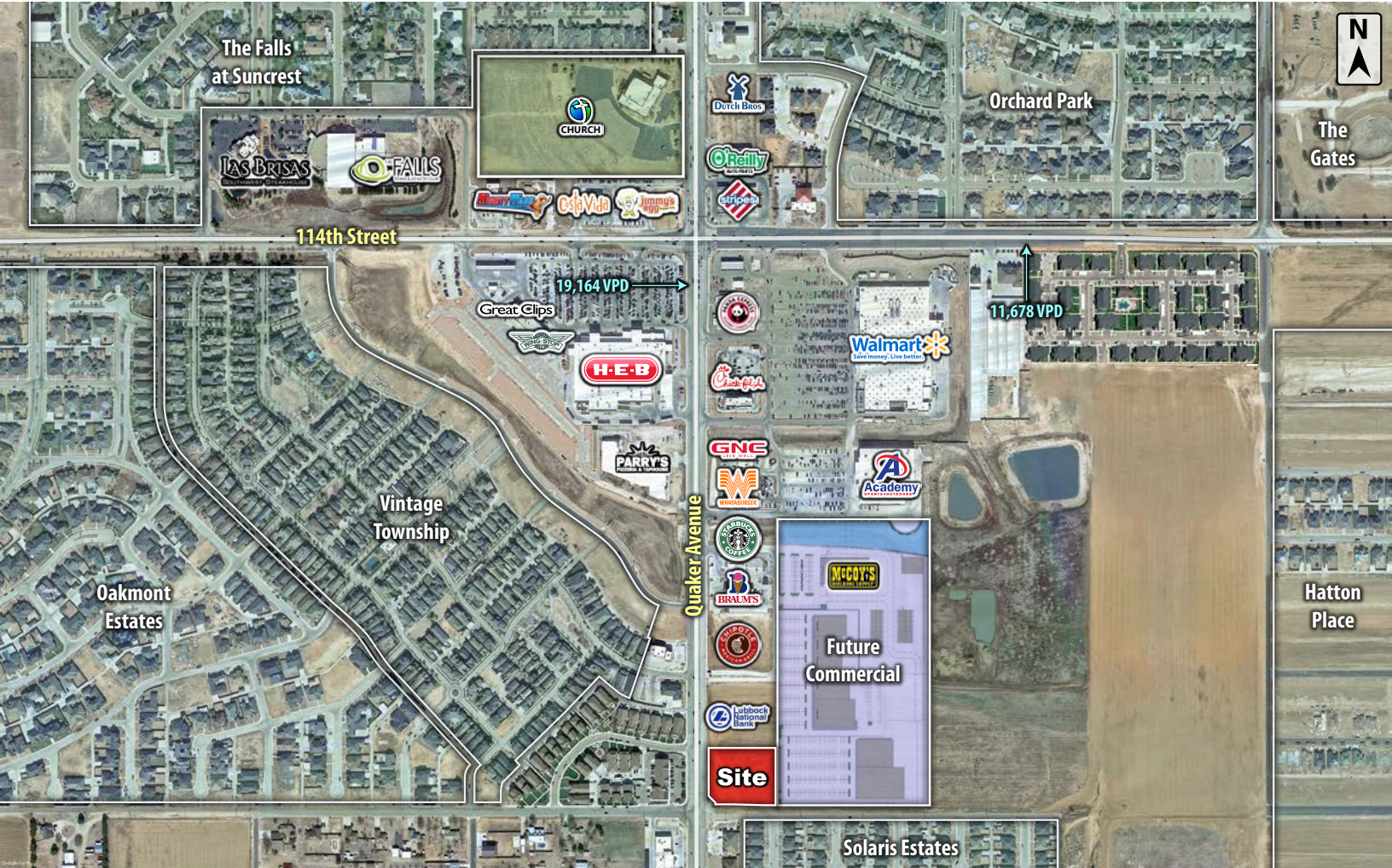




12115 QUAKER AVENUE

Lubbock, TX 79423

LAND



QUICK FACTS



PURCHASE PRICE

CALL BROKER



TOTAL ACREAGE

1.85 AC



ZONING

COMMERCIAL

CBCWORLDWIDE.COM

BEAU TUCKER, CCIM
806.784.3298
BTUCKER@CBCWORLDWIDE.COM
CBCLANDMAN.COM

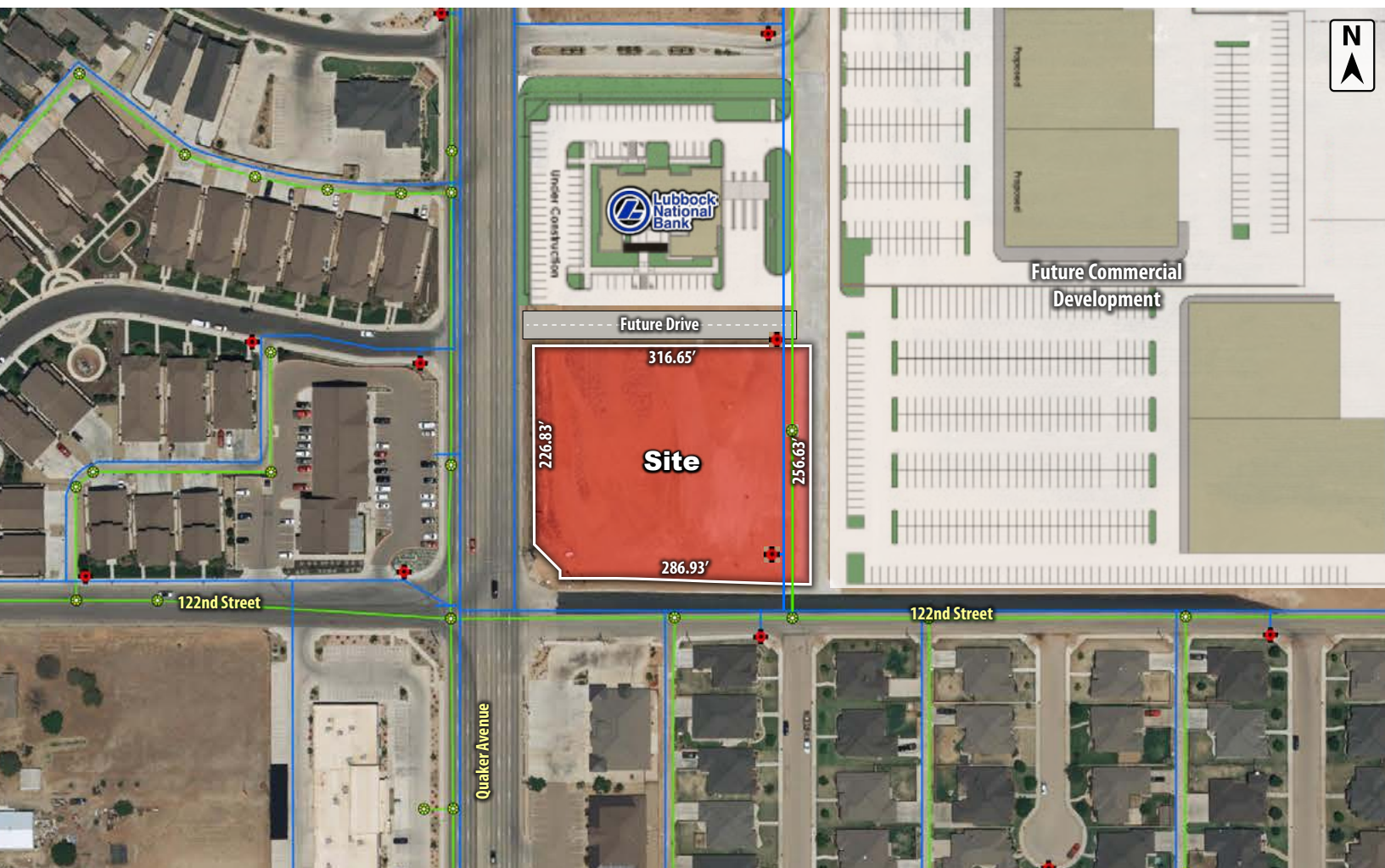
AARON HART
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CAPITAL ADVISORS



TRADE AREA & INFORMATION



LOCATION

Located at the northeast corner of 122nd Street & Quaker Avenue in Lubbock, TX.

DESCRIPTION

Prime commercial land is now available in the thriving area of south Lubbock, TX. This strategic hardcorner offers exceptional visibility and accessibility. With established businesses in the vicinity and a diverse customer base, this location is ideal for families seeking a sense of community. Boasting nearly 2 acres of land ready for immediate commercial development, this prime tract is equipped with all necessary utilities. Whether you're targeting local residents, commuters, or visitors, this opportunity allows you to tap into the rapidly growing market in south Lubbock. Coldwell Banker Commercial is pleased to present this prime retail tract for your commercial development needs.

OPTIONS

1.855 Acres • Call Broker for Pricing



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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,034	56,829	137,985
MEDIAN AGE	40.5	39.8	37.9
MEDIAN AGE (MALE)	39.7	38.7	36.7
MEDIAN AGE (FEMALE)	41.2	40.9	39.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,562	22,363	55,199
# OF PERSONS PER HH	2.8	2.7	2.5
AVERAGE HH INCOME	\$175,924	\$118,604	\$94,661
AVERAGE HOUSE VALUE	\$407,870	\$311,736	\$254,975

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