

LAND

FOR SALE



RICK CANUP, REALTORS®
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308 N. UNIVERSITY
LUBBOCK, TX 79415



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PROPERTY INFORMATION

LOCATION:

This property fronts University Avenue and Colgate Street. It is located 3/4 miles north of Texas Tech University and the newly developed Overton Park. Nearby tenants include McDonald's, Panda Express, Dominos, United Supermarkets and Prosperity Bank.

DESCRIPTION:

A PRIME tract of land located in a highly trafficked region of central Lubbock. This property is an ideal location for convenient store, restaurant, and retail use.

SF:

13,468 square feet

PRICE:

\$125,000.00 (\$9.28 per SF)

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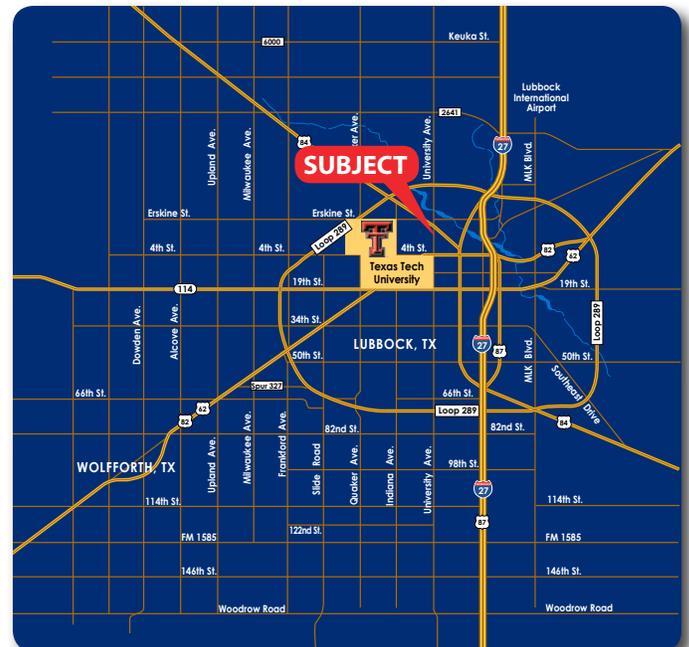
308 N. UNIVERSITY LUBBOCK, TX 79415

LUBBOCK FACTS

- Lubbock, Texas has long been known as the "Hub" of the South Plains of Texas. **Lubbock is a thriving city of over 236,000 people with a MSA of over 295,000 people.** Lubbock has a strong, diverse economy that is based on agriculture, health care, manufacturing, wholesale and retail trade, and education. Lubbock is home to five institutions of higher learning, showcased by Texas Tech University, which currently serves over 50,000 students annually.
- Lubbock's trade area of 596,900+ people** consists of a 26-county region of West Texas and Eastern New Mexico. Lubbock also serves as a medical center for 77 counties with four major medical centers offering the most comprehensive health care services between Dallas/Ft. Worth and Phoenix. Lubbock Preston Smith International Airport, and official U.S. Customs Port of Entry, offers three major commercial air carriers as well as FedEx (distribution center) and UPS.
- Texas Tech University** is close to becoming a Tier 1 university and their undergraduate enrollment is expected to grow 2.5% annually. (Tier One is a term used to describe institutions having academic excellence, world-class research and an exceptional student body; it is used interchangeably with "national research university.")
- Five colleges and universities** with 50,000 students enrolled annually.
- 596,900+ people live within a 90-minute drive** time who look to Lubbock for shopping, dining, entertainment, and medical services.



LOCATION



Coldwell Banker Commercial Rick Canup, Realtors®

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CBCLubbock.com
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