



DRIVE-THRU PAD AVAILABLE FOR BTS OR GROUND LEASE

NWC OF 34TH ST. & QUAKER AVE

4422- 4426 34TH ST Lubbock, TX 79410



Property Description

Introducing an exceptional opportunity at 4424 34th St, Lubbock, TX, 79410. This property offers an unbeatable location with a pad site available for Ground Lease or BTS. This property is ideal for QSR users, auto uses- tire stores, oil change, or car wash, as well as liquor stores, pawn stores, or retail ventures seeking to make a statement. The versatile layout provides a blank canvas for customization, with ample parking and modern amenities. Join newly-expanded American Freight Furniture and call for pricing.

Property Highlights

- 44, 345 SF Neighborhood Shopping Center
- Located at the NWC of 34th St. & Quaker Ave
- Strong Demographics
- Near Coronado High School (LISD's Largest school)
- Near Covenant Medical Women and Children's Hospital and other significant medical facilities
- High Traffic Retail Corridor

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	4,759	46,962	89,650
Total Population	12,312	116,447	225,242
Average HH Income	\$67,249	\$76,693	\$84,219

Traffic Counts

20,680 VPD Quaker Ave
16,594 VPD 34th Street

Abbigale Rankin
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West End Center
BEST BUY
Cabela's
HomeGoods
Marshalls
Costco

Canyon West
ULTA
PET SMART
sams club
Durlington
Office DEPOT
ROSS

South Plains Plaza
MICHAEL'S
HOBBY LOBBY
Office DEPOT
PET SMART

South Plains Mall
Dillard's
JCPenney
PREMIERE CINEMAS
BARNES & NOBLE
50th St

Walmart
Academy
FIVE BEEW
Durlington
ROSS
United Supermarkets

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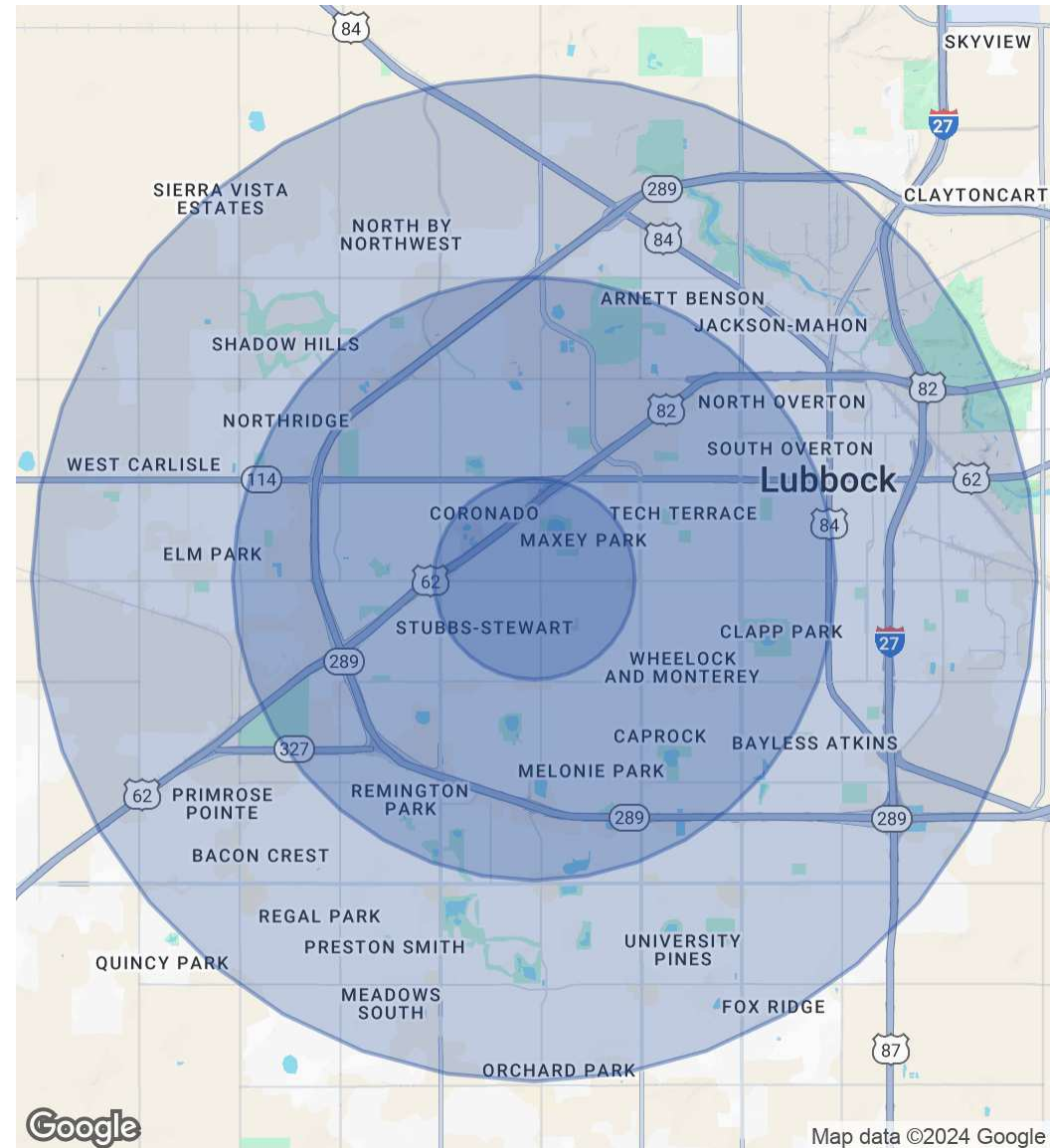
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Population	1 Mile	3 Miles	5 Miles
Total Population	12,312	116,447	225,242
Average Age	37	36	37
Average Age (Male)	35	34	36
Average Age (Female)	39	37	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,759	46,962	89,650
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$67,249	\$76,693	\$84,219
Average House Value	\$188,386	\$207,459	\$217,958

Demographics data derived from AlphaMap



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About The Owner: Core Values

- Do the right thing
- Continuous self-improvement
- Team players accountable for the greater good
- Mindful of others
- Humbly confident leaders

NetCo Investments, Inc.

Established in 2002, NetCo Investments, Inc. is a privately held commercial real estate investment company focused on acquiring, redeveloping and repositioning shopping centers and vacant retail buildings. Whether the asset is in need of aggressive leasing, better management or redevelopment, NetCo Investments is experienced in each of these areas. Our goal is to not only reposition and redevelop existing shopping centers, but to invest in people and our community. **NetCo has invested in the following organizations: Habitat for Humanity, ALS Association, American Cancer Society, Boys & Girls Club of America, Jeremiah Program, Scottish Rite for Children, The American Heart Association, etc.**

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