# SEC 62ND STREET & MILWAUKEE AVENUE

Lubbock, TX 79424



## QUICK FACTS

**PURCHASE PRICE**
For Sale & For Lease

**TOTAL ACREAGE**
5.1 AC

**ZONING**
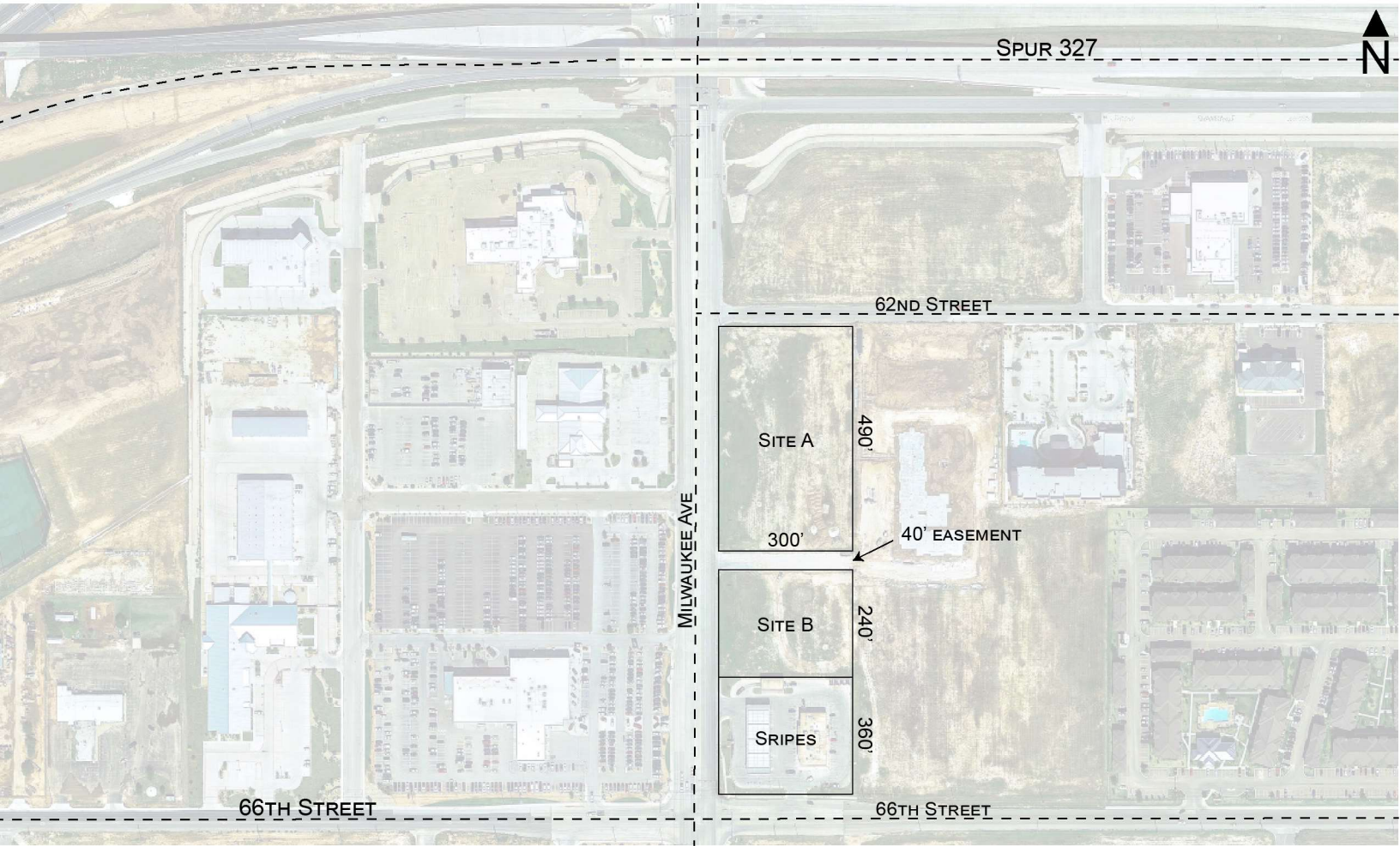Commercial

**TRAFFIC COUNT**
45,000+ VPD

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## Trade Area & Information



SPUR 327

N

62ND STREET

SITE A

490'

300'

40' EASEMENT

MILWAUKEE AVE

SITE B

240'

SRIPES

360'

66TH STREET

66TH STREET

# LOCATION

Located on the south side of 62nd Street just east of Milwaukee Avenue in Lubbock, TX.  This property sits in the heart of the "Milwaukee Corridor".

# DESCRIPTION

PRIME development land in the heart of the growth area of southwest Lubbock along the newly created "Milwaukee Corridor".  This corridor is the primary avenue of transportation between two high traffic retail centers and has become the most recent major trafficked corridor in Lubbock.

Property is not in the floodplain.

# OPTIONS

Tract A:  3.5 Acres - Lease: Build-to-Suit, Ground-Lease, or Sale: $30 per SF.

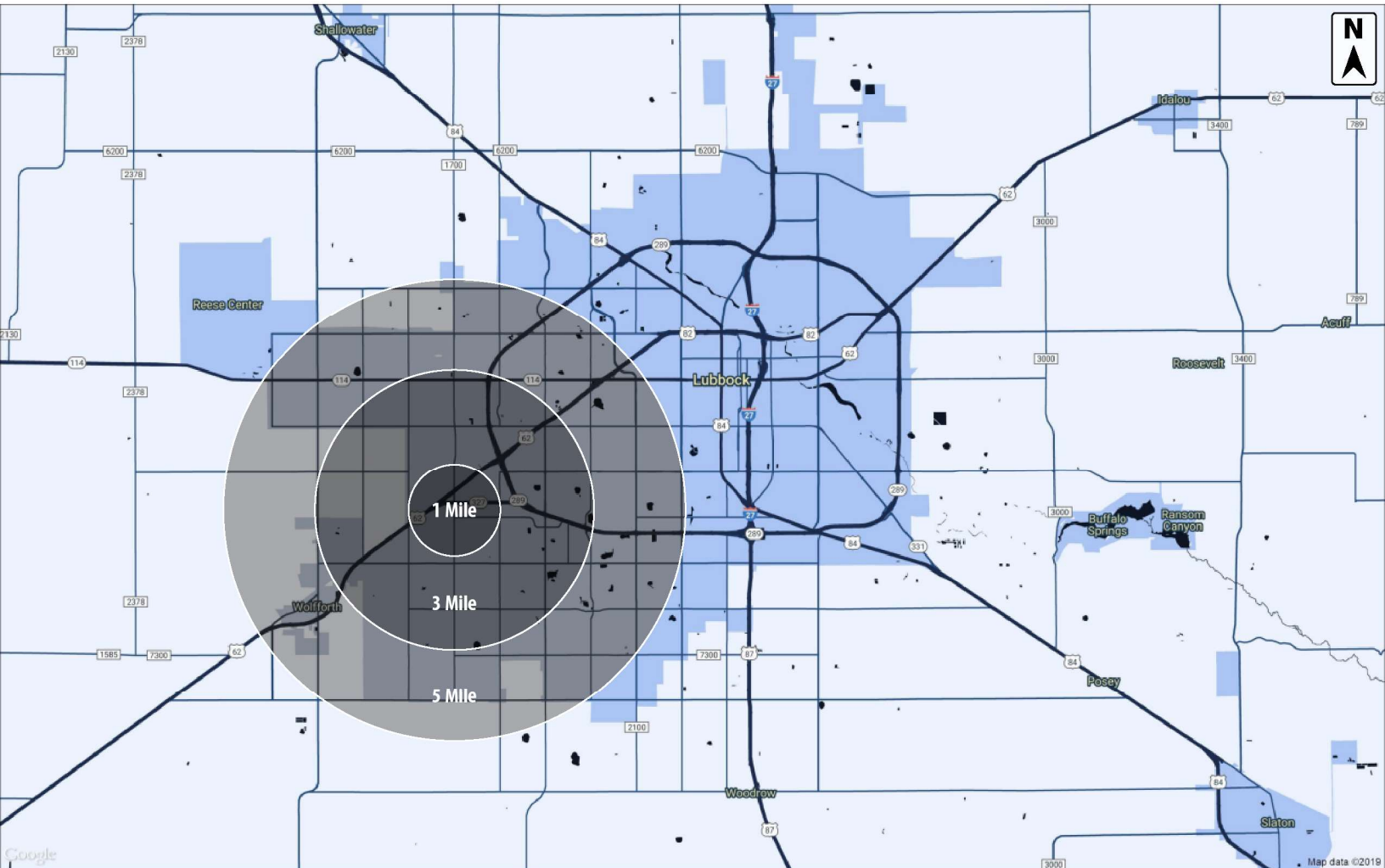Tract B:  1.6 Acres - Lease: Build-to-Suit, Ground-Lease, or Sale: $30 per SF.

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## Demographics



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| TOTAL POPULATION | 3,785 | 54,127 | 131,885 |
| MEDIAN AGE | 33.4 | 33.3 | 34.3 |
| MEDIAN AGE (MALE) | 33.1 | 32.5 | 33.1 |
| MEDIAN AGE (FEMALE) | 34.0 | 34.2 | 35.7 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| TOTAL HOUSEHOLDS | 1,648 | 22,507 | 54,487 |
| # OF PERSONS PER HH | 2.3 | 2.4 | 2.4 |
| AVERAGE HH INCOME | $65,465 | $63,867 | $70,689 |
| AVERAGE HOUSE VALUE | $167,096 | $149,387 | $153,904 |

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