

LAND

FOR SALE



RICK CANUP, REALTORS®  
Each office is Independently Owned and Operated

SEC MARSHA SHARP FWY & UPLAND AVE  
LUBBOCK, TX 79407



### PROPERTY INFORMATION

**DESCRIPTION:**

An irregularly shaped tract of land in a rapidly developing area of southwest Lubbock with approximately 600 feet of frontage on the Marsha Sharp Freeway and approximately 200 feet of frontage on Upland Avenue.

**LOCATION:**

Situated at the southeast corner of the Marsha Sharp Freeway and Upland Avenue. This property has great visibility and is perfect for commercial development. The property is situated between the Papolote, Papolote-South and Pine Grove Estates subdivisions. Also the Milwaukee Corridor is less than 1 mile away and boasts 100+ retailers and businesses within a 1/2 mile radius.

**SIZE:**

3.23 Acres (approx.)

**TRAFFIC COUNT**

Marsha Sharp FWY and Upland Ave Intersection

22,266	vehicles per day (westbound)
18,947	vehicles per day (eastbound)
7,705	vehicles per day (northbound)
4,604	vehicles per day (southbound)
53,522	TOTAL

**SALES PRICE:**

\$1,829,084.40 (\$13 per sq.ft.)



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

LAND

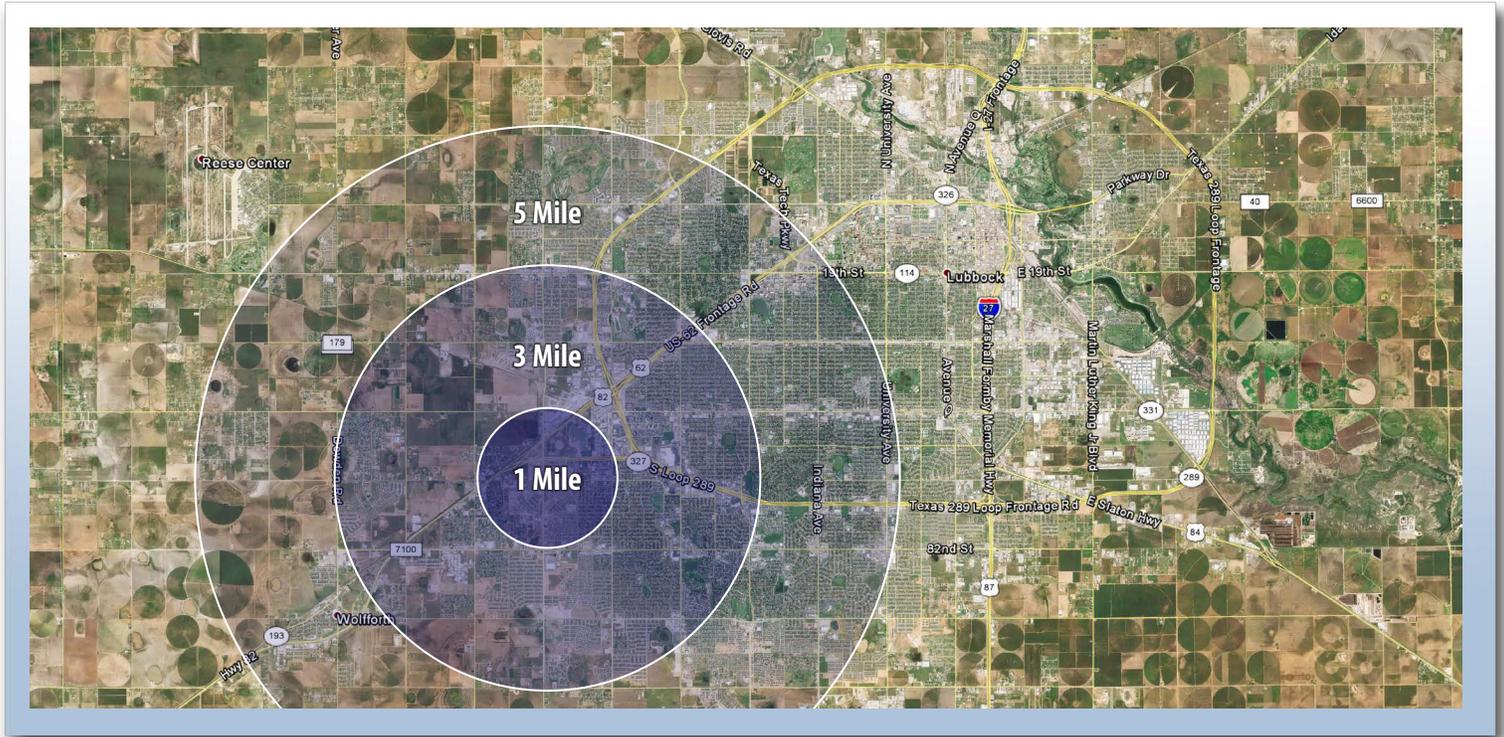
FOR SALE



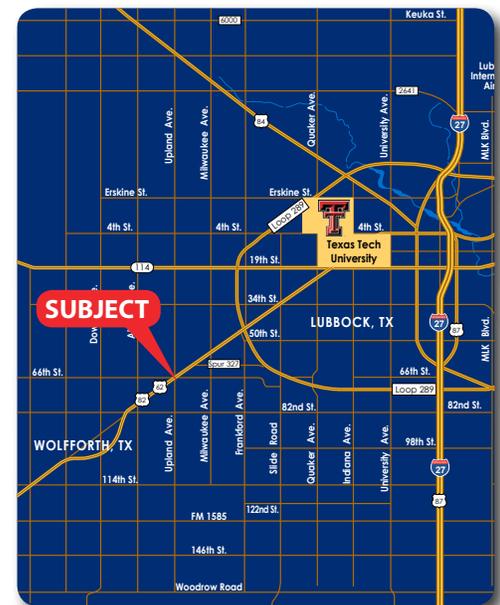
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LUBBOCK FACTS



CITY MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,888	54,515	125,262
MEDIAN AGE	43.4	33.6	34.3
MEDIAN AGE (MALE)	34.2	32.9	33.2
MEDIAN AGE (FEMALE)	35.0	34.5	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,709	22,703	51,874
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$67,687	\$64,930	\$70,729
AVERAGE HOUSE VALUE	\$174,673	\$150,550	\$153,928

Coldwell Banker Commercial Rick Canup, Realtors®

806.793.0888

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CBC Lubbock.com  
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