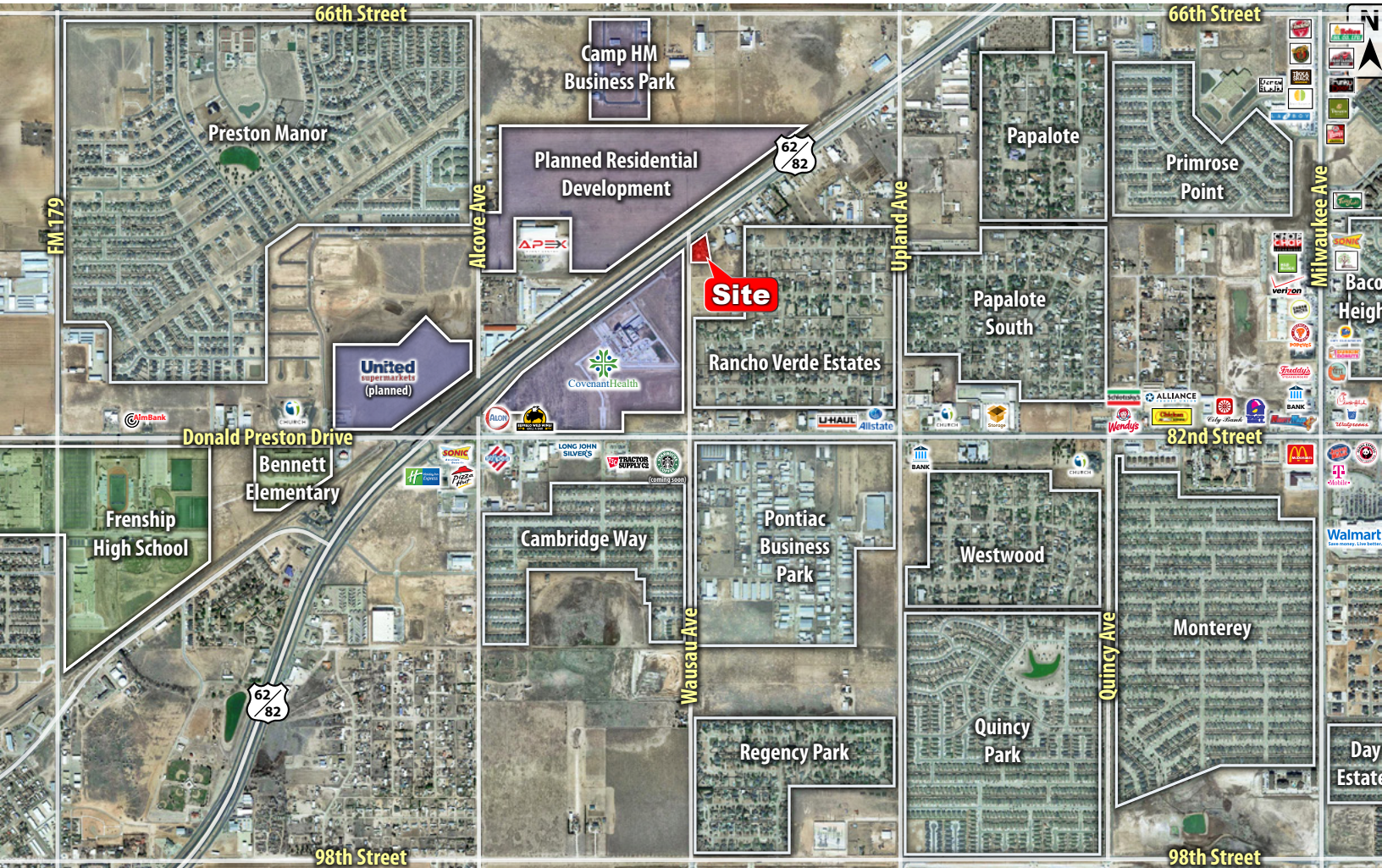




SEC HWY 62 & WAUSAU AVENUE

Lubbock, TX 79407

LAND



QUICK FACTS



PURCHASE PRICE
\$11.00 per SF



TOTAL ACREAGE
1.8 AC



ZONING
Transitional



TRAFFIC COUNT
26,705 VPD

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Trade Area & Information



LOCATION

Located at the southeast corner of Highway 62 (Brownfield Highway) and Wausau Avenue in Lubbock, TX.

DESCRIPTION

This hard corner is perfectly suited for commercial development. Whether you are developing for c-store, restaurant, or need easy access to the highway this 1.8 acre tract allows for many commercial concepts to be developed. Positioned right between Lubbock and Wolfforth, this tract is right in the heart of developing southwest Lubbock. Adjacent to this site, Covenant Health Systems completed their first building project in December of 2021. Additionally, the 100 acres across the highway was purchased in 2022 for residential development.

Property is not in the floodplain.

OPTIONS

1.8 Acres - \$11.00 per Square Foot

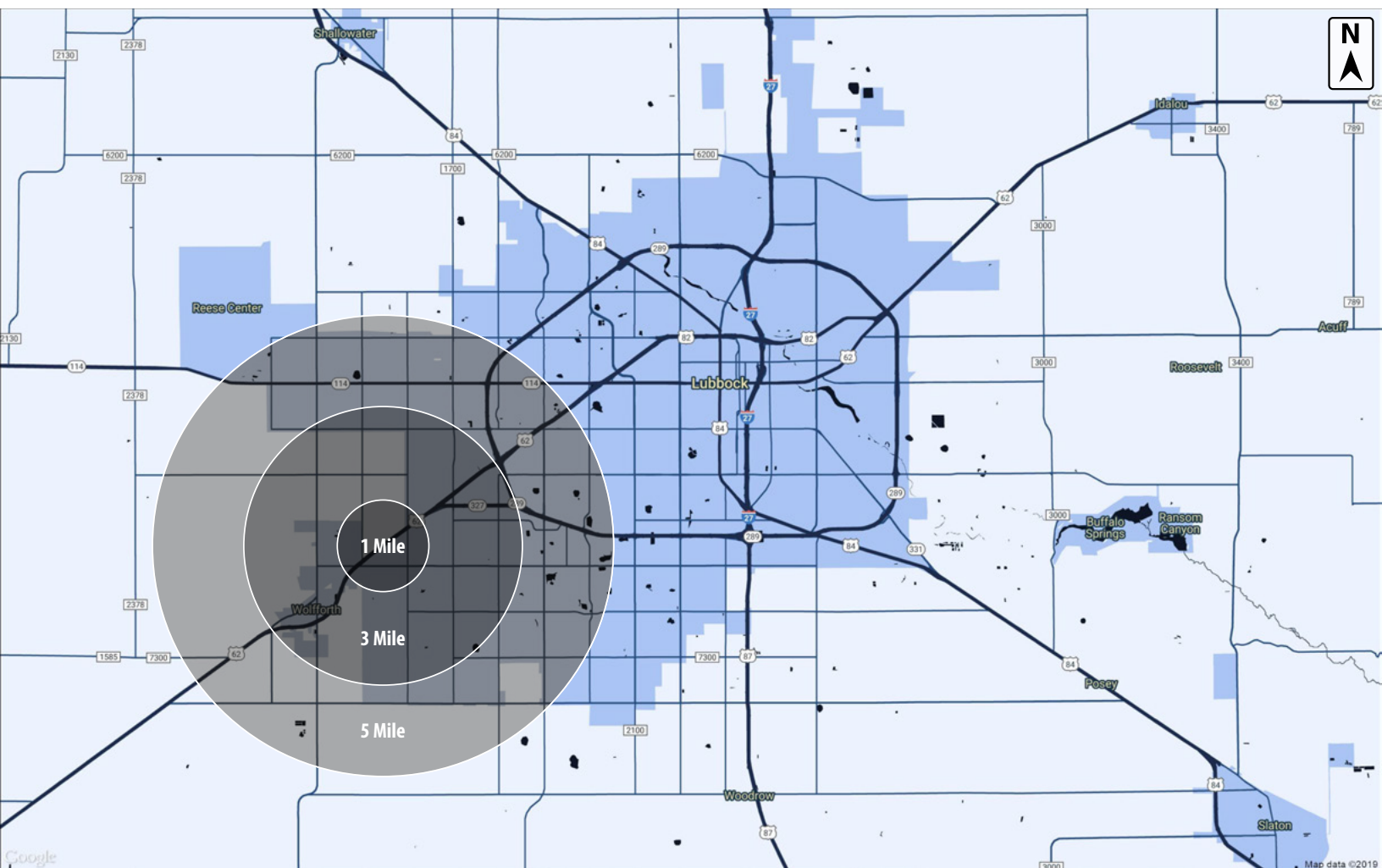


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Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,461	39,259	112,376
MEDIAN AGE	33.1	33.4	33.2
MEDIAN AGE (MALE)	32.8	32.8	32.3
MEDIAN AGE (FEMALE)	33.3	34.0	34.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	873	14,780	46,035
# OF PERSONS PER HH	2.8	2.6	2.4
AVERAGE HH INCOME	\$118,993	\$91,627	\$85,548
AVERAGE HOUSE VALUE	\$208,940	\$197,585	\$187,532

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