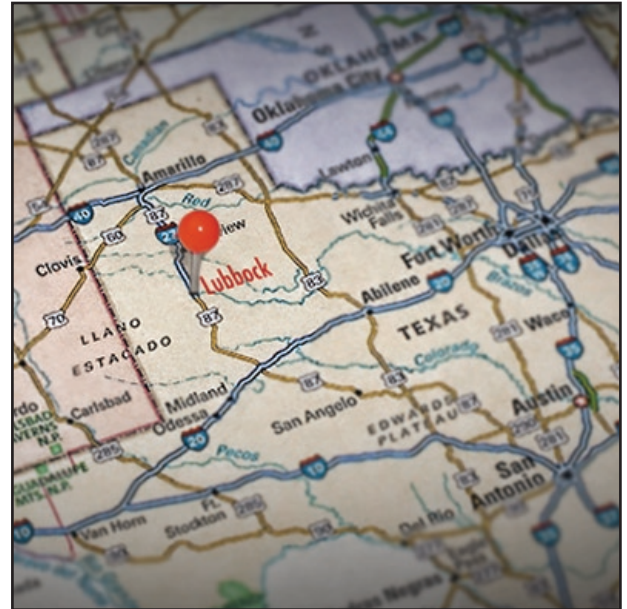




The Lubbock Business Park is a 586-acre tract of and located off of Interstate 27, approximately one-mile south of Lubbock Preston Smith International Airport. Currently, O'Reilly Auto Parts Distribution Center and WesTX Packaging Company/Standard Bag Manufacturing reside in the Park. The Texas Department of Public Safety, Standard Sales, and Monsanto will break ground in the very near future and will soon call the Lubbock Business Park their home.

The completion of the Lubbock Business Park Boulevard Extension and soon-to-commence construction of North Elm and East Hunter roads will add another entrance into the Park and more infrastructure to future tenants. These two road projects will make available approximately 10 lots for new construction. LEDA has invested over \$22 million dollars in the Lubbock Business Park and is prepared to deliver a state-of-the-art location for future business growth.

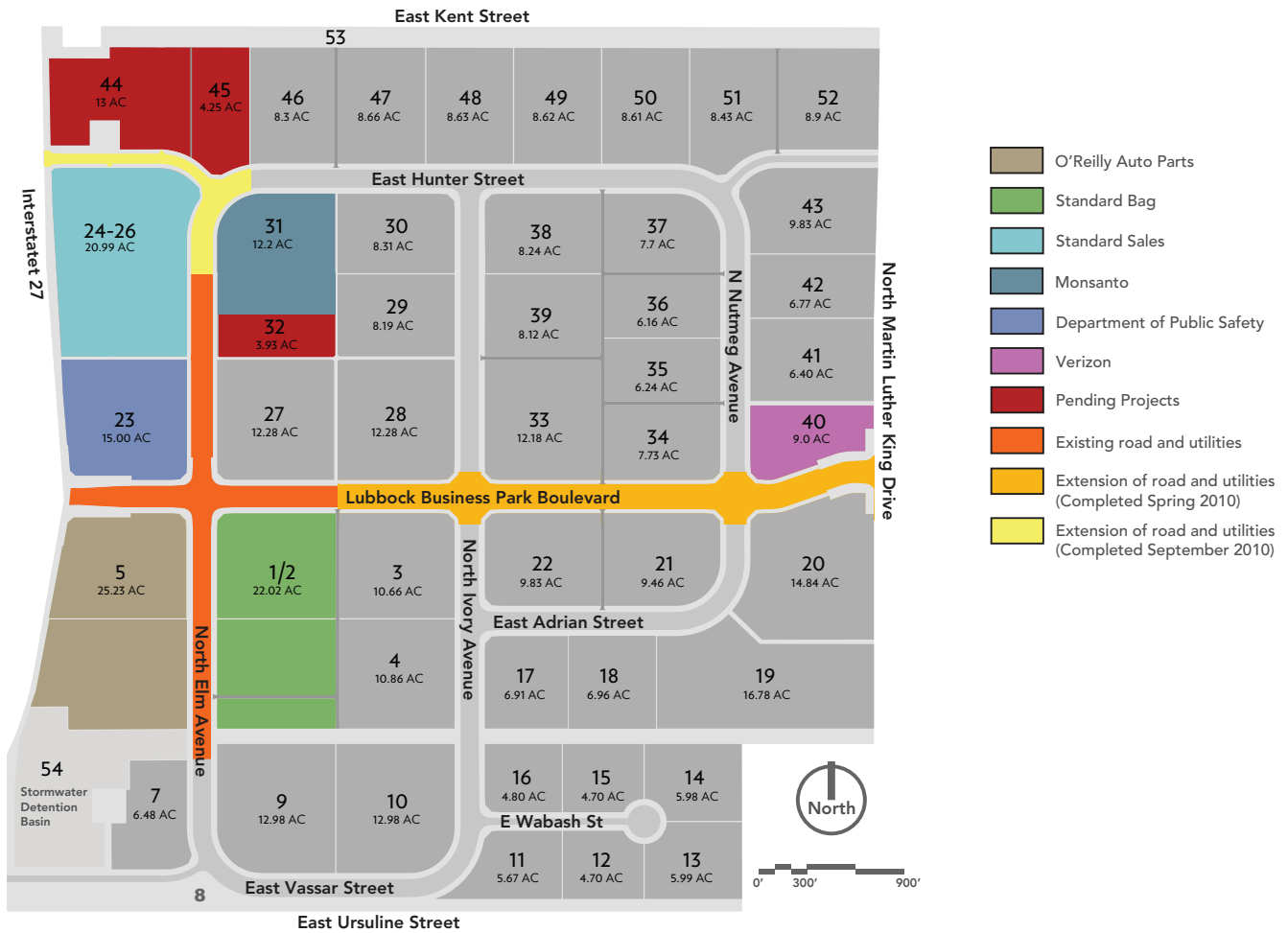


SITE DETAILS

- 586 contiguous acres
- 52 lots ranging in size from 4 to 20 acres
- Property may be offered as an incentive or purchased with terms and restrictions
- Currently zoned commercial/industrial
- Located 1 mile south of Lubbock Airport
- Located 120 miles north of I-20
- Located 117 miles south of I-40
- Elevation ranges from 3,242 ft. to 3,227 ft.
- Four roads currently have access to the Park
- Natural Gas is provided by Atmos Energy
- Fiber infrastructure provided to the Park include AT&T, NTS and Suddenlink
- Solid waste handlers serving the Park include BFI, Safety-Kleen Corp. and C&D Waste



- Electric power is provided by Lubbock Power and Light (LP&L) and Xcel Energy
 - Dual feed service is available at no extra charge beyond the initial capital costs of construction
 - There is no cost to extend service on overhead lines to the proposed site. If underground service is required, that transformer can be placed at the client's desired location.
 - LP&L's primary voltage is 7.2/12.47kV, transmission voltage is 69kV and various secondary voltages are available including 120/240V, 120/208V and 277/480V.
 - Xcel Energy's primary lines are three-phase 7.2/12.47kV and 13.2/22.86kV and secondary low-voltage three-phase lines can be made available with 208/120V, 480/277V or 4.16/2.4kV.
- Water and Wastewater service is provided by the City of Lubbock
 - The City of Lubbock water system has a capacity of 81 million gpd with an average utilization of 39 million gpd.
 - The City of Lubbock wastewater system has a capacity of 31.5 million gpd with an average utilization of 20 million gpd.



CURRENT LUBBOCK BUSINESS PARK BUSINESSES



O'Reilly Distribution Center

Founded in 1957, O'Reilly Auto Parts has become one of the nation's largest auto parts retailers. The company currently has over 1,830 locations serving 26 states across America. O'Reilly Auto Parts operates an impressive 225,000 square-foot distribution center in the Lubbock Business Park.



WestTX Packaging

Headquartered in Beaverton, Oregon, Standard Bag Manufacturing Company has over 20 years in packaging experience with a wide customer base covering everything from animal feed, seed, industrial commodities, grain milling, food processing, chemicals, and retail packaging.

For more information, please contact Marc Farmer, Director of Business Recruitment

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