



NAIWheelhouse



CaprockDevelopment

Hatton Place Commercial District: Live. Connect. Thrive

Three phases between 114th Street & Loop 88 and Memphis & Indiana, Lubbock, TX

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LIVE, CONNECT, & THRIVE AT HATTON PLACE

Hatton Place is a thoughtfully planned, multi-phase mixed-use development located in one of Lubbock's most active and densely developed growth corridors. Positioned along key arterials and adjacent to the brand new Loop 88, the project offers exceptional access, visibility, and connectivity while being surrounded by established neighborhoods, schools, and major retailers. Designed to support both existing demand and future growth, Hatton Place will deliver a balanced mix of retail, office, multi-family, hospitality, and entertainment opportunities across three distinct districts.

The North District, located on the hard, lighted corner of 114th Street and Indiana Avenue, serves as the commercial anchor of Hatton Place. With outstanding frontage and visibility along 114th Street, this district is ideal for a wide range of retail and food-and-beverage users, including Big Box and Junior Box Retail, in-line shops, QSR, and restaurant concepts. The area is surrounded by major national retailers such as Walmart and H-E-B, creating strong daily traffic and synergy. Office and multi-family opportunities further enhance the district, supporting a true mixed-use environment.

The West District is nestled between established residential neighborhoods in Hatton Place, Laura Bush Middle School, and the Commons South development currently under construction. This district is ideally positioned for multi-family development, with complementary office opportunities that support a live-work lifestyle. Surrounded by rooftops and community amenities, the West District offers a unique opportunity to capture built-in demand while providing convenient access to retail, employment centers, and Loop 88.

The South District sits prominently at the corner of Indiana Avenue with direct frontage and visibility to Loop 88, making it an exceptional location for retail, restaurant, entertainment, and hospitality uses. With immediate regional connectivity and exposure to high-volume traffic, this district is well suited for national and regional brands looking to expand into the Lubbock market. The South District's visibility and access position it as a gateway component of Hatton Place and a key driver of activity for the overall development.

Collectively, Hatton Place is situated within one of Lubbock's most desirable and rapidly evolving areas, offering proximity to established neighborhoods, new residential growth, and critical infrastructure. The development's phased approach and diverse mix of uses create flexibility for users while ensuring long-term sustainability and relevance in the market.

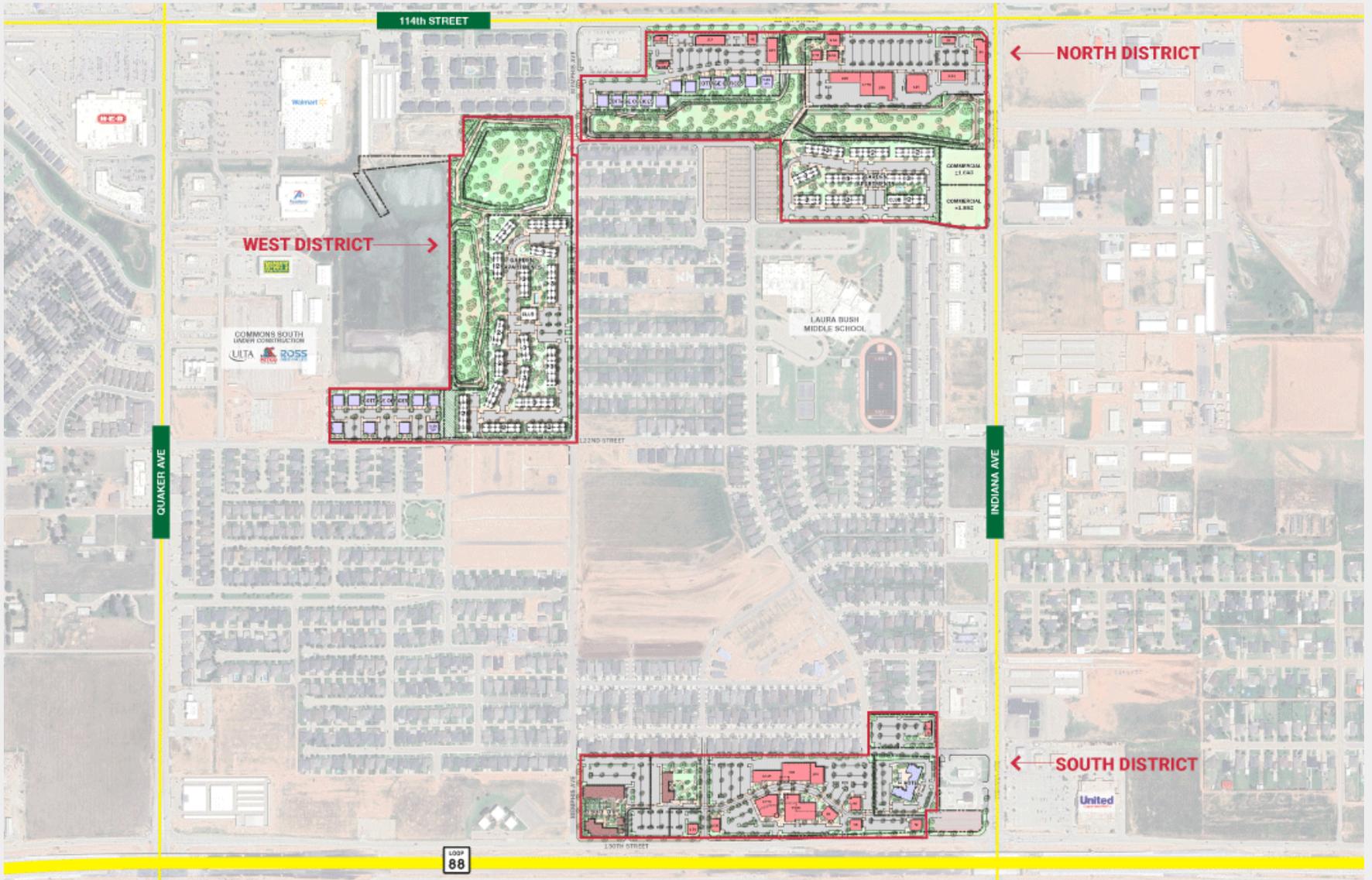
PRICING SCHEDULE

BIG BOX RETAIL	20,000 SF+	\$15.00/SF
JUNIOR BOX RETAIL	10,000 - 19,999 SF	\$18.00/SF
NEIGHBORHOOD RETAIL	5,000 - 9,999 SF	\$28.00/SF
BOUTIQUE RETAIL	1,500 - 4,999 SF	\$35.00/SF
GROUND LEASE RETAIL PAD	Less than 1 AC	\$75,000/Year
GROUND LEASE RETAIL PAD	1 AC+	\$95,000/Year
OFFICE	2,000 - 4,500	\$25.00/SF

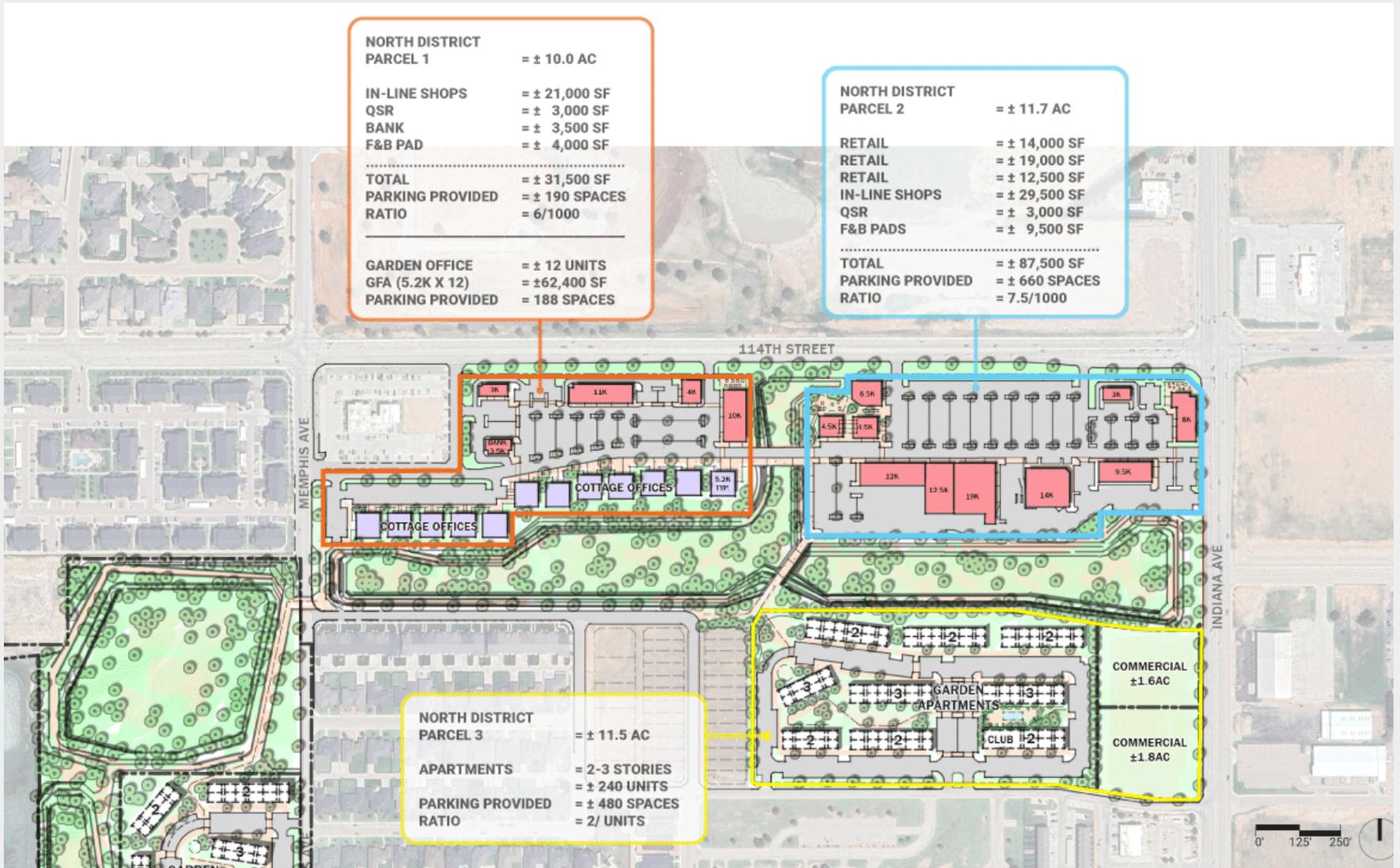
THE AREA



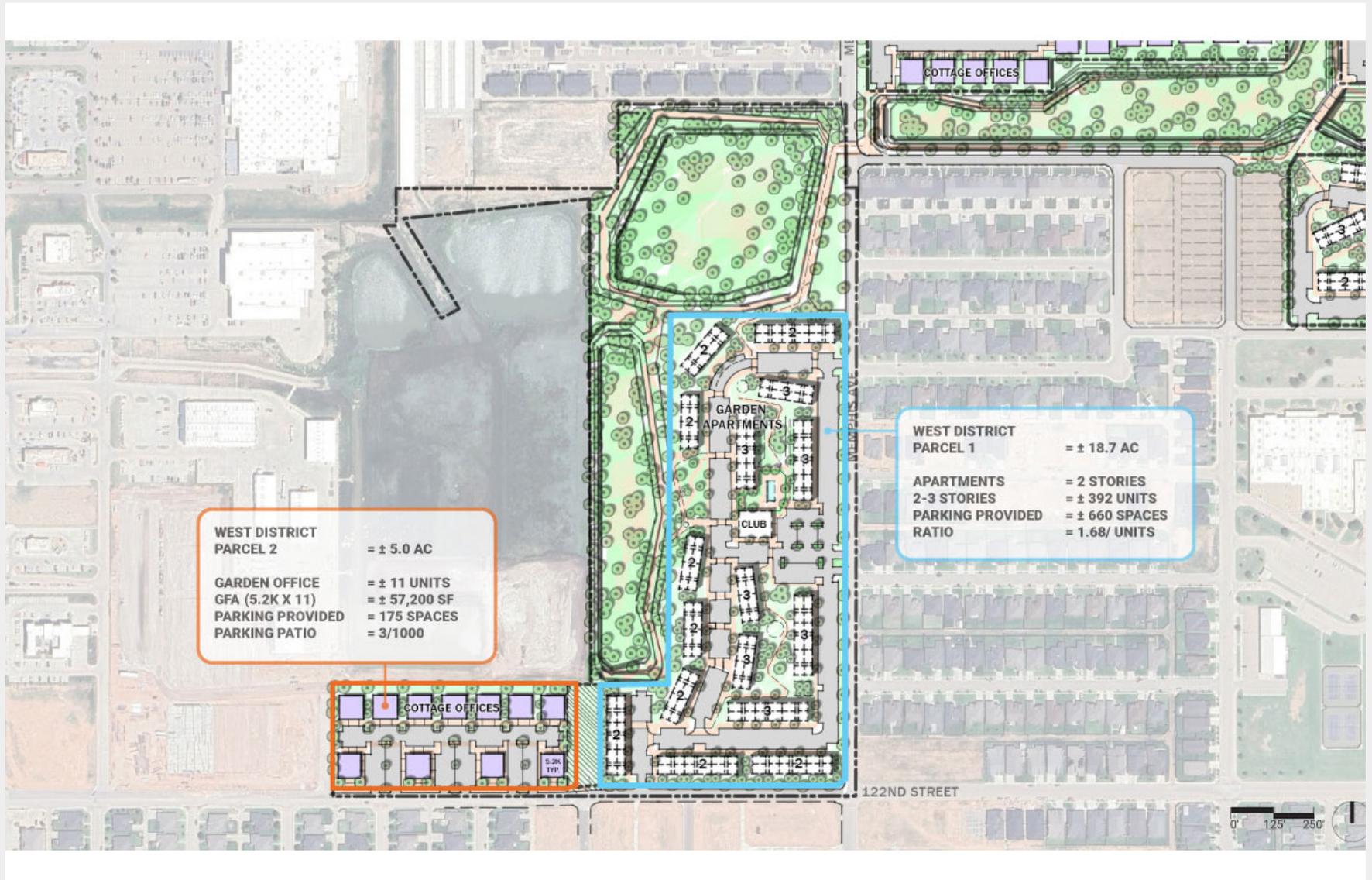
MASTER PLAN



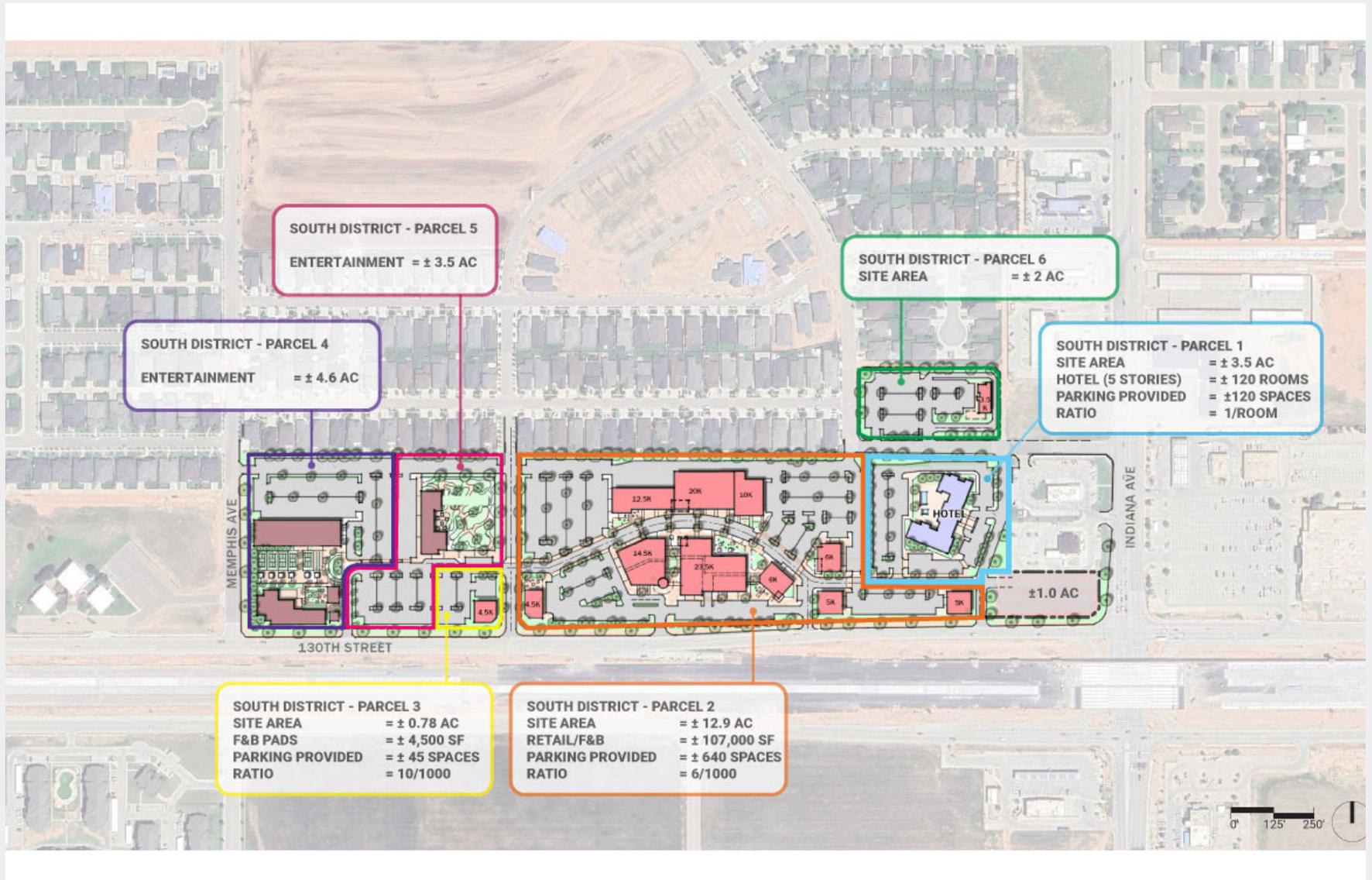
NORTH DISTRICT



WEST DISTRICT



SOUTH DISTRICT

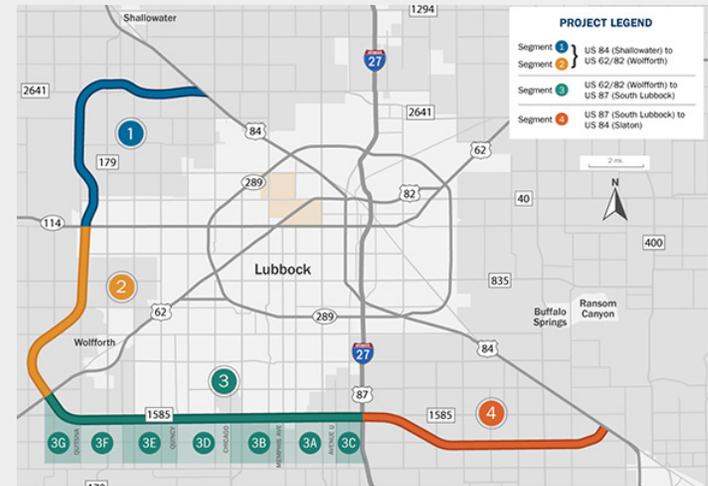


Welcome to Lubbock.

Lubbock, known across the region as the “Hub City”, stands at the heart of West Texas, a place defined by open skies, a resilient economy, and strong community spirit, and it continues to grow as the region’s dominant retail, medical, and education center.

With a county population nearing 340,000 and steady year-over-year growth, Lubbock’s economic engine is powered by Texas Tech University and its extensive health-sciences network, creating a stable base of students, professionals, and families. The market is further strengthened by Lubbock’s deep roots in agriculture and agribusiness, paired with expanding sectors like manufacturing, logistics, and technology, all supported by strong regional demand from surrounding rural communities.

Featuring a cost of living and housing well below national averages, a growing population, and ongoing infrastructure investments, including new road and freight corridors, Lubbock offers retailers and investors a rare mix: a large, educated workforce; expanding industries; and a stable yet growing consumer base that’s ready for new business.



Loop 88 Project:

The Lubbock Loop 88 project is a TXDOT initiative that will create a six-lane outer loop around the west and south areas of Lubbock. Currently under construction, Segment 3 is expected to complete in 2026. This initiative creates exceptional surrounding area access to Hatton Place.

 <p>Population County: 332,354 MSA: 600,000+</p>	 <p>Housing: Total Households: 109,722</p>	 <p>Income: Median Household Income: \$62,360</p>	 <p>Growth: 4 Year Estimated Growth: 5.4%</p>	 <p>Employment: Employment Rate: 65.5%</p>	 <p>Education: Texas Tech University Enrollment: 42,455</p>
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Latest Investments & News:



Nordstrom Rack Opens 30,000 SF Location August 2025



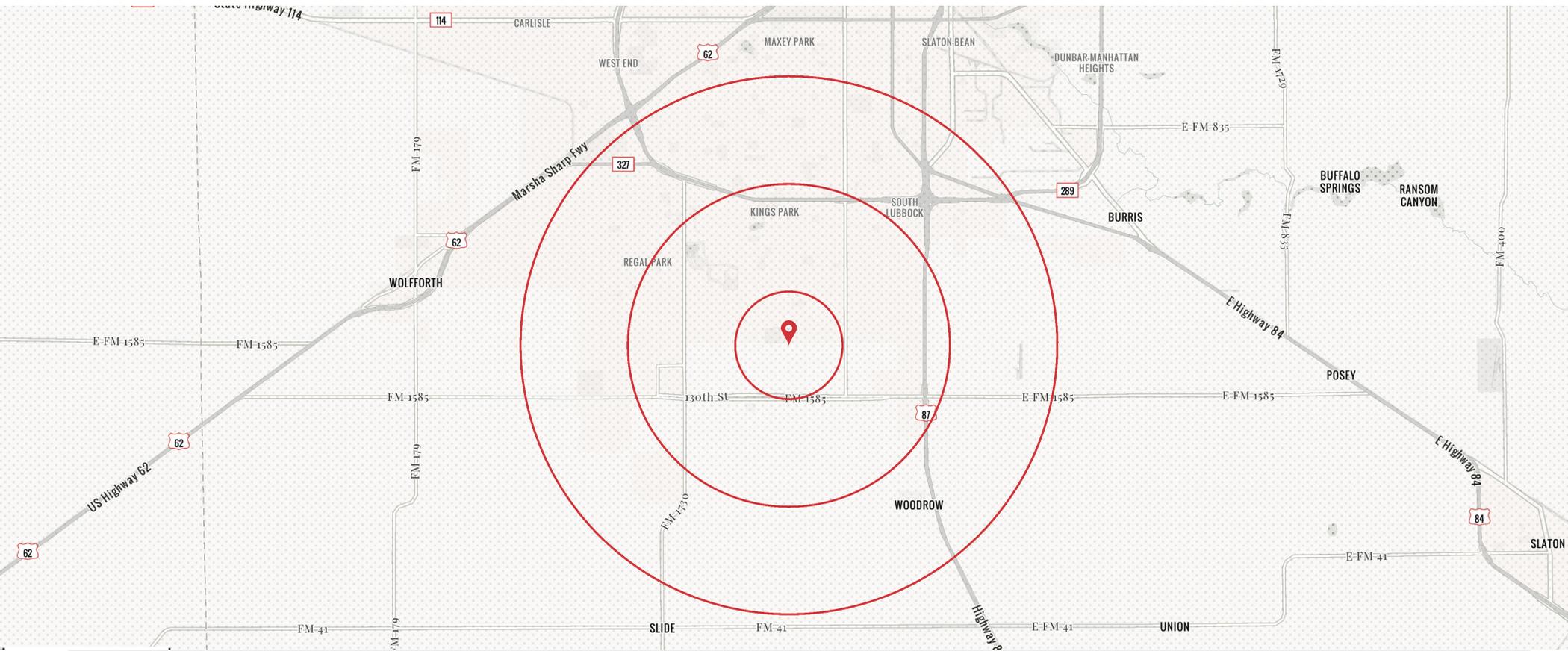
Leprino Foods opens 850,000 SF Factory July 2025



H-E-B Files Plans for Second Store in Lubbock November 2025



I-27 Port-to-Plains Expansion Begins in Lubbock April 2025



DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
POPULATION	8,406	63,077	148,283
AVG HH INCOME	\$124,652	\$123,591	\$102,931
ANNUAL GROWTH	1.10%	1.09%	0.95%
MEDIAN AGE	37.2	37.6	36.4

LOCATION ADVANTAGES

- Strategically positioned along Indiana Avenue with direct exposure to 114th Street & Loop 88, offering exceptional access and visibility for regional and national users.
- Located within a highly developed trade area with established neighborhoods, schools, major retailers, and ongoing residential growth.
- Situated in one of Lubbock's fastest-growing corridors, providing immediate demand today and long-term upside as surrounding development continues.