

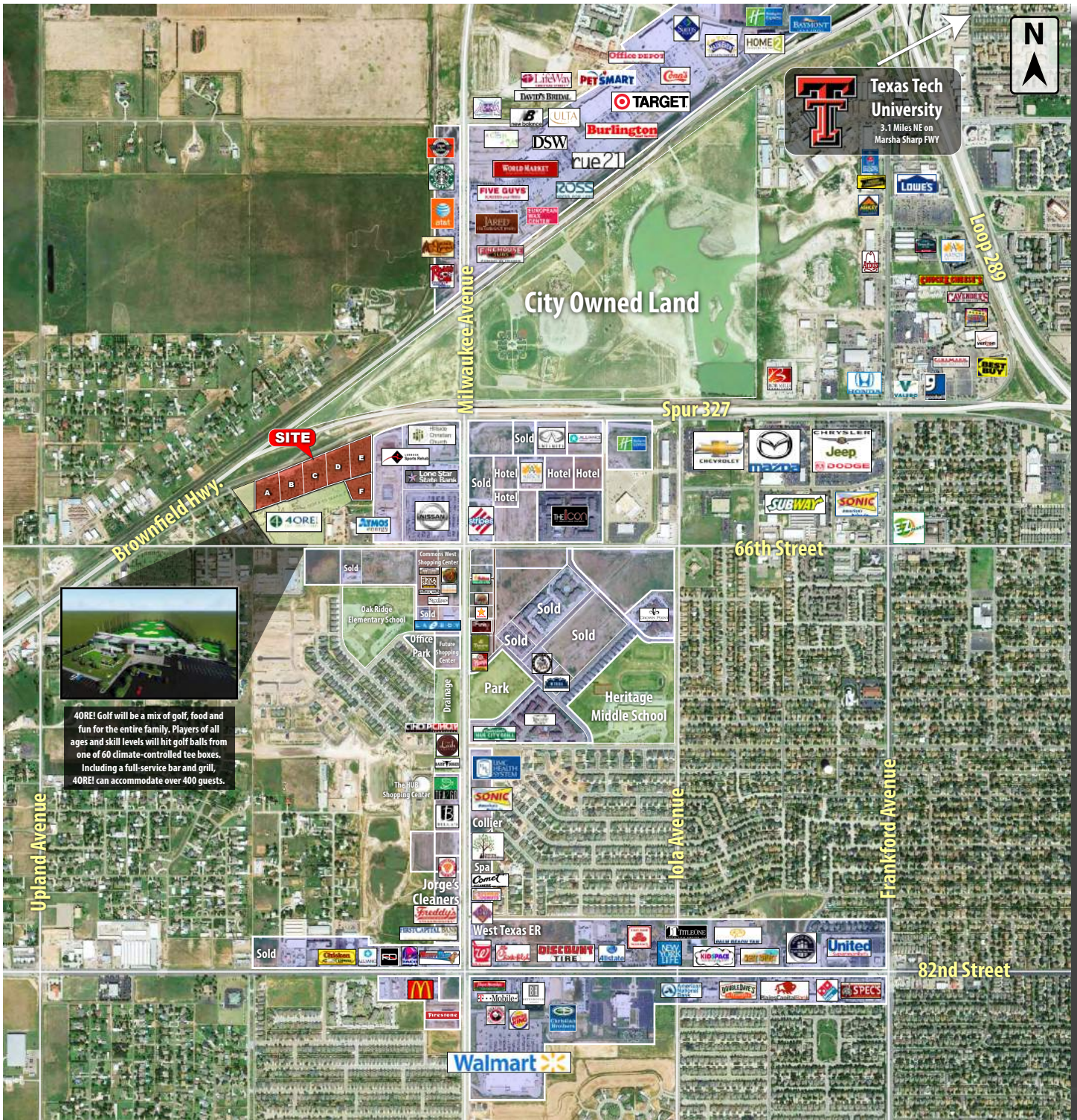
**LAND DEVELOPMENT**



**WEST OF MILWAUKEE AVENUE ON SPUR 327**

6900 Marsha Sharp Freeway  
Lubbock, TX 79424

# MILWAUKEE CORRIDOR

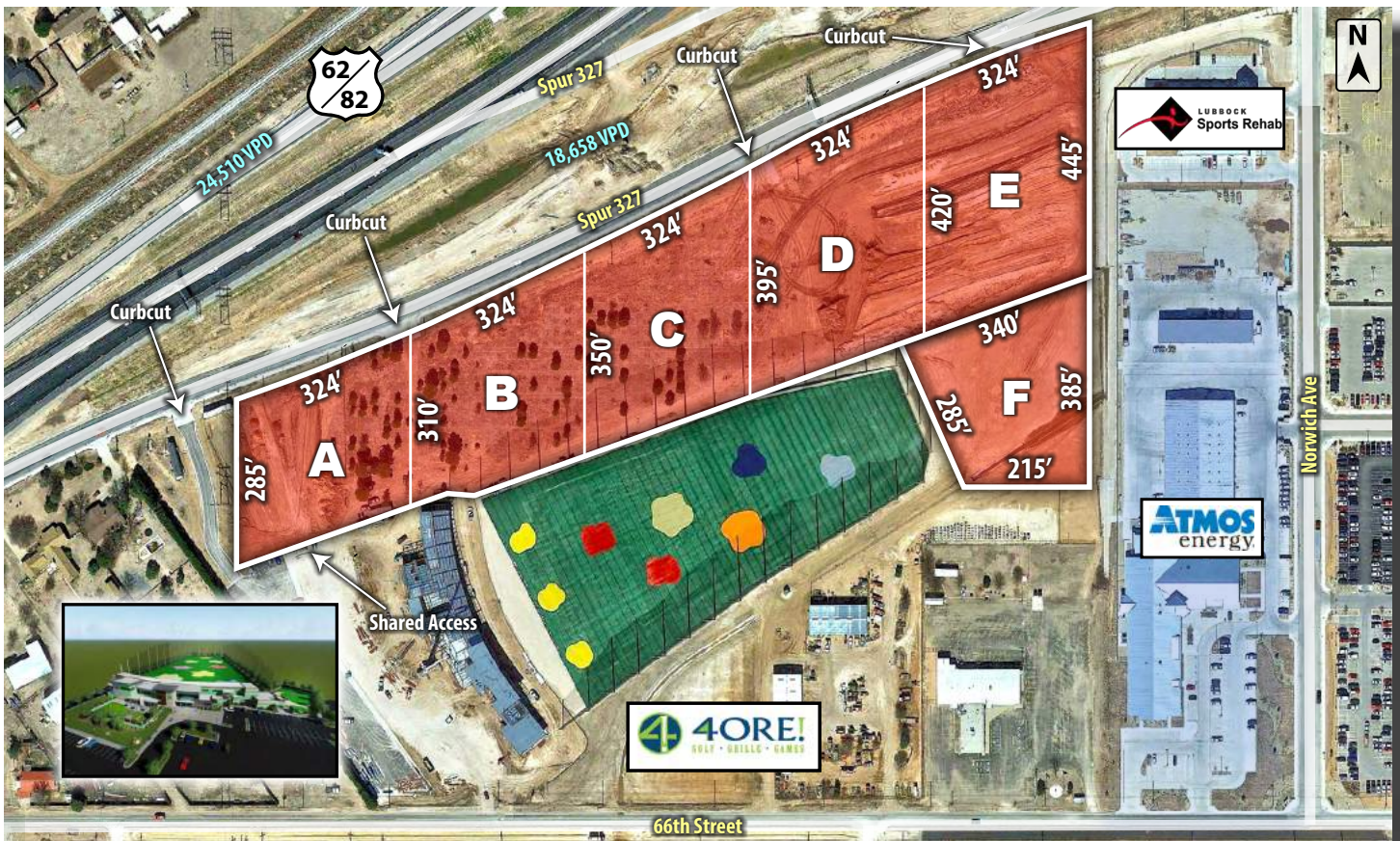


4ORE! Golf will be a mix of golf, food and fun for the entire family. Players of all ages and skill levels will hit golf balls from one of 60 climate-controlled tee boxes. Including a full-service bar and grill, 4ORE! can accommodate over 400 guests.

## Quick Facts:

- Texas Tech University the nation's newest Tier 1 university and their undergraduate enrollment is expected to grow 2.5% annually.
- Five colleges and universities with 50,000 students enrolled annually.
- 600,000+ people live within a 90-minute drive time who look to Lubbock for shopping, dining, entertainment, and medical services.

# SITE PLAN



## PROPERTY INFORMATION

**LOCATION:** Property is located in Lubbock, TX off of Spur 327 just west of Milwaukee Avenue.

**DESCRIPTION:** 18.5 acres of PRIME development land near the quickly developing Milwaukee corridor in the heart of the Southwest Lubbock. This development is 1/2 mile south of Canyon West, the new 850,000 square foot mixed use development with Super Target and Burlington Coat Factory as anchors. It is also approximately one mile from a new Super Walmart. The Milwaukee corridor is the primary avenue of transportation between these two high-traffic retail centers and is becoming the next major north-south corridor in Lubbock connecting U.S. Hwy 84 (Clovis Hwy.) to FM 1585. In addition to the retail development in the area, there are now 1,170 new homes planned to surround the commercial tracts in addition to the 7,000 existing houses within a 2-mile radius. A new Middle School and a new Elementary School have recently been completed. Tracts included in this offering are suitable for retail, office, and multi-family development.

**ZONING:** Interstate Highway Commercial (IHC)

## SIZE & PRICING

**TRACT A:**  
Size: 1.94 Acres  
Price: \$1,015,800 (\$12/SF)

**TRACT B:**  
Size: 2.15 Acres  
Price: \$1,124,736 (\$12/SF)

**TRACT C:**  
Size: 2.43 Acres  
Price: \$1,269,480 (\$12/SF)

**TRACT D:**  
Size: 2.66 Acres  
Price: \$1,391,208 (\$12/SF)

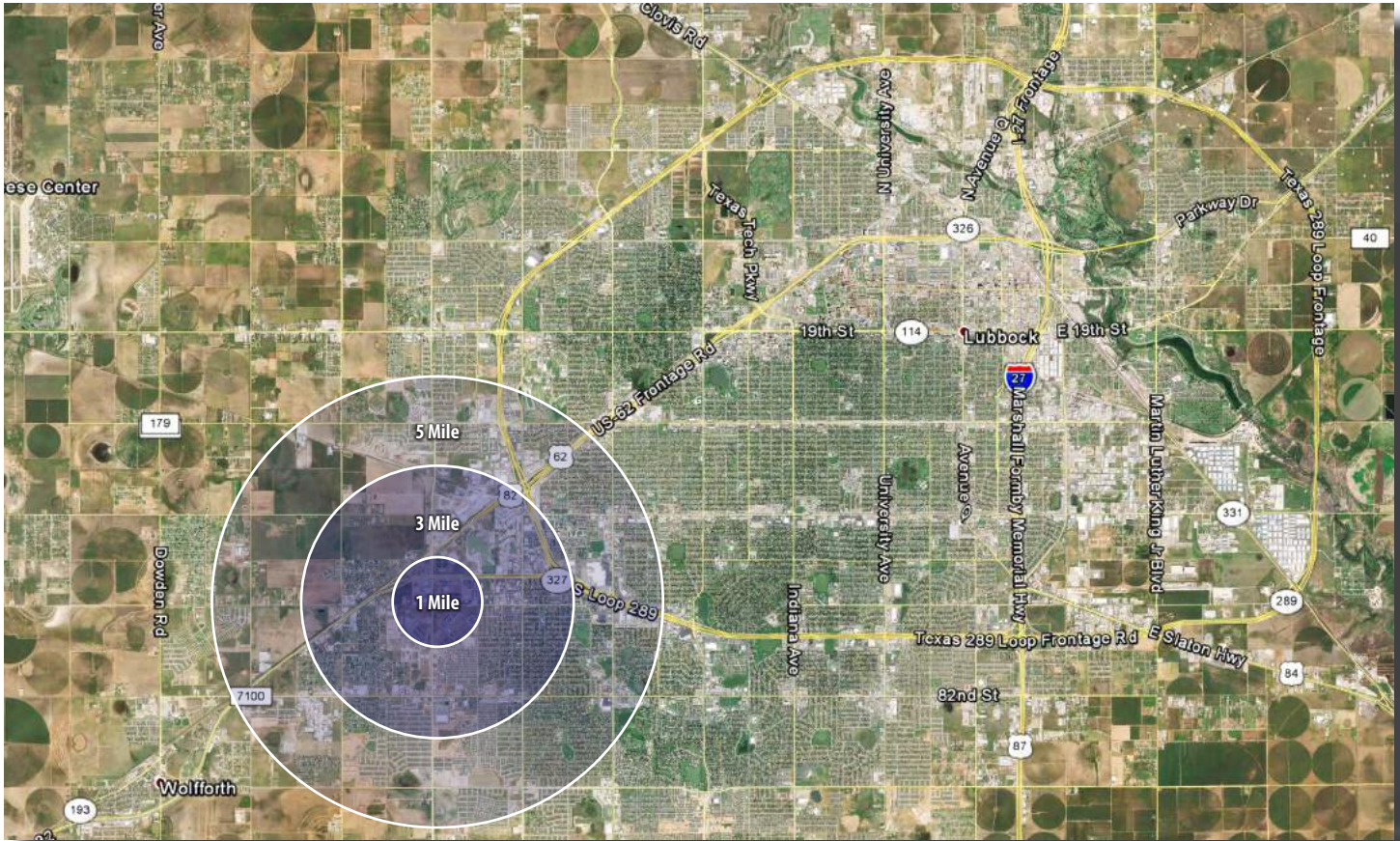
**TRACT E:**  
Size: 2.85 Acres  
Price: \$1,476,540 (\$12/SF)

**TRACT F:**  
Size: 2.06 Acres  
Price: \$718,432 (\$8/SF)

\* Stated sizes are preliminary and can change based off of purchaser's needs.

# LUBBOCK, TX DEMOGRAPHICS

## 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

For Additional  
Information Contact:



**Beau Tucker, CCIM**  
**The Land Man**  
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CAPITAL ADVISORS