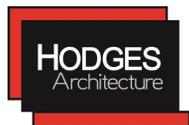


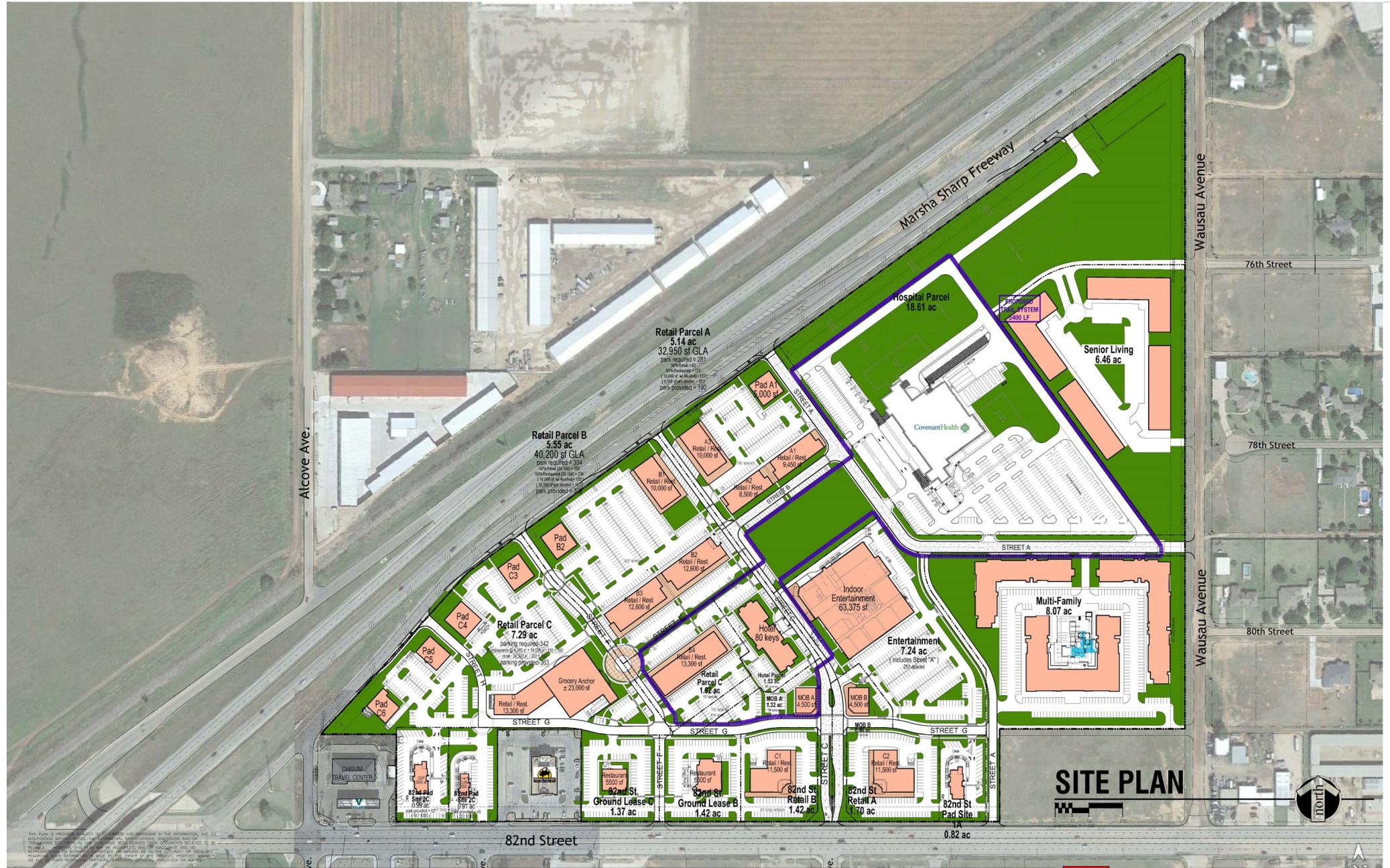


# COVENANT PARK



NAIRN MANAGEMENT GROUP

# Property Site Plan



THIS PLAN IS PREPARED BY THE ARCHITECT AND ENGINEER AS SHOWN ON THE ATTACHED TITLE. THE ARCHITECT AND ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS BEEN ADVISED BY THE OWNER OF THE PROPERTY OF THE EXISTING CONDITIONS AND OF THE ADJACENT PROPERTIES. THE ARCHITECT AND ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS BEEN ADVISED BY THE OWNER OF THE PROPERTY OF THE EXISTING CONDITIONS AND OF THE ADJACENT PROPERTIES. THE ARCHITECT AND ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS BEEN ADVISED BY THE OWNER OF THE PROPERTY OF THE EXISTING CONDITIONS AND OF THE ADJACENT PROPERTIES.

# COVENANT PARK

72-acre medical anchored mixed-use development at the intersection of Marsha Sharp Freeway and 82nd Street

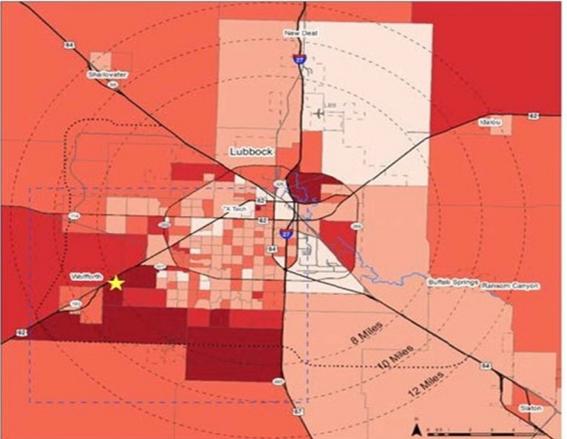
Construction is completed on Phase 1 of the development, the hospital, main roadways, and infrastructure. The hospital is one of several unique anchors and will employ 350 people and is intended to serve patients from up to 150 miles away. Leasing is now underway for the retail, restaurant and entertainment components. The development will also feature contemporary higher end multi-family, as well as senior housing.

Located at a high traffic intersection of the center of Lubbock's current growth area, Covenant Park is a unique lifestyle development, with a focus on health and wellness, while providing a high quality destination for shopping, family dining and entertainment. The combination of these will allow the center to become a local landmark and draw customers from across the region.



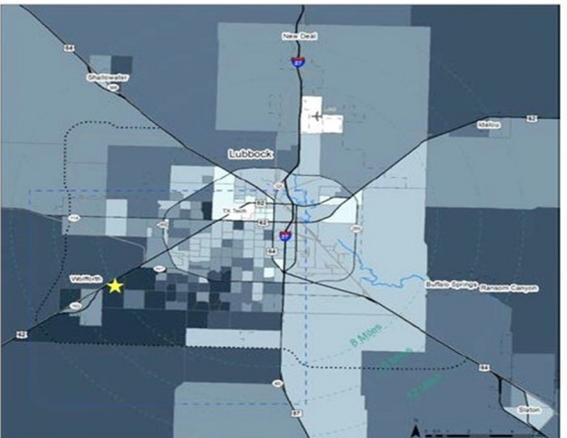
# Located in the Direct Path of City's Growth

Covenant Park is located just west of the Milwaukee corridor and just off Upland Avenue. The Milwaukee Corridor is the fastest growing area in the region and there are over 8,000 new homes either under construction or planned to be built near Upland Avenue, which is scheduled to be widened beginning in 2022. It is also located just two minutes east of Frenship, the city's only 6-A high school. There are also plans for a new High School to the northwest as well as a new elementary and middle school right across the freeway as part of the rapid residential growth.



**Annual Growth Rate 2016-2021**

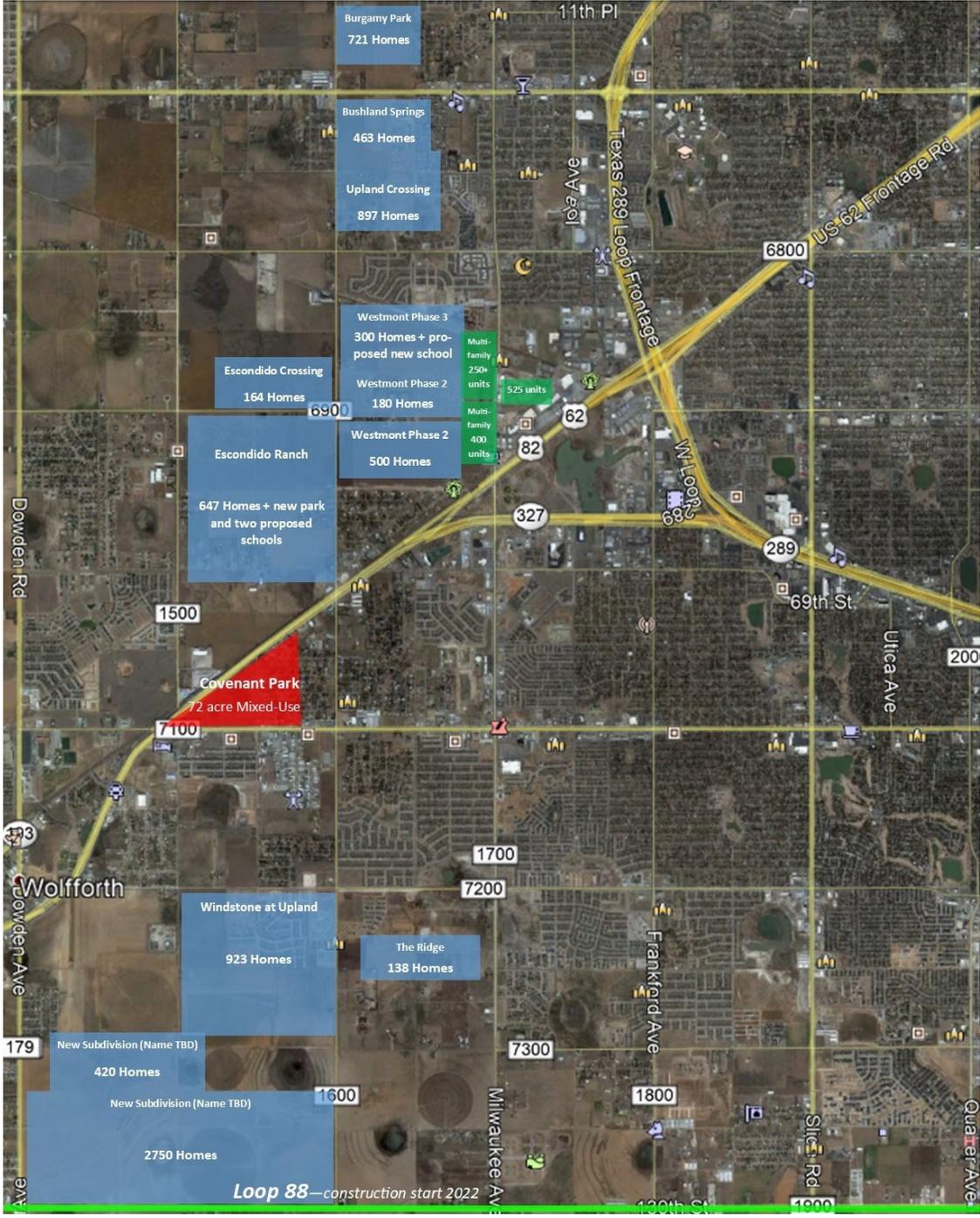
Dark Red	3.1% or more
Red	2.1 - 3.0%
Light Red	1.1 - 2.0%
Orange	0.1 - 1.0%
Light Pink	0% or less



**Median Household Income 2016\_Block Group**

Dark Blue	More than \$82,000
Dark Blue	\$68,001 - \$82,000
Medium Blue	\$53,001 - \$68,000
Light Blue	\$39,001 - \$53,000
Very Light Blue	\$24,001 - \$39,000
White	\$24,000 or less
White	NA

Population growth rate and median household income



# Lubbock Economy

The Lubbock Metropolitan Area has a population of 322,257, growing at over 10% since 2010, and is the 11th largest in Texas. Lubbock is the largest medical hub between Dallas and Albuquerque and has an extremely large, yet diverse agricultural based economy. It also has strong manufacturing, wholesale and retail trade, healthcare, education and government sectors. Lubbock's central location and access to transportation makes the city a hub for regional warehousing and distribution. It also makes it the major retail trade center for a 29-county retail trade area of over 600,000 people. Lubbock is the home to three universities and one community college, including Texas Tech University, which surpassed 40,000 students in 2020. The healthcare and social assistance sector is also a vital part of the economy with roughly 25,000 employees and payroll exceeding \$1 billion.



MAJOR EMPLOYERS IN LUBBOCK MSA	# OF EMPLOYEES
TEXAS TECH UNIVERSITY	11,848
TEXAS TECH HEALTH SCIENCES CENTER	7,627
COVENANT HEALTH	6,931
UMC HEALTH SYSTEMS	4,500
UNITED SUPERMARKETS	4,199
LUBBOCK INDEPENDENT SCHOOL DISTRICT	3,527
CITY OF LUBBOCK	2,700
WALMART SUPERCENTER	1,810
FRENSHIP INDEPENDENT SCHOOL DISTRICT	1,180
LUBBOCK COUNTY	1,171



# The Lubbock Market

Jones AT&T Stadium



First Friday Art Trail



Buddy Holly Center for the Performing Arts



4th on Broadway



United Supermarkets Arena





For Leasing Information

[NAIRN MANAGEMENT GROUP](#)

806.771.6341

[justin@nairnmg.com](mailto:justin@nairnmg.com)

A project by:



[www.covenant-park.com](http://www.covenant-park.com)