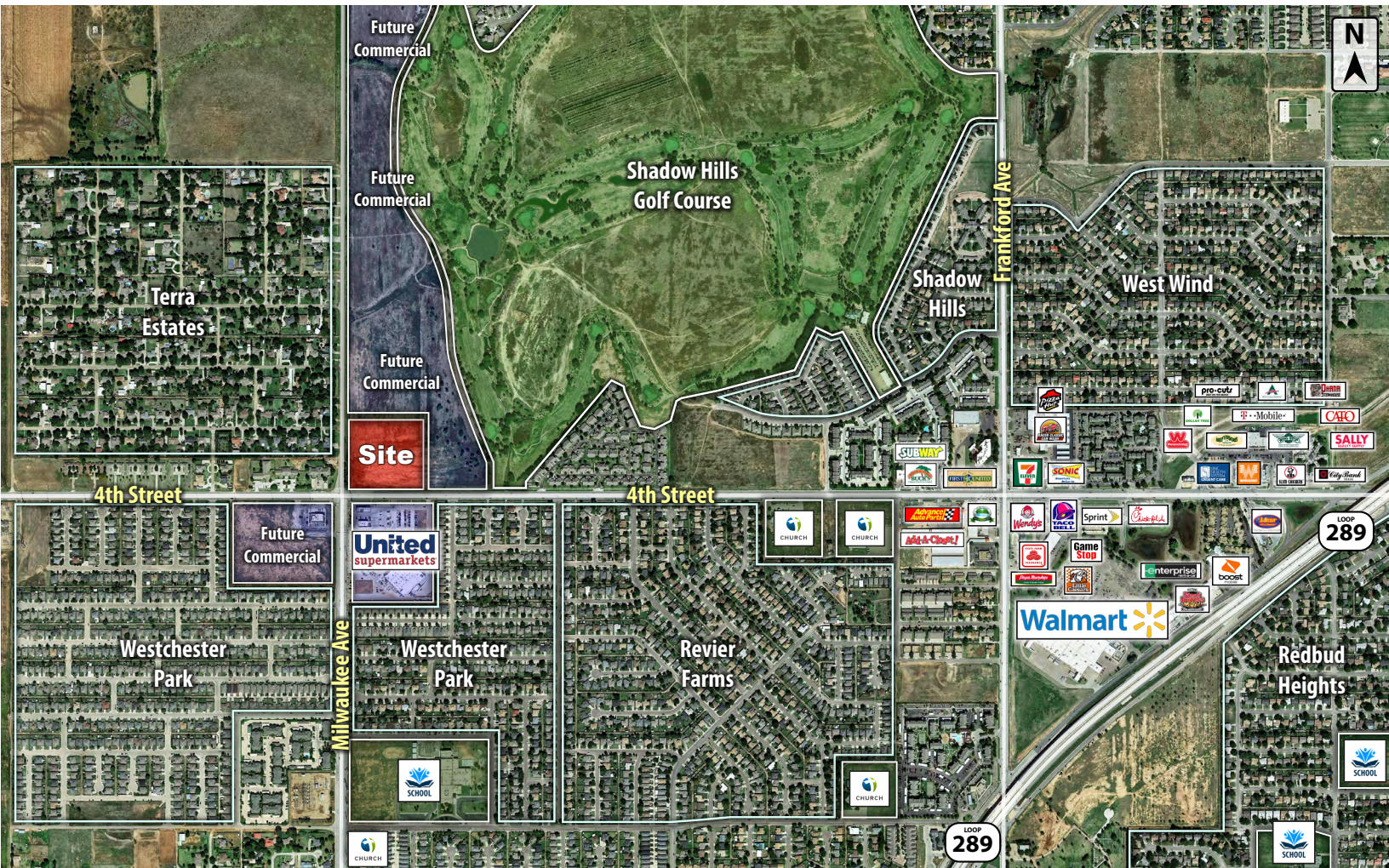## NEC 4th Street & Milwaukee Avenue

Lubbock, TX 79416

QUICK FACTS

PURCHASE PRICE
$7.75 per SF

TOTAL ACREAGE
8.27 AC

ZONING
Commercial

TRAFFIC COUNT
9,100+ VPD

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CAPITAL ADVISORS

Trade Area & Information

Terra Estates

Future Commercial

Shadow Hills Golf Course

655'

8.27 Acres

555'

Future Commercial

Milwaukee Ave

4th Street

4th Street

Westchester Park (west)

Future Commercial

Future Retail

Milwaukee Ave

United supermarkets

Westchester Park (east)

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
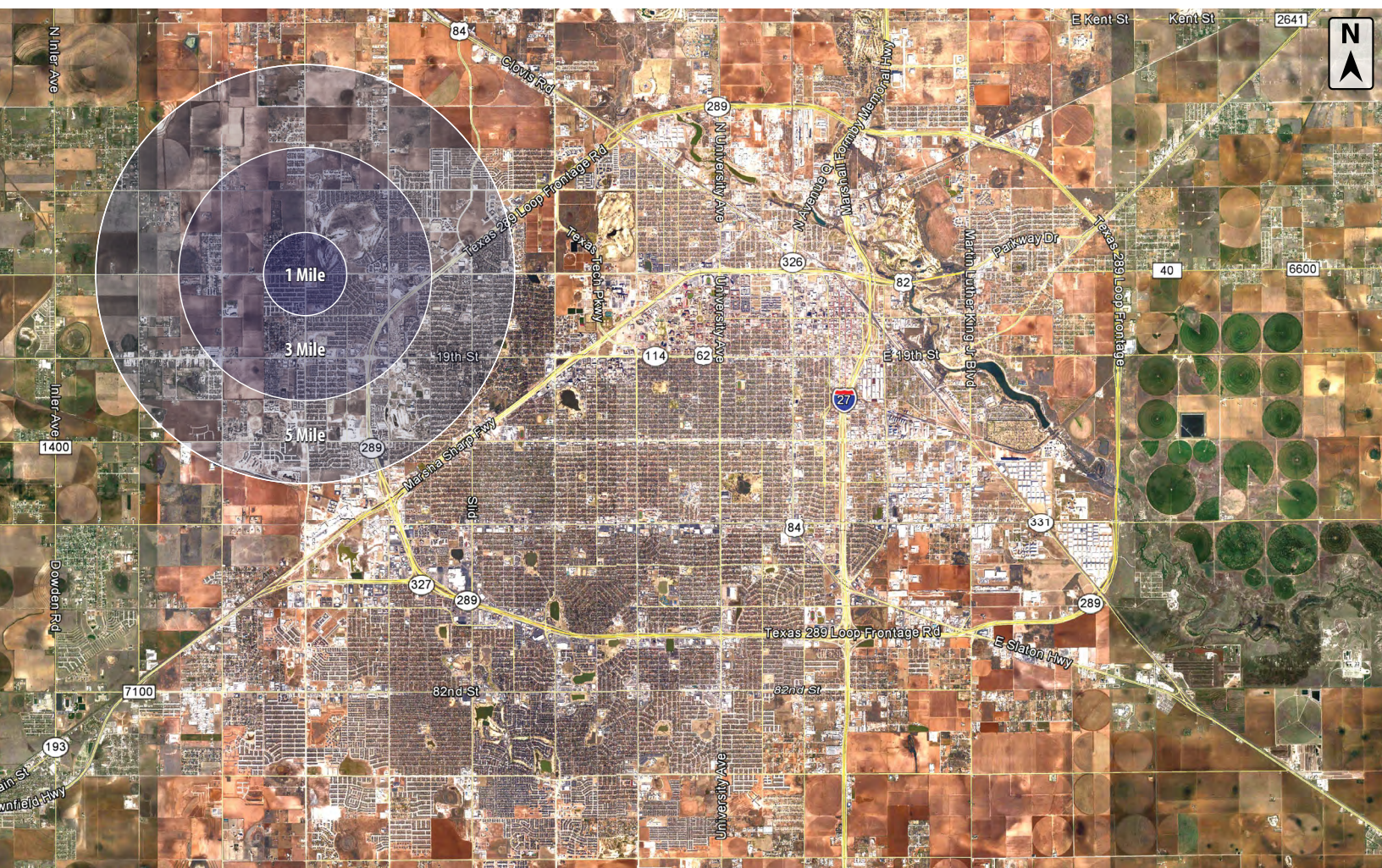Size: 8.27 Acres (can be subdivided)
Price: $7.75 per Square Foot

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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

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