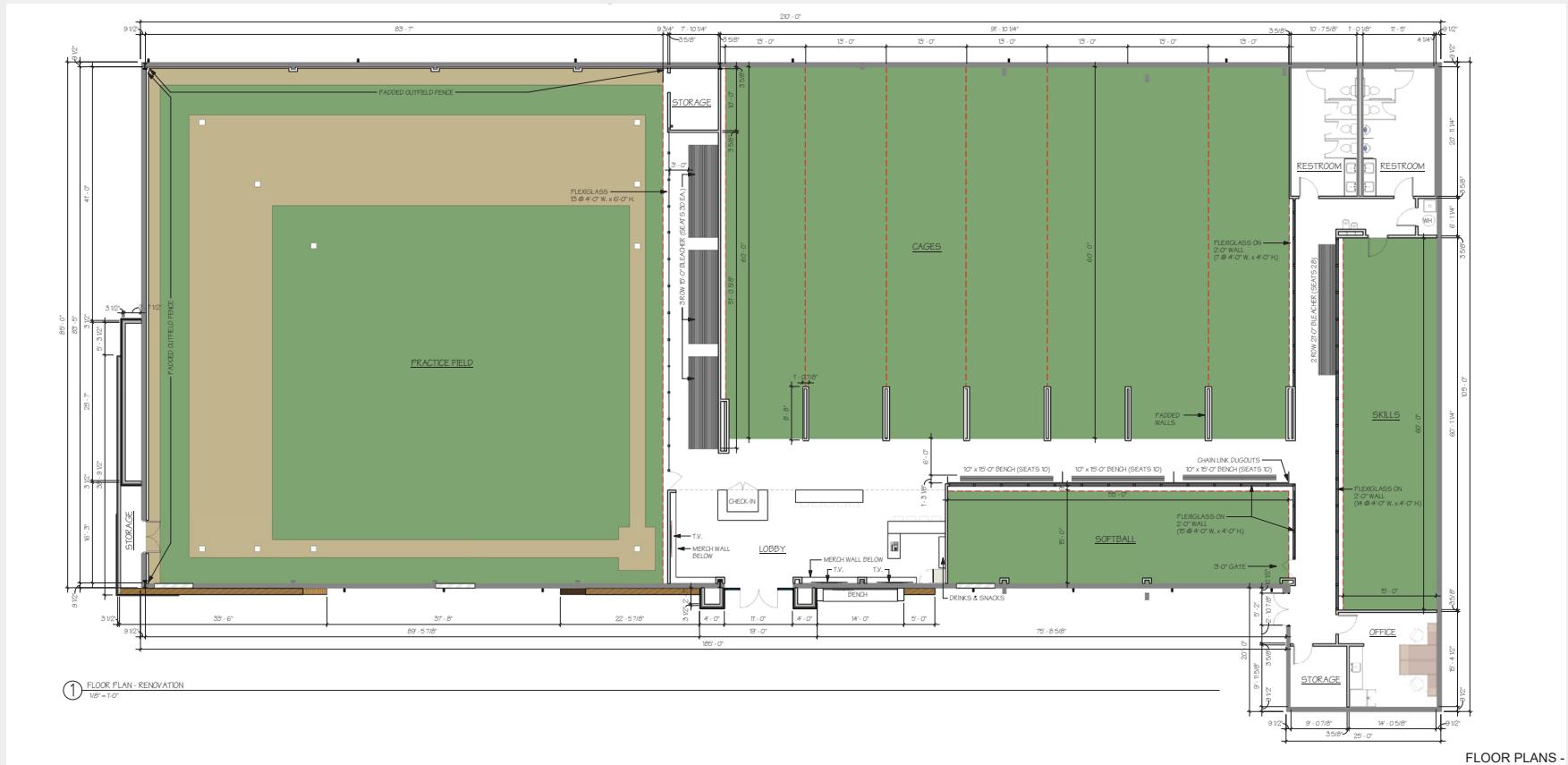Levi Murphy: (806)773-6590 | levi@naiwheelhouse.com

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FLOOR PLANS -

STORAGE

PADDED OUTFIELD FENCE

FLEXIGLASS
15 @ 4'-0" W. x 6'-0" H.

CAGES

FLEXIGLASS ON
2'-0" WALL
(7 @ 4'-0" W. x 4'-0" H.)

RESTROOM   RESTROOM

WH

PRACTICE FIELD

SKILLS

PADDED OUTFIELD FENCE

PADDED WALLS

STORAGE

CHAIN LINK DUGOUTS
10" x 15'-0" BENCH (SEATS 10)

10" x 15'-0" BENCH (SEATS 10)   10" x 15'-0" BENCH (SEATS 10)

FLEXIGLASS ON
2'-0" WALL
(14 @ 4'-0" W. x 4'-0" H.)

T.V.

MERCH WALL
BELOW

CHECK-IN

LOBBY

MERCH WALL BELOW

T.V.   T.V.

BENCH

DRINKS & SNACKS

SOFTBALL

FLEXIGLASS ON
2'-0" WALL
(15 @ 4'-0" W. x 4'-0" H.)

3'-0" GATE

OFFICE

STORAGE

① FLOOR PLAN - RENOVATION
1/8" = 1'-0"

*The floor plan provided is for representative purposes only. All measurements are approximate and should be independently verified for accuracy.

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