

# FOR SALE

## Large Special-Use Property

3101 35th St, Lubbock, TX 79413

### Property Description

This former YWCA and Lubbock Community Theater offers over 30,000 SF across two buildings, including offices, classrooms, gymnasium, aquatic center, and an indoor in-ground swimming pool. With flexible layouts, restrooms throughout, locker rooms, kitchen space, and outdoor play areas, the property is well-positioned for churches, government facilities, recreation groups, or community-based organizations.

Located in central Lubbock with strong visibility and accessibility, this versatile campus provides a unique opportunity for adaptive reuse and long-term growth.

### Offering Summary

|           |              |
|-----------|--------------|
| TOTAL SF  | 30,076 SF    |
| LOT SIZE  | 1.8 AC       |
| PRICE     | \$932,000.00 |
| AVAILABLE | Now          |

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Shannon Powell  
shannon@naiwheelhouse.com  
+1 281 788 1758  
naiwheelhouse.com



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## The Livermore Building

Gymnasium, aquatic center, reception area, work stations, private offices, locker rooms, restrooms, outdoor play area, & more!



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## The O'Neil Building

Private offices, classrooms, kitchen, basement, and restrooms.





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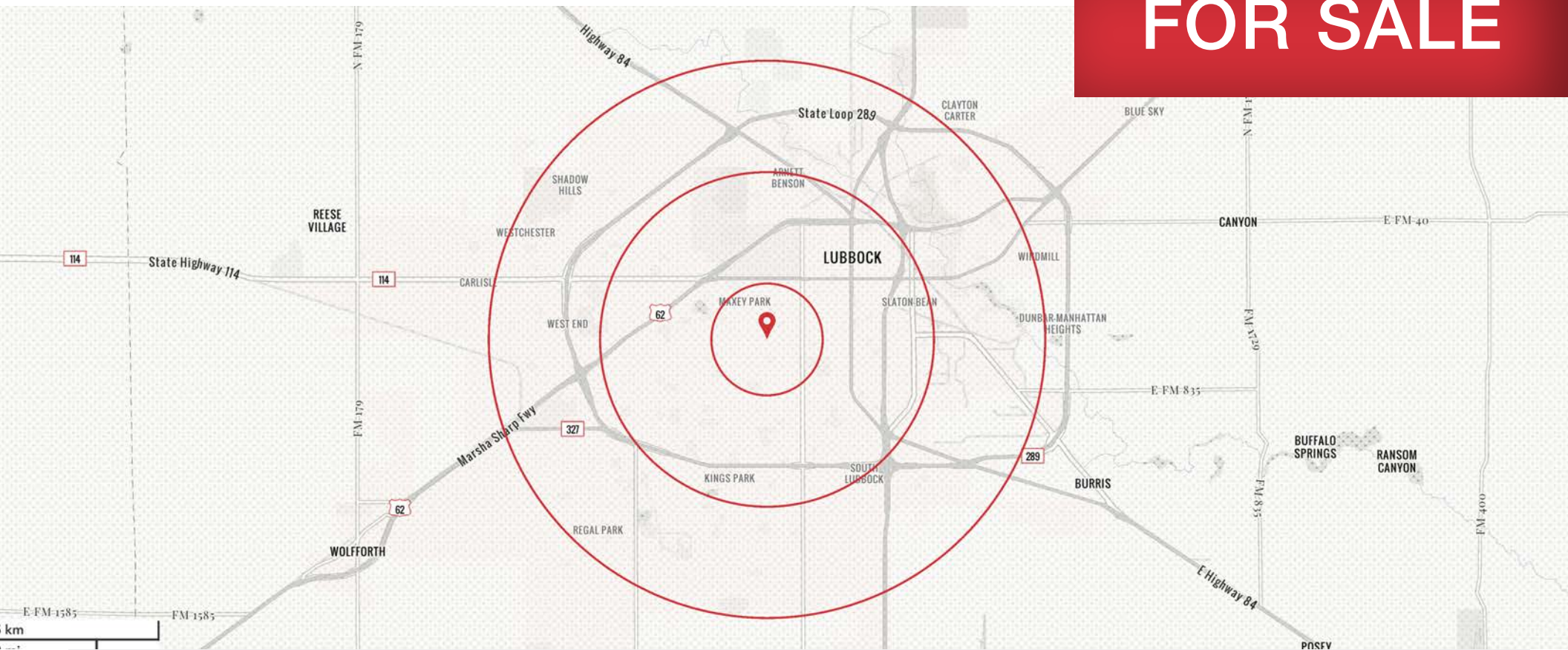


**NAI**Wheelhouse

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## Demographic Summary

|                  | 1 MILE   | 3 MILES  | 5 MILES  |
|------------------|----------|----------|----------|
| POPULATION       | 14,295   | 113,099  | 220,703  |
| AVG HH INCOME    | \$69,139 | \$70,642 | \$78,700 |
| TOTAL HOUSEHOLDS | 6,099    | 44,013   | 90,665   |
| MEDIAN AGE       | 30.6     | 30.5     | 32.4     |

## Location Advantages

- Located in a dense residential area, serving over 100,000 people in a 3 mile radius
- Close proximity to the 34th & Indiana intersection, two arterial roads in Lubbock
- Located in the Wheelock and Monterey area, surrounded by neighborhoods and local businesses