



NEC of 114th & Alcove, Lubbock, TX 79424

Property Features

Position your business at the commercial center of Patterson Place, a new master-planned community in southwest Lubbock. Retail opportunities and commercial land are available for sale or lease at the highly visible northeast corner of 114th Street and Alcove Avenue, providing an ideal setting for retail, restaurant, office, and service users. Planned for approximately 676 residential lots, 22 acres of commercial development, and 13 acres of parks and open space, Patterson Place is positioned to become one of the area's premier mixed-use communities. Surrounded by continued growth in southwest Lubbock and Wolfforth and located near the future Frenship Middle School, the development offers exceptional long-term potential for businesses serving a rapidly expanding customer base.

Offering Summary

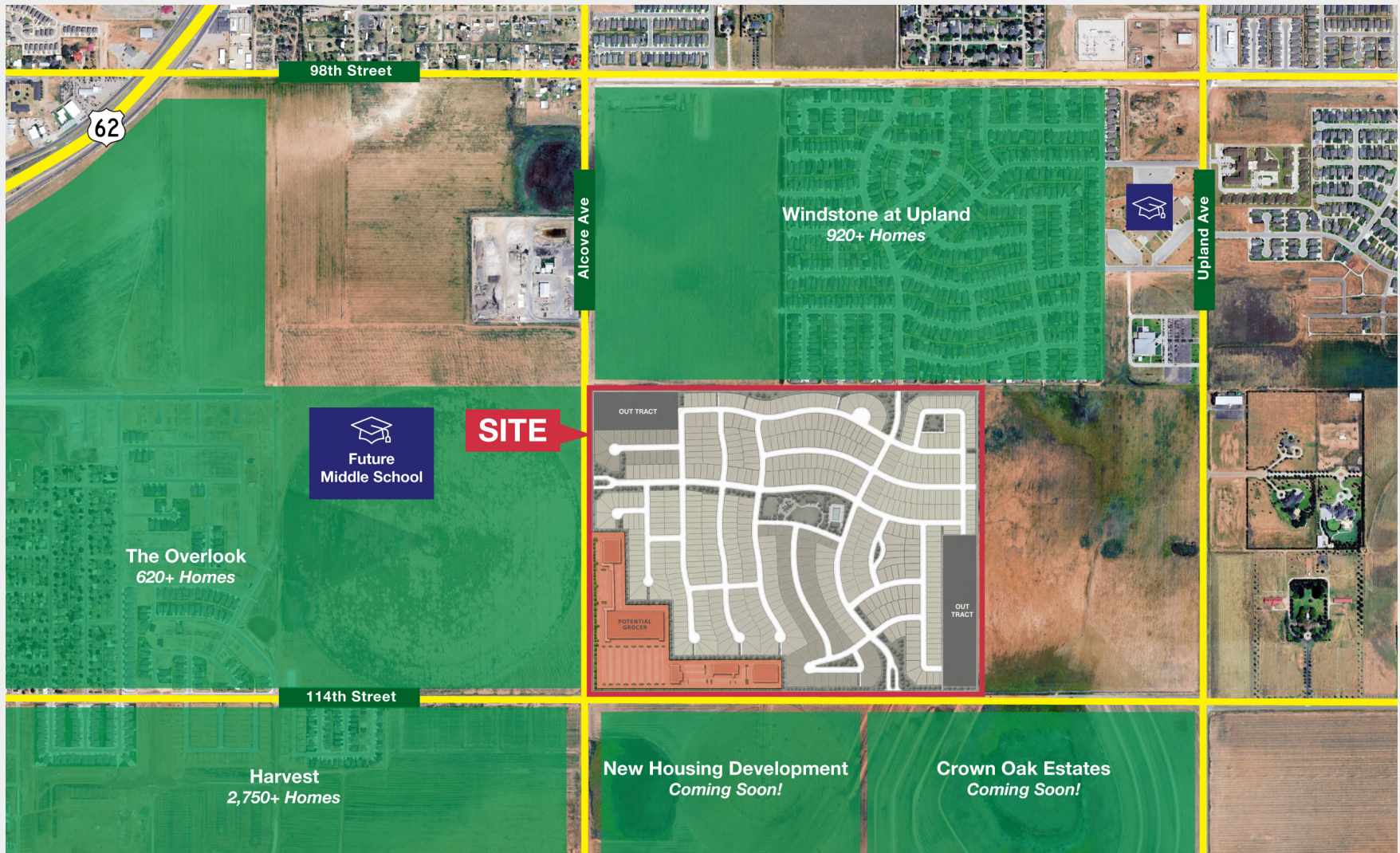
COMMERCIAL	22 AC Commercial Land
RESIDENTIAL	676 Residential Lots
PRICE	Contact Broker
DELIVERY	Q4 2026

*Size & Terms are Flexible.
Contact Broker to Learn More!*

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**FOR SALE
OR LEASE**



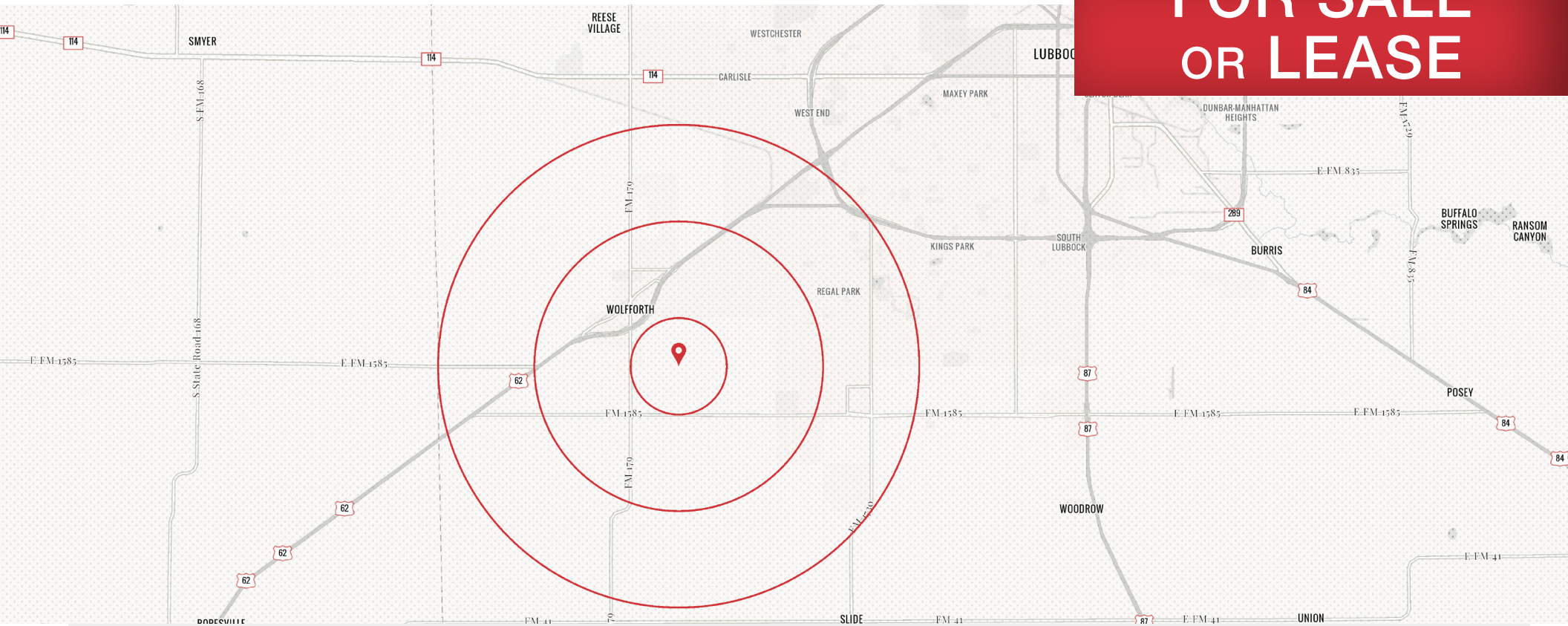
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Sample Site Plan

Conceptual Site Plan: For Representation Purposes Only



FOR SALE OR LEASE



Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	3,068	26,376	67,998
AVG HH INCOME	\$100,814	\$130,506	\$131,394
MEDIAN AGE	35.5	36.0	38.0
ANNUAL GROWTH	1.92%	1.42%	1.17%

Location Advantages

- Premier Corner Location: Planned commercial development at the northeast corner of 114th Street and Alcove Avenue, offering excellent future visibility and accessibility.
- Master-Planned Community: Positioned within Patterson Place, a planned community featuring approximately 676 residential lots, 22 acres of commercial development, and 13 acres of parks and open space.
- Southwest Growth Corridor: Surrounded by expanding neighborhoods in southwest Lubbock and Wolfforth and located near the future Frenship Middle School, placing businesses in the path of continued residential and commercial growth.