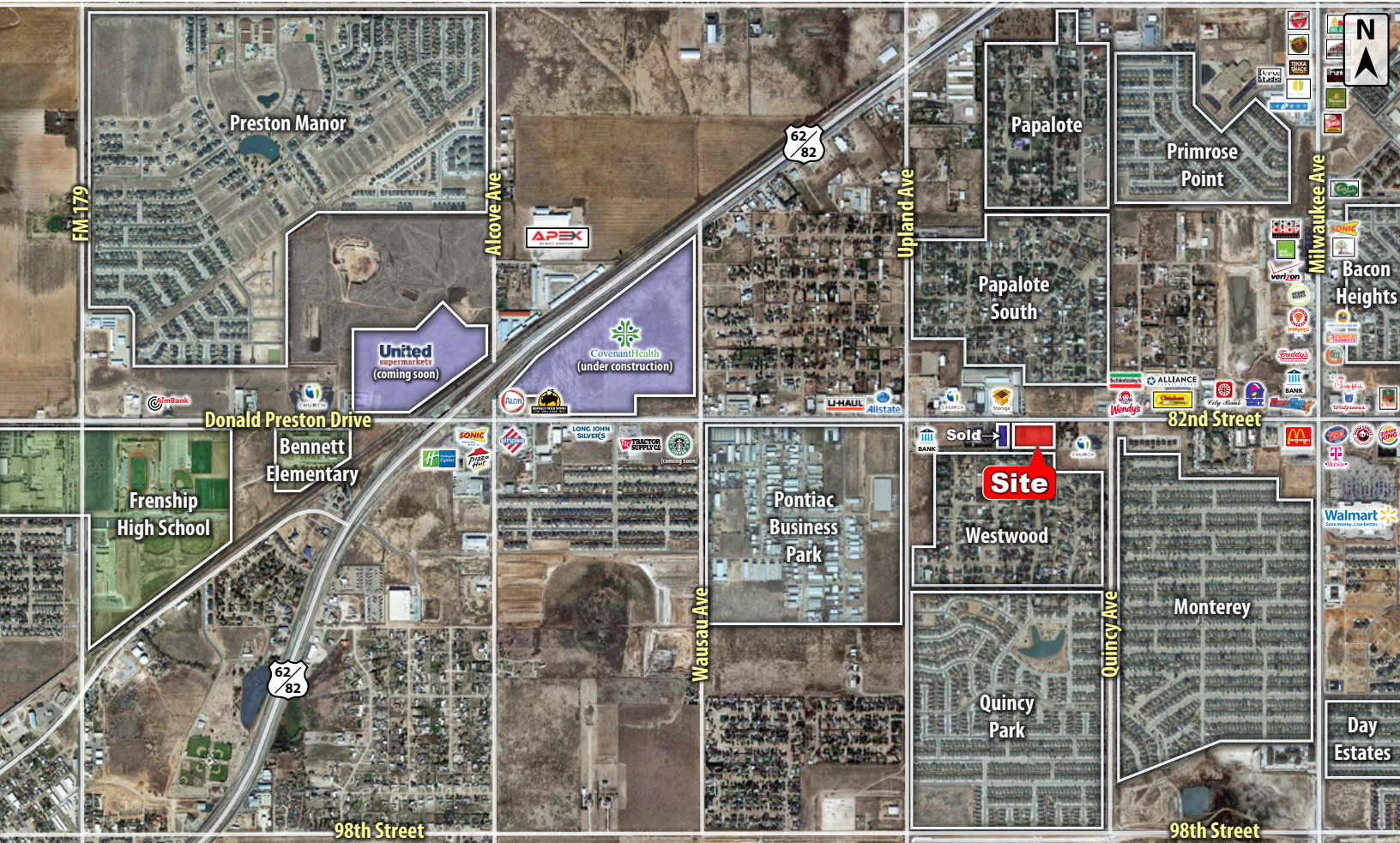




# SEC 82ND STREET & SARATOGA AVENUE

Lubbock, TX 79424

LAND



## QUICK FACTS



PURCHASE PRICE  
**\$15.00 per SF**



TOTAL ACREAGE  
**3.88 AC**



ZONING  
**Commercial**



TRAFFIC COUNT  
**23,866 VPD**

CBCWORLDWIDE.COM

Beau Tucker, CCIM  
806.470.3944  
BTucker@CBCWorldwide.com  
CBCLandMan.com



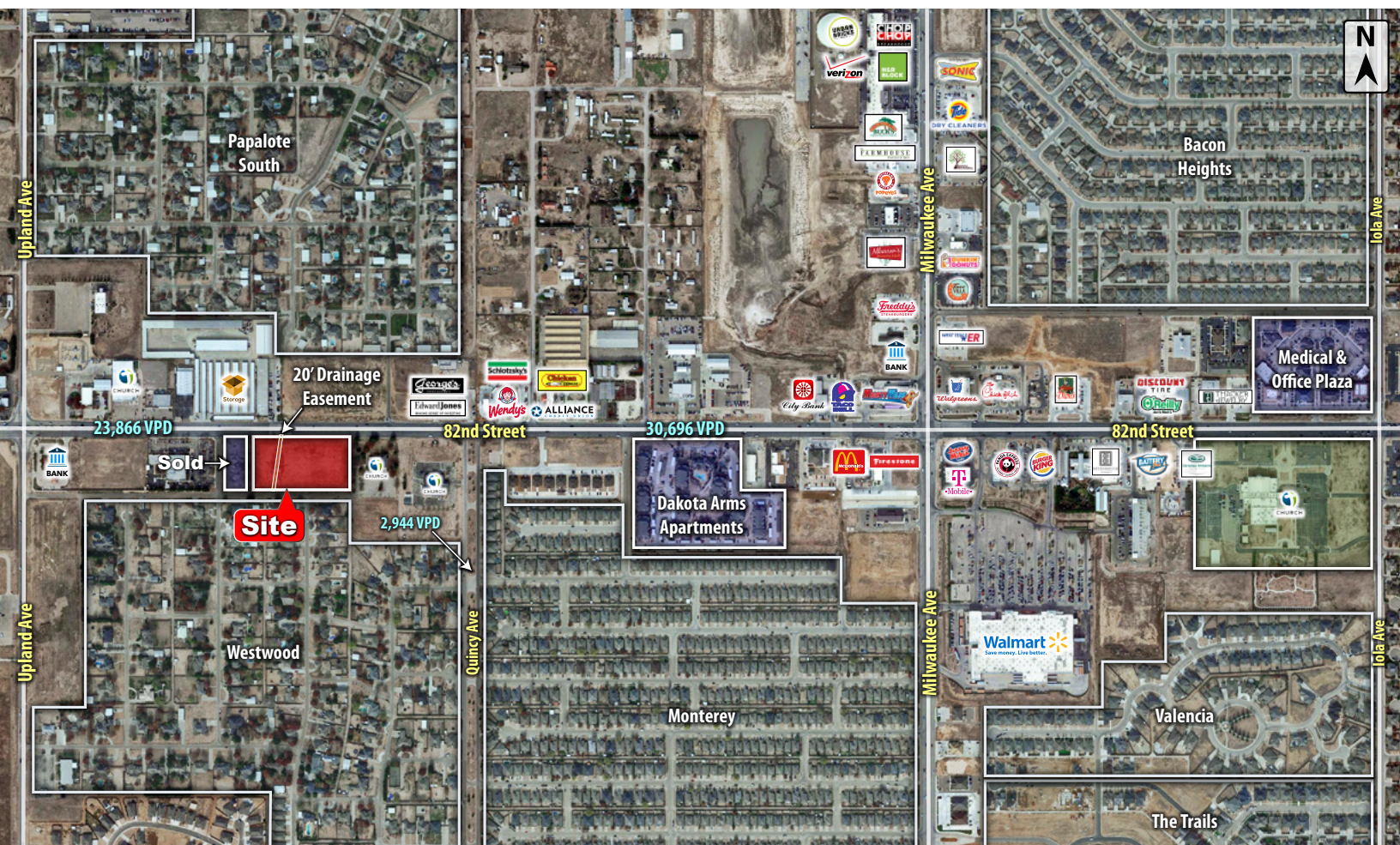
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## Trade Area & Information



## LOCATION

This property sits north of 82nd Street on the west side of Saratoga Avenue.

## DESCRIPTION

A large commercial tract in growing southwest Lubbock. Conveniently located in the Frenship School District, just off of the Milwaukee Corridor with 82nd Street frontage. The Milwaukee Corridor has recently become the highest trafficked corridor in the city and comprises more than 100 retailers and businesses. Additionally, Covenant Health Systems has broke-ground on their new 70+ acre medical campus which is less than 1-mile to the west. This property is ready for commercial development.

Property is not in the floodplain.

## PRICING

3.88 Acres • \$15.00 per Square Foot • Can be subdivided



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BANKER  
COMMERCIAL**

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## Surveyor's Report

This Plot is based on a survey made on the ground November 14, 2018.

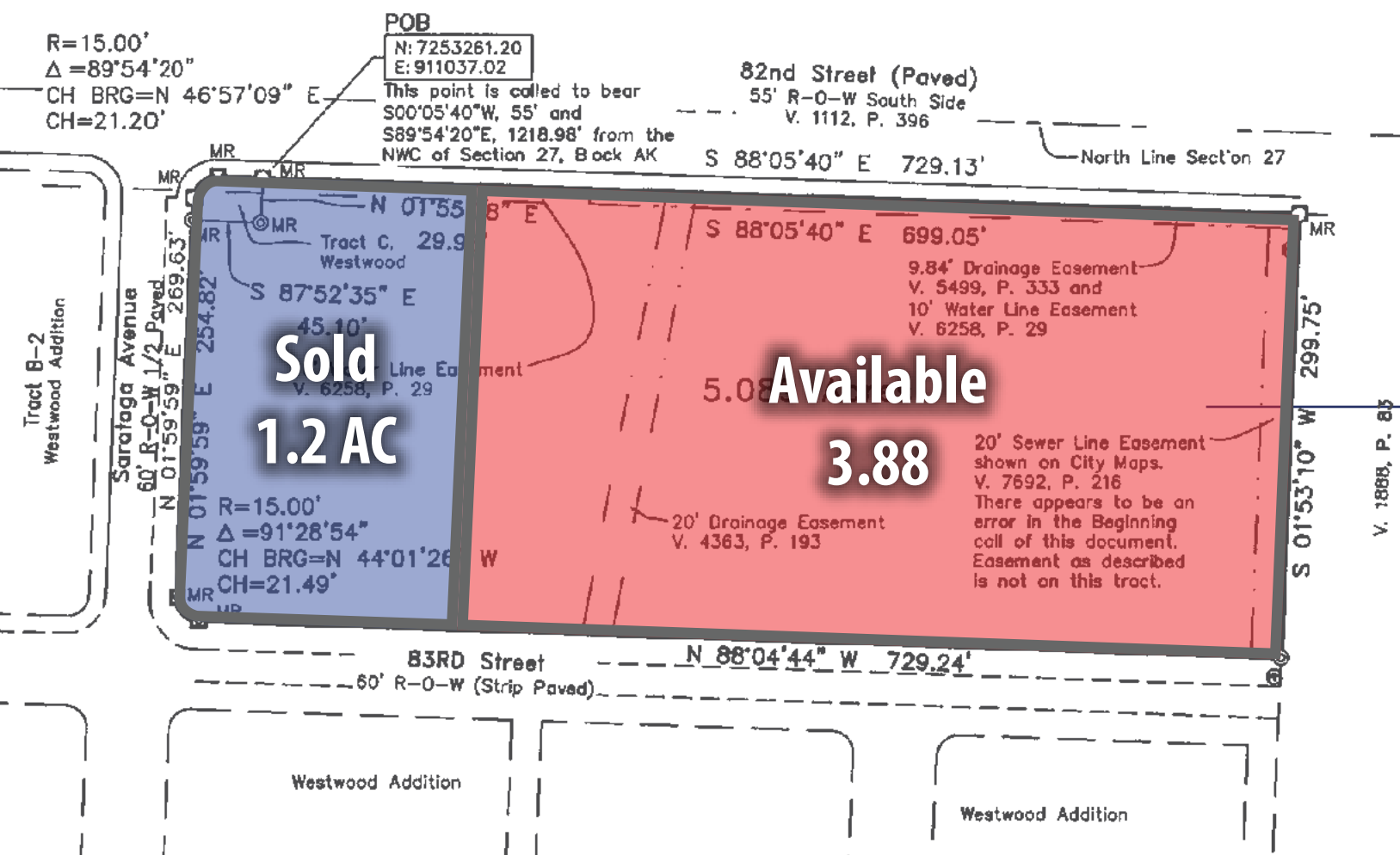
Monuments shown as found on this survey were accepted by this surveyor as controlling evidence due to substantial agreement with Record Documents and are not considered as Monuments of Record Dignity unless so noted.

No Substantial Discrepancies between Record Documents and conditions as found on the ground were uncovered on this survey unless noted.

This plot was prepared without the benefit of a Title Commitment. Easements and/or Restrictions other than those shown may apply.

Bearings and coordinates are based on the Texas North Central  
Zona Coordinate System. NAD 83, 2011, Epoch 2010.0000.

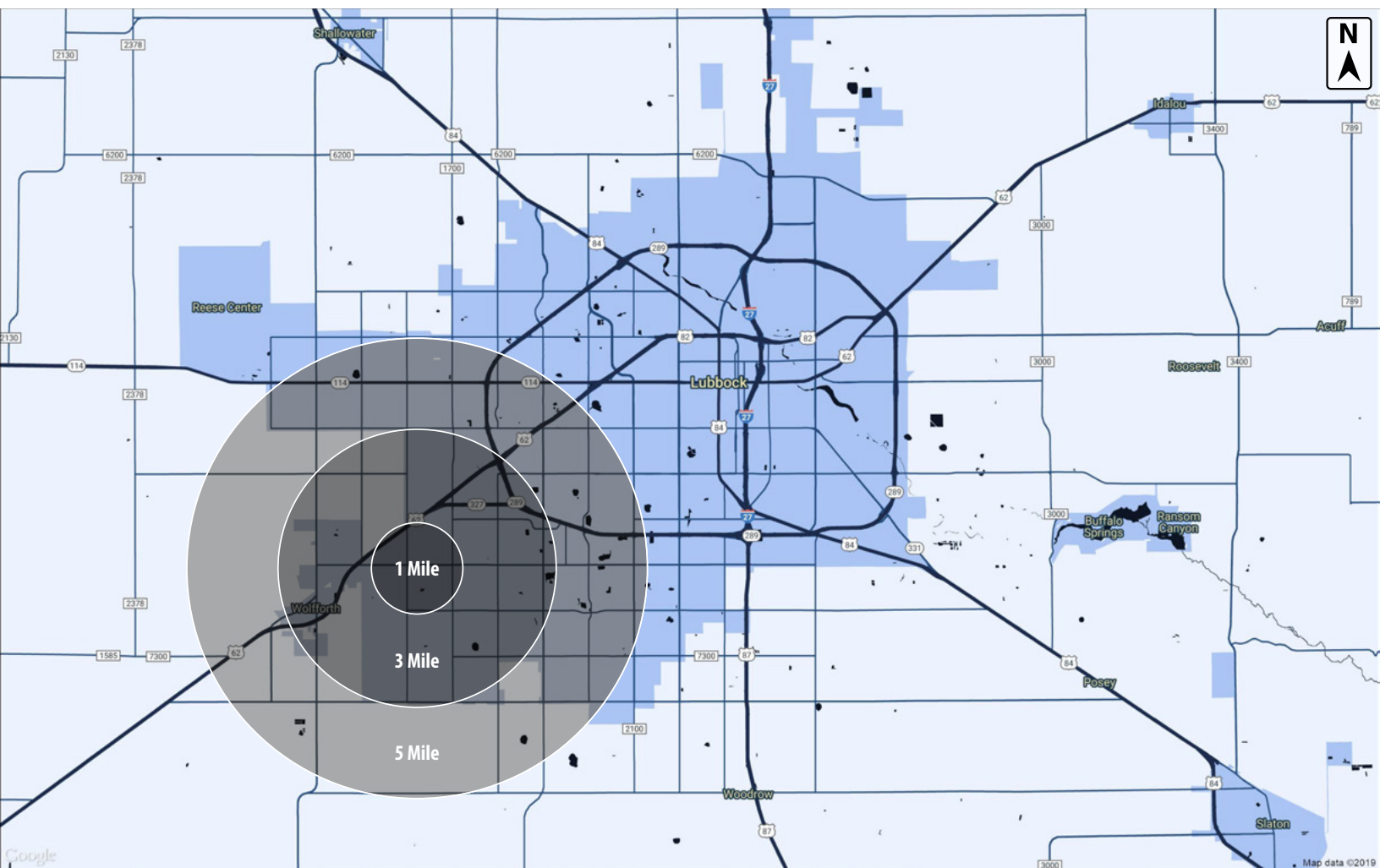
<input type="checkbox"/>	Fd. 1/2" Iron Rod
<input type="radio"/>	Fd. 1/2" Rod With Yellow Cap
<input checked="" type="checkbox"/>	Fd. 1" Square Pipe
<input type="radio"/>	Man Hole
MR	Monument of Record Dignity







## Demographics



### POPULATION

TOTAL POPULATION  
MEDIAN AGE  
MEDIAN AGE (MALE)  
MEDIAN AGE (FEMALE)

### 1 MILE

5,475  
33.1  
33.4  
32.6

### 3 MILES

30,946  
36.0  
35.1  
36.4

### 5 MILES

98,217  
34.4  
33.5  
35.4

### HOUSEHOLDS & INCOME

TOTAL HOUSEHOLDS  
# OF PERSONS PER HH  
AVERAGE HH INCOME  
AVERAGE HOUSE VALUE

### 1 MILE

2,015  
2.7  
\$93,560  
\$197,254

### 3 MILES

12,363  
2.5  
\$78,553  
\$167,412

### 5 MILES

40,702  
2.4  
\$70,281  
\$152,150

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Coldwell Banker Commercial  
4918 S. Loop 289  
Lubbock, TX 79414

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