



109TH STREET & UPLAND AVENUE

Lubbock, TX 79424



QUICK FACTS



PURCHASE PRICE
\$200,000+ per Acre



TOTAL ACREAGE
7.94 AC



ZONING
Commercial

CBCWORLDWIDE.COM

Beau Tucker, CCIM
806.470.3944
BTucker@CBCWorldwide.com

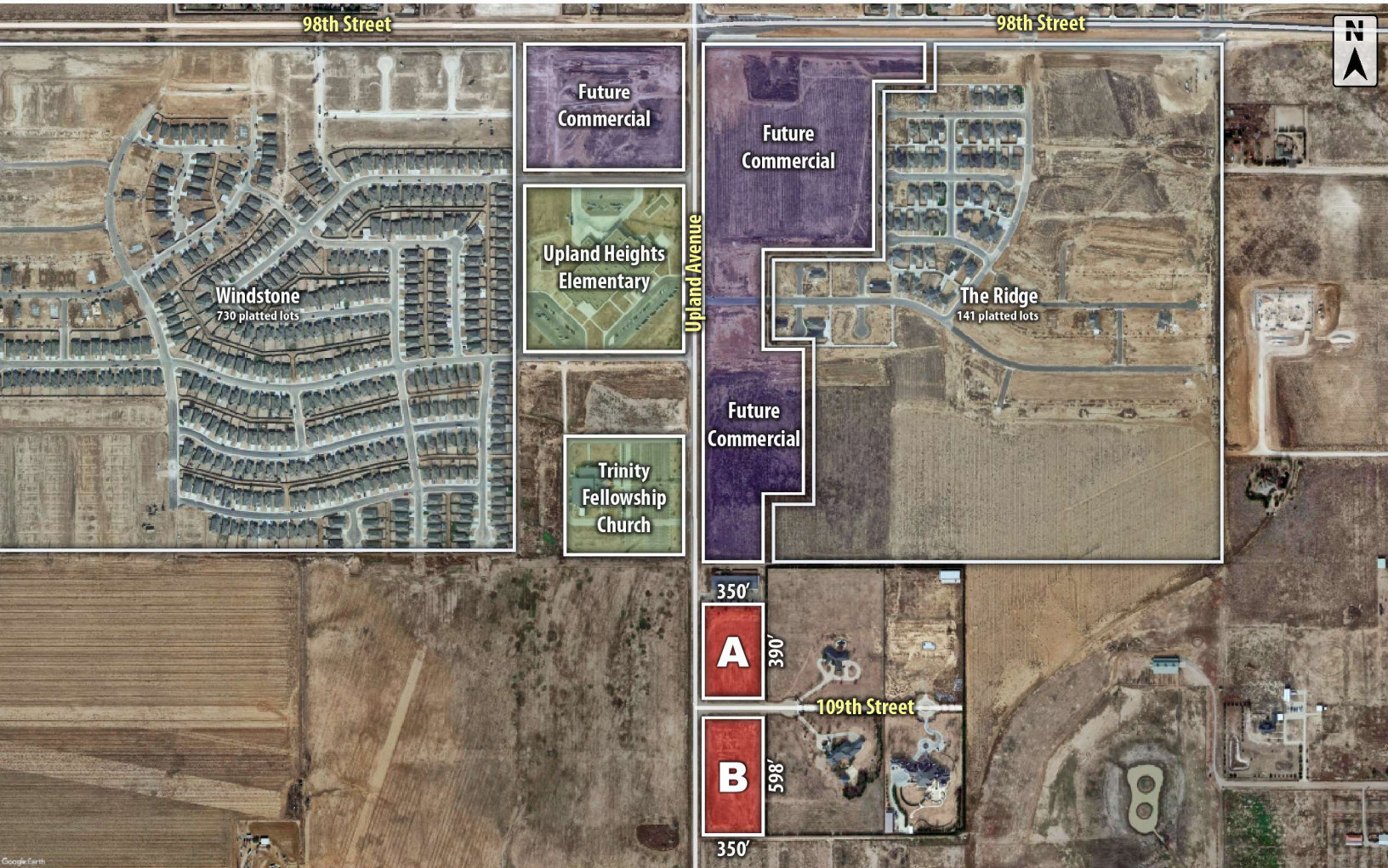
Nick Eyhorn, CCIM
806.319.1900
NEyhorn@CBCWorldwide.com



CAPITAL ADVISORS



Trade Area & Information



LOCATION

Located in southwest Lubbock on the east side of Upland Avenue both north and south of 109th Street.

DESCRIPTION

Two tracts of land in developing southwest Lubbock located in the Frenship Independent School District (FISD). Upland Heights Elementary School which was built in 2017 and is FISD's 8th and newest elementary school is in the immediate area. The Milwaukee Corridor which is a two-mile stretch of over 100 retailers and businesses begins only 1.5 miles to the northeast to include Walmart, Target, PetSmart, Burlington and many more.

Property is not in the floodplain.

OPTIONS

Tract A - 3.13 Acres - \$240,000 per Acre (currently being platted and zoned as Garden Office)

Tract B - 4.80 Acres - \$200,000 per Acre



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS



Demographics



POPULATION

TOTAL POPULATION
 MEDIAN AGE
 MEDIAN AGE (MALE)
 MEDIAN AGE (FEMALE)

1 MILE

3,299
 33.4
 33.7
 32.9

3 MILES

21,532
 36.0
 35.1
 36.4

5 MILES

68,393
 34.5
 33.5
 35.6

HOUSEHOLDS & INCOME

TOTAL HOUSEHOLDS
 # OF PERSONS PER HH
 AVERAGE HH INCOME
 AVERAGE HOUSE VALUE

1 MILE

1,096
 3.0
 \$104,597
 \$199,680

3 MILES

8,178
 2.6
 \$85,383
 \$177,394

5 MILES

28,229
 2.4
 \$77,015
 \$156,509

CBCWORLDWIDE.COM

Coldwell Banker Commercial
 Capital Advisors
 4918 S. Loop 289
 Lubbock, TX 79414

©2020 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Capital Advisors. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.



**COLDWELL
 BANKER
 COMMERCIAL**

CAPITAL ADVISORS