

LAND

FOR SALE



COLDWELL  
BANKER  
COMMERCIAL

3900 N FRANKFORD AVENUE  
LUBBOCK, TX 79416

CAPITAL ADVISORS



Beau Tucker, CCIM  
The Land Man  
806.784.3298 direct  
806.470.3944 cell  
BTucker@CBCWorldwide.com

### PROPERTY INFORMATION

- LOCATION:** Located outside the northwest city limits of Lubbock, TX. This property is less than 1/2 mile south of the Clovis Highway (HWY 84) and N Frankford Avenue (CR 2528) intersection.
- DESCRIPTION:** Conveniently located near the Clovis HWY off of Frankford Avenue. This property is 4.5 miles from Shallowater and 6.5 miles from Downtown Lubbock. Local businesses include Lowery's Plumbing, Orbit Powder Coating, Profab Corporation and Valero.
- FLOOD ZONE:** Property is not in a flood zone.
- FLOOD ZONE:** Property is not in the city limits.
- SIZE:** 9.4 Acres
- SALES PRICE:** Tract D: \$3.00 per sq. ft.  
Other Eight Tracts: \$2.00 per sq. ft.



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	294	12,158	21,656
AVERAGE AGE	31.7	25.0	27.0
AVERAGE AGE (MALE)	34.9	25.3	26.8
AVERAGE AGE (FEMALE)	30.4	24.9	27.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	108	4,274	21,656
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$64,980	\$49,001	\$55,798
AVERAGE HOUSE VALUE	\$133,784	\$116,315	\$138,801

### Mini-Map and Location

