



66TH STREET & MILWAUKEE AVENUE

Lubbock, TX 79424



QUICK FACTS



PURCHASE PRICE
Sale, BTS, GL



TOTAL ACREAGE
0.9 AC - 2.4 AC



ZONING
Commercial



TRAFFIC COUNT
45,000+ VPD

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Northern Trade Area & Information



LOCATION

These tracts are located northeast of the 66th Street and Milwaukee Avenue intersection in Lubbock, TX.

DESCRIPTION

11 Acres of PRIME development land along the quickly developing Milwaukee corridor in the heart of the southwest Lubbock. This development is 1/2 mile south of Canyon West, the new 800,000+ 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 the newest major north-south corridor in Lubbock connecting U.S. Highway 84 (Clovis Hwy.) to FM 1585. Tracts included in this offering are suitable for retail, office, and hotel development.

Tracts are not in the floodplain.

OPTIONS

- Tract A - 2.38 Acres - Ground Lease or Build-to-Suit
- Tract B - 2.29 Acres - Ground Lease or Build-to-Suit
- Tract C - 2.29 Acres - Ground Lease or Build-to-Suit
- Tract D - 0.90 Acres - Call Broker for Pricing
- Tract E - 3.40 Acres - Sold

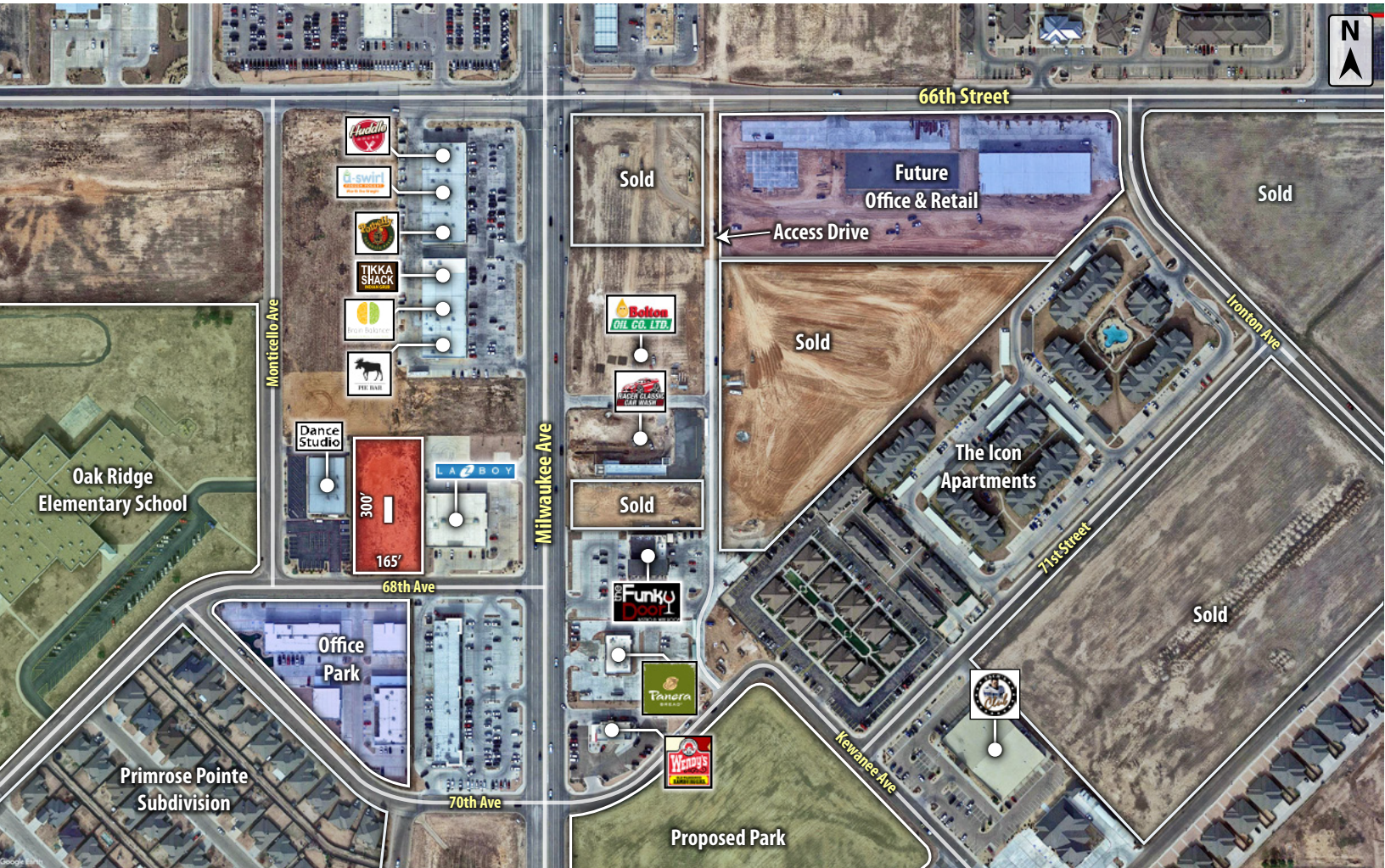


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Southern Trade Area & Information



LOCATION

These tracts are located south of the 66th Street and Milwaukee Avenue intersection in Lubbock, TX.

DESCRIPTION

8 acres of PRIME development land along the quickly developing Milwaukee corridor in the heart of the southwest Lubbock. Texas Tech University, University Medical Center, & Covenant Health Systems are only a 10-minute drive away. Tracts included in this offering are suitable for retail, office, and hotel development.

Tracts are not in the floodplain.

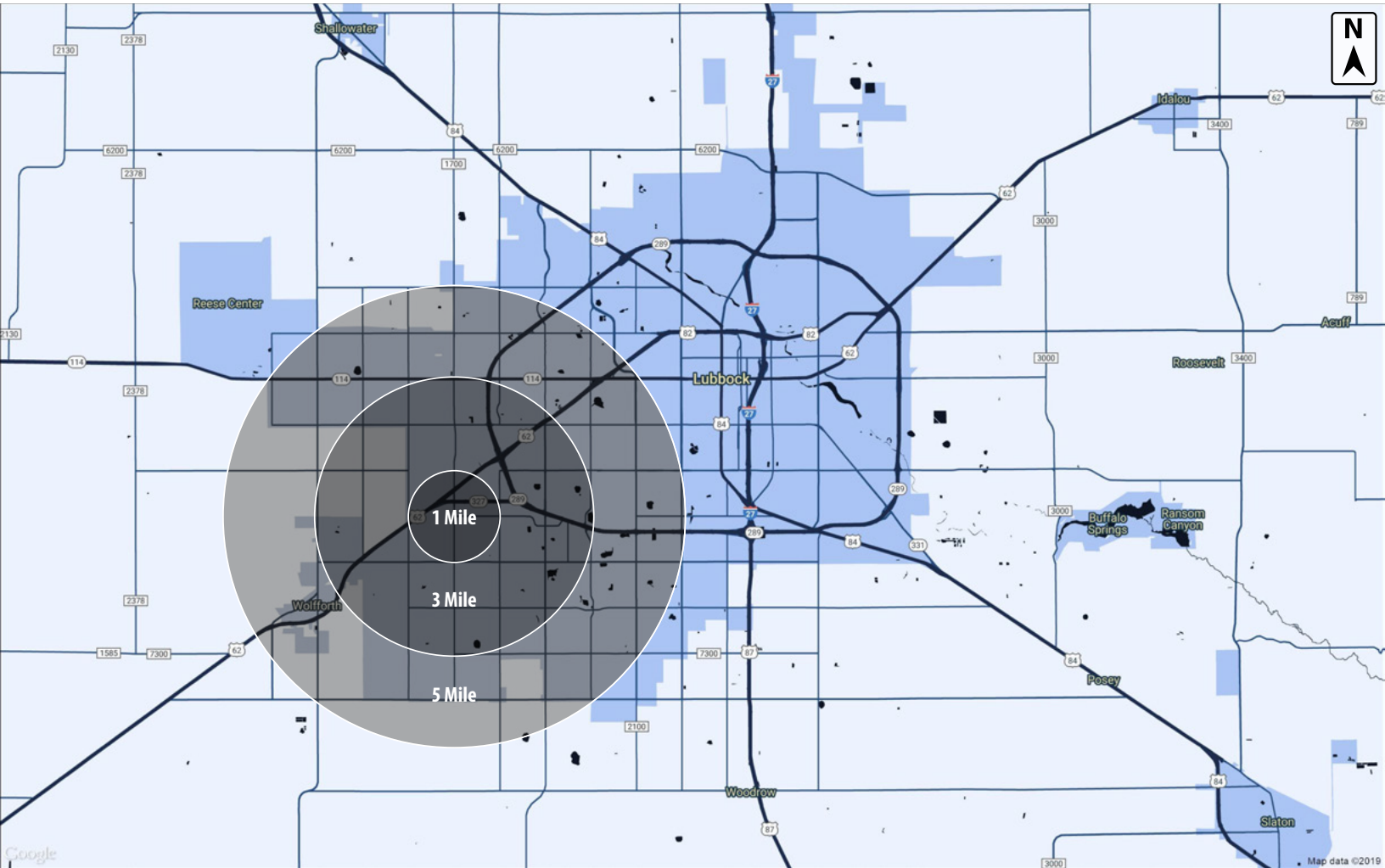
OPTIONS

- Tract F - 2.08 Acres - Sold
- Tract G - 33,000 Sq. Ft. - Sold
- Tract H - 4.21 Acres - Sold
- Tract I - 1.14 Acres - Call Broker for Pricing





Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,888	54,515	125,262
MEDIAN AGE	34.4	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

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