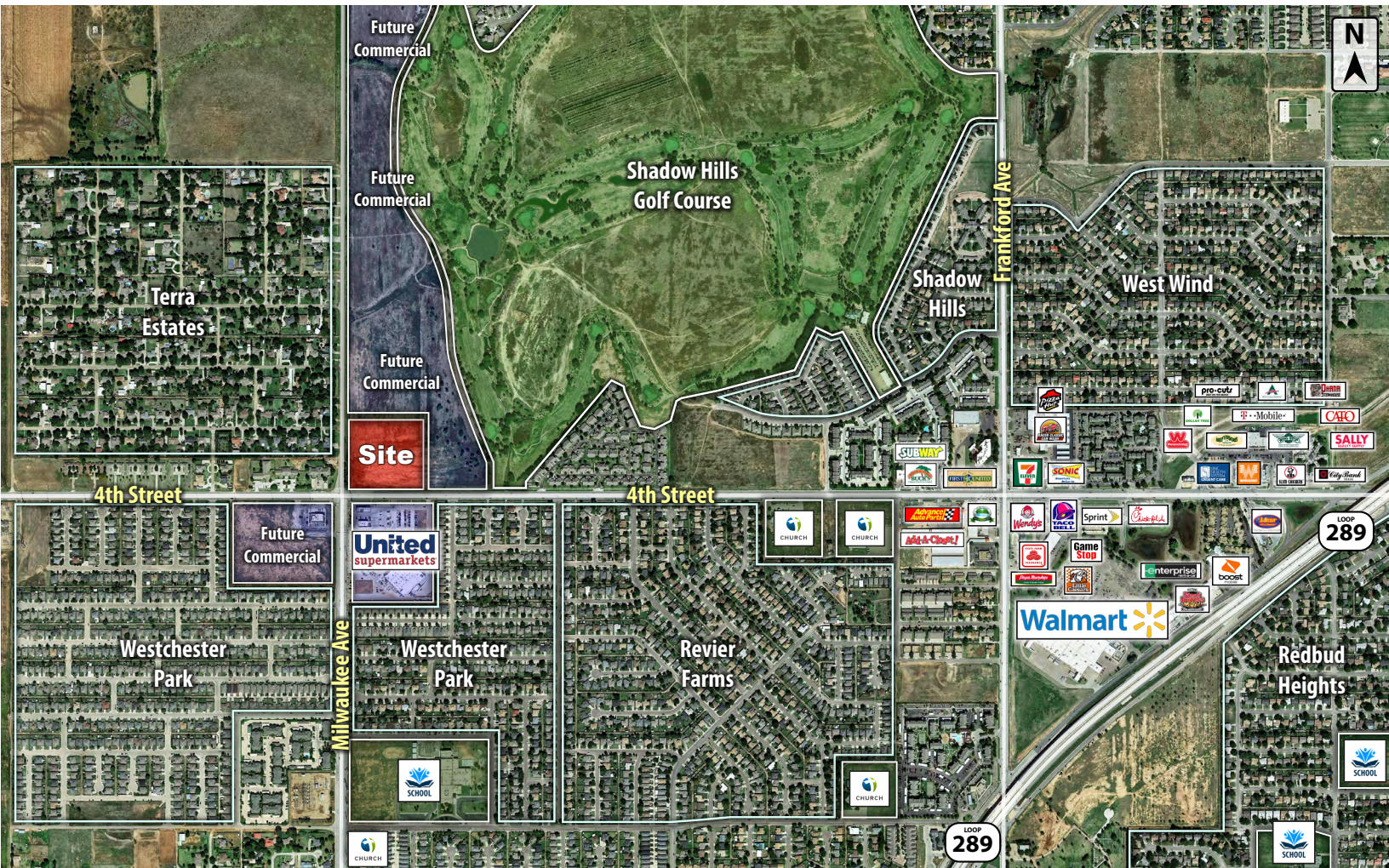




NEC 4th Street & Milwaukee Avenue

Lubbock, TX 79416

LAND



QUICK FACTS



PURCHASE PRICE
\$7.75 per SF



TOTAL ACREAGE
8.27 AC



ZONING
Commercial



TRAFFIC COUNT
9,100+ VPD

CBCWORLDWIDE.COM

Beau Tucker, CCIM
806.470.3944
BTucker@CBCWorldwide.com



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS



Trade Area & Information



LOCATION

Located at the northeast corner of 4th Street & Milwaukee Avenue.

DESCRIPTION

A large tract of land in the developing of northwest Lubbock with frontage on both major thoroughfares, 4th Street and Milwaukee Avenue. This property can also be bought in sub-tracts from 1-1.5 acres. Local business in the area include a Super-Walmart, Walgreens, CVS, Ford, Toyota, Kia, United Supermarkets, Applebee's, McDonald's, Covenant School of nursing and many more.

Property is not in the floodplain.

OPTIONS

Size: 8.27 Acres (can be subdivided)

Price: \$7.75 per Square Foot

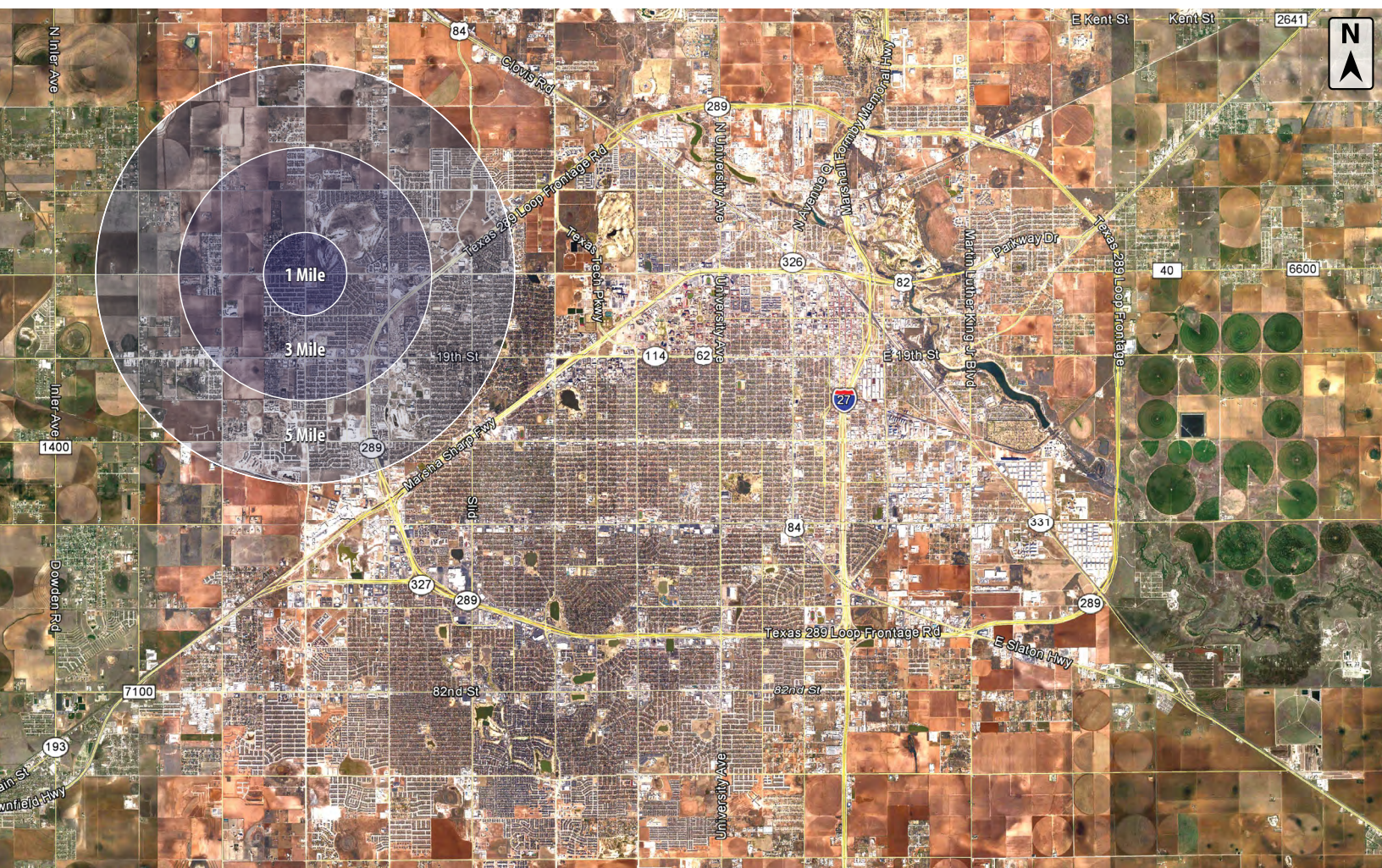


**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS



Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,387	40,163	102,714
MEDIAN AGE	27.1	27.6	28.8
MEDIAN AGE (MALE)	26.3	27.1	28.2
MEDIAN AGE (FEMALE)	28.9	28.9	30.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,234	16,160	39,599
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$59,691	\$55,126	\$54,753
AVERAGE HOUSE VALUE	\$120,957	\$125,889	\$135,465

CBCWORLDWIDE.COM

Beau Tucker, CCIM

806.470.3944

BTucker@CBCWorldwide.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Capital Advisors. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS