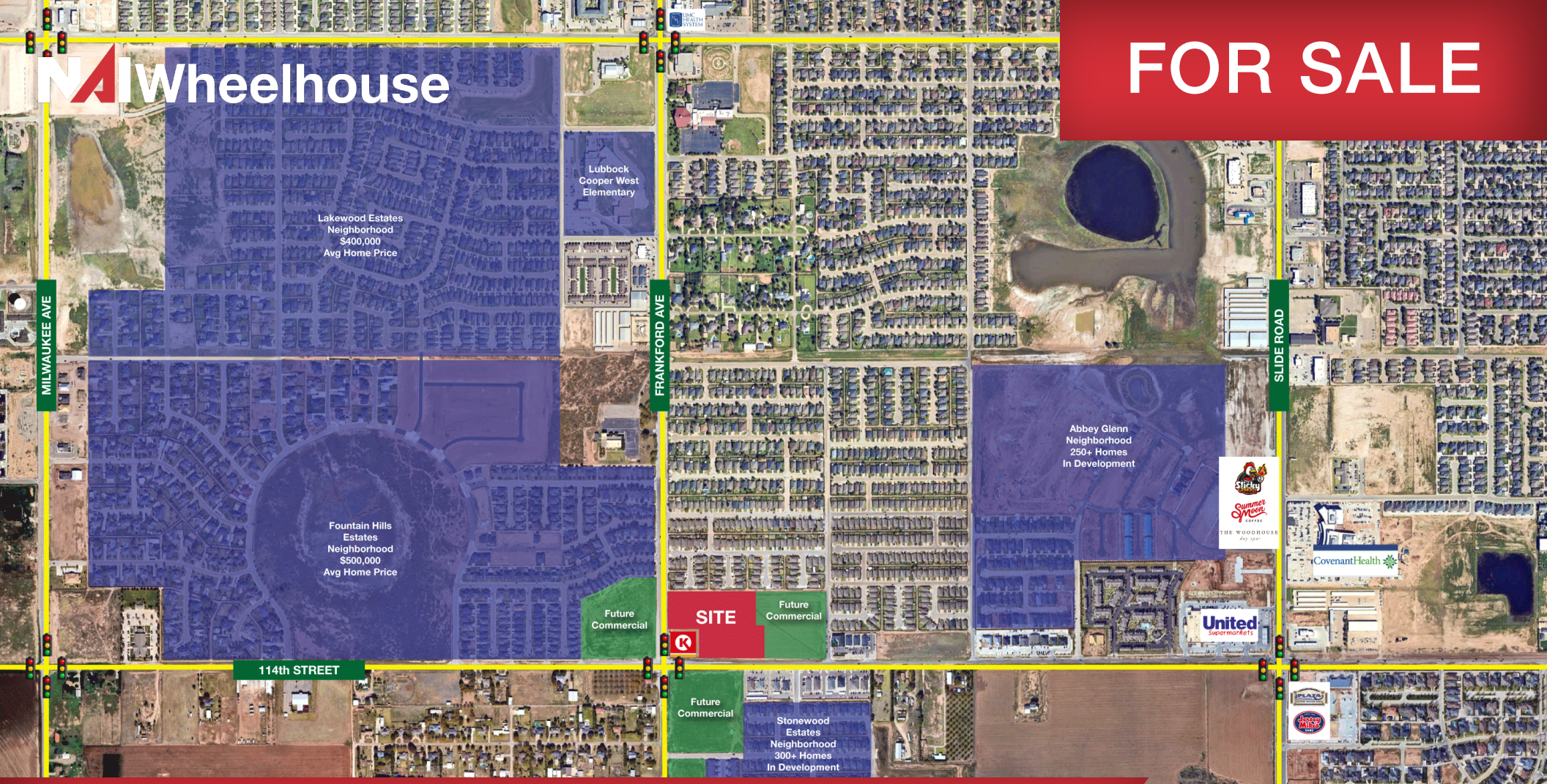




114th & Frankford Commercial Tract

NEC of 114th & Frankford, Lubbock, TX 79424

This ±8.2-acre commercial site offers a prime development opportunity in rapidly growing South Lubbock. Zoned C-3, the property is divisible and accommodates a wide variety of restaurant, retail, office, and commercial uses, providing exceptional flexibility for developers, investors, and owner-users. Surrounded by new residential neighborhoods, expanding commercial development, and recent additions like the new Circle K, the site is positioned within one of Lubbock's fastest-growing trade areas. With excellent access, visibility, and long-term growth potential, this property is ideal for a variety of commercial projects.

Offering Summary

SPACE AVAILABLE	±8.2 AC
DIVISIBLE?	Yes
PRICE	\$10/SF

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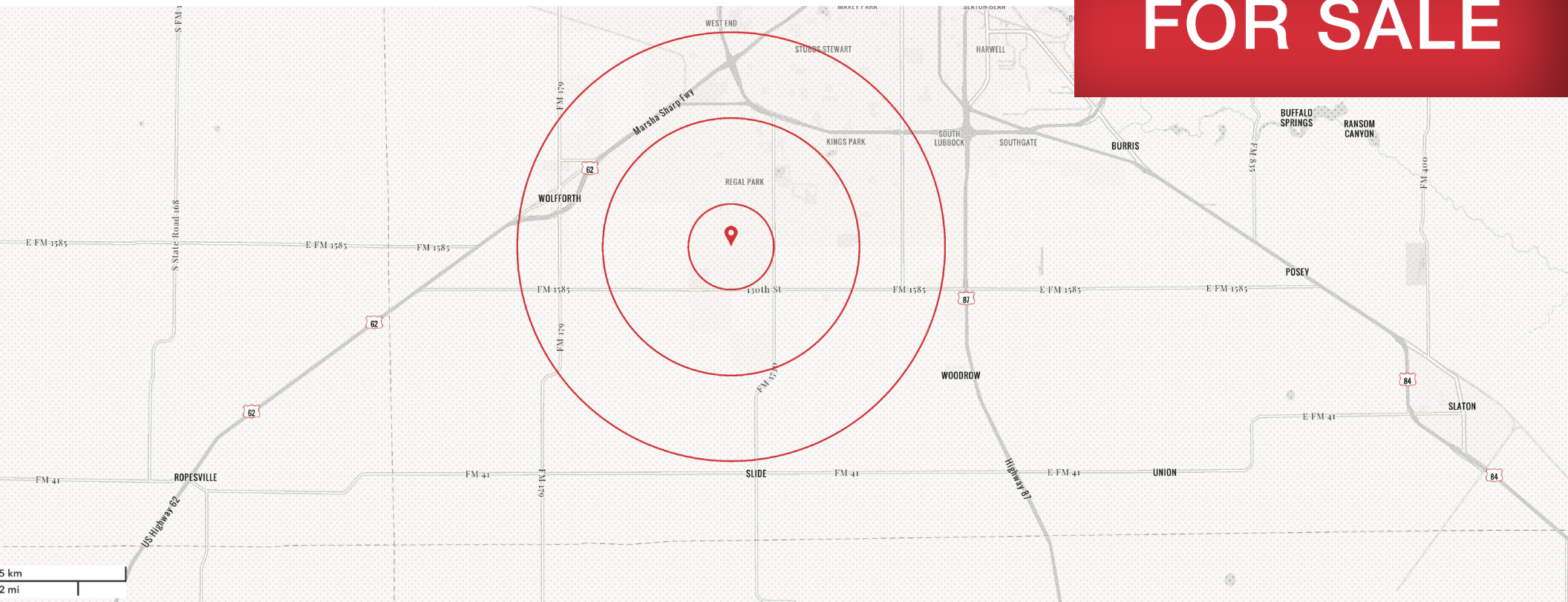
FOR SALE



FOR SALE



FOR SALE



Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	6,046	57,220	135,123
AVG HH INCOME	\$138,244	\$144,917	\$118,354
MEDIAN AGE	37.3	39.1	26.5
TOTAL HOUSEHOLDS	2,355	22,103	54,160

Location Advantages

- Prime South Lubbock Location: Positioned within one of Lubbock's fastest-growing commercial corridors with excellent access to major thoroughfares.
- Surrounded by Residential Growth: Located among established neighborhoods and numerous new residential developments, providing a rapidly expanding customer base.
- Lighted Hard Corner: Positioned at a signalized arterial intersection, offering exceptional visibility, access, and exposure to daily traffic.