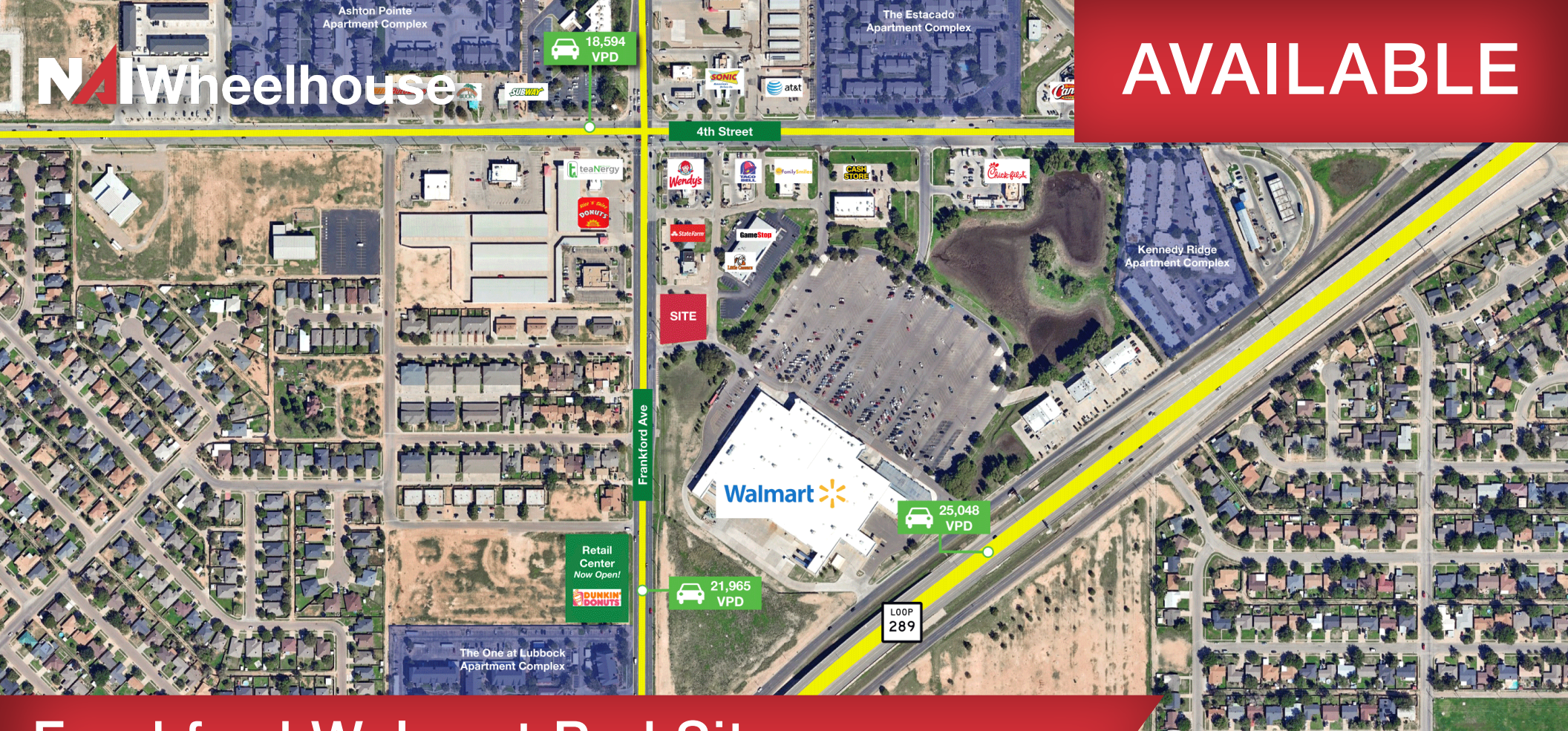




Frankford Walmart Pad Site

429 Frankford Ave, Lubbock, TX 79416

Property Features

This ±0.48-acre Walmart pad site is available for lease or sale along Frankford Avenue, just north of Loop 289, offering excellent visibility and cross access within one of West Lubbock's busiest retail destinations. Conveniently located between Texas Tech University and Lubbock Christian University, the property is surrounded by established apartment communities, creating strong residential density and consistent consumer traffic.

The existing building has been demolished, creating a prime opportunity for a new retail, restaurant, or service-oriented development. With shared access to Walmart and outstanding frontage along Frankford Avenue, this site is well-positioned for a wide range of commercial users in one of Lubbock's strongest retail corridors.

Offering Summary

LOT SIZE	0.48 AC
LEASE RATE	Contact Broker
SALE PRICE	Contact Broker

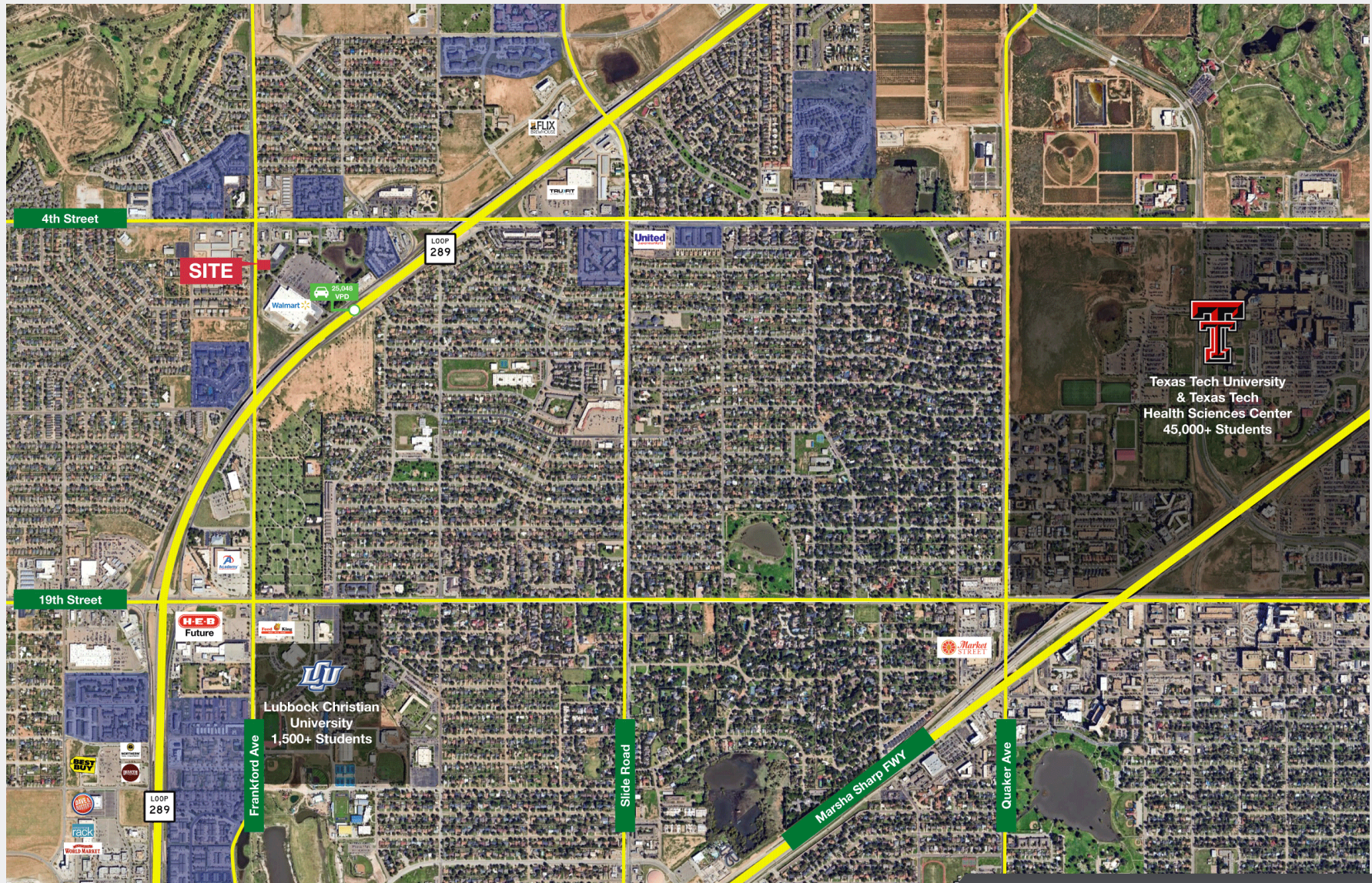
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Zach Stepp
 zach@naiwheelhouse.com
 +1 806 790 7588
 naiwheelhouse.com

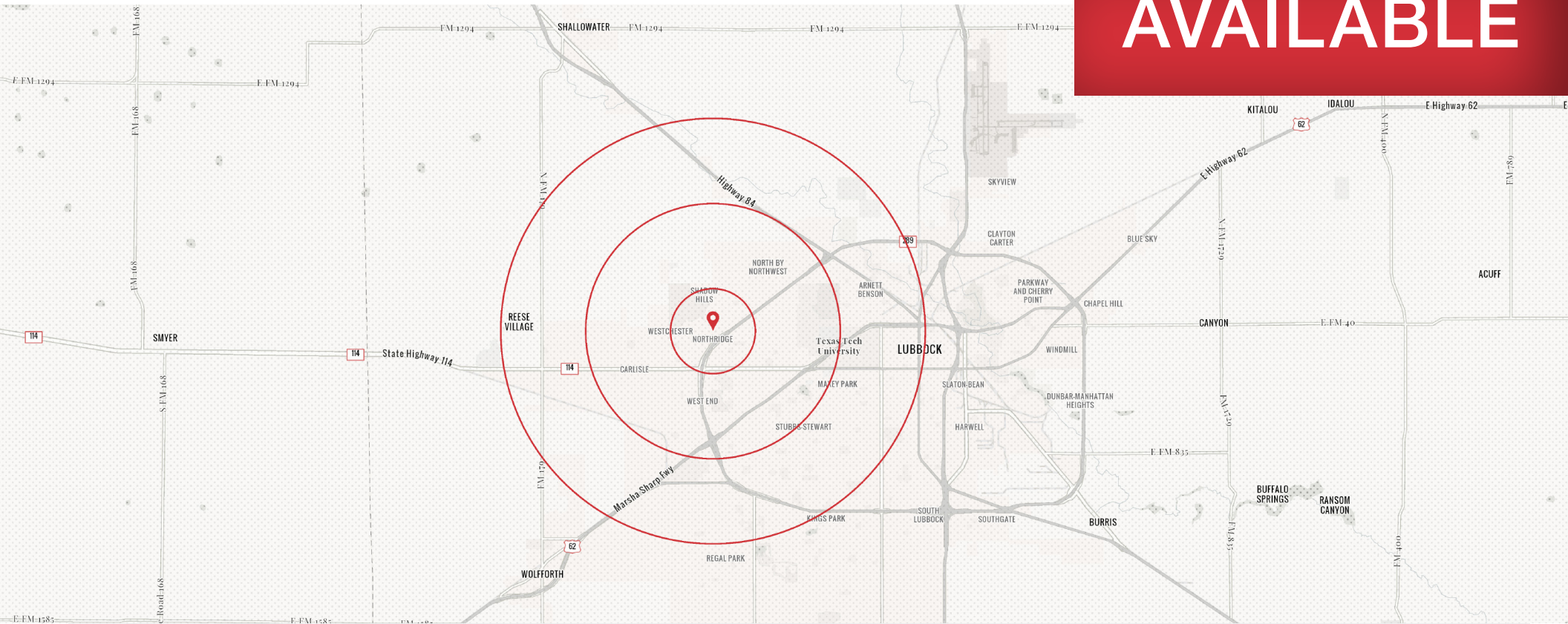
AVAILABLE

The Market:

 = Multi-Family



AVAILABLE



Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	13,194	67,440	156,410
AVG HH INCOME	\$69,492	\$76,839	\$76,903
TOTAL HOUSEHOLDS	5,616	28,530	63,314
MEDIAN AGE	29.5	30.3	29.9

Location Advantages

- Walmart Outparcel Location: Shared access with Walmart provides exceptional visibility and benefits from consistent daily customer traffic to one of West Lubbock's busiest retail destinations.
- Outstanding Connectivity: Located just north of Loop 289 along Frankford Avenue, offering convenient access to major retail corridors, Texas Tech University, and Lubbock Christian University.
- Strong Residential Density: Surrounded by established apartment communities and growing residential neighborhoods, creating a built-in customer base for a variety of retail, restaurant, and service users.