



NWQ FM 179 & DONALD PRESTON DRIVE

Wolfforth, TX 79382

LAND



QUICK FACTS



PURCHASE PRICE

\$6,500 per Acre



TOTAL ACREAGE

237 AC



ZONING

Transitional



TRAFFIC COUNT

8,105+ VPD

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Trade Area & Information



LOCATION

Located in the northwest quadrant of Donald Preston Drive and FM 179.

DESCRIPTION

Large development tract available in Wolfforth, TX. This tract is conveniently positioned just outside but on the city limit line of Wolfforth. The proposed path of Loop 88 borders the northwest corner and FM 179 (also known as Inler Avenue and Dowden Road) which is the main north/south running thoroughfare through Wolfforth fronts the east portion of this tract. Close proximity to Lubbock with the Milwaukee Corridor (to include the new 800,000+ square foot mixed-use retail center Canyon West) being just a 7-minute drive away and only an 11-minute drive to Texas Tech University, University Medical Center & Covenant Health Systems.

Portions of the property are in the floodplain.

Property is currently out of the city limits and not zoned. The property can be annexed into the city of Wolfforth and utilities brought to the property from Inler Ave.

OPTIONS

237 Gross Acres - \$6,500 per Acre

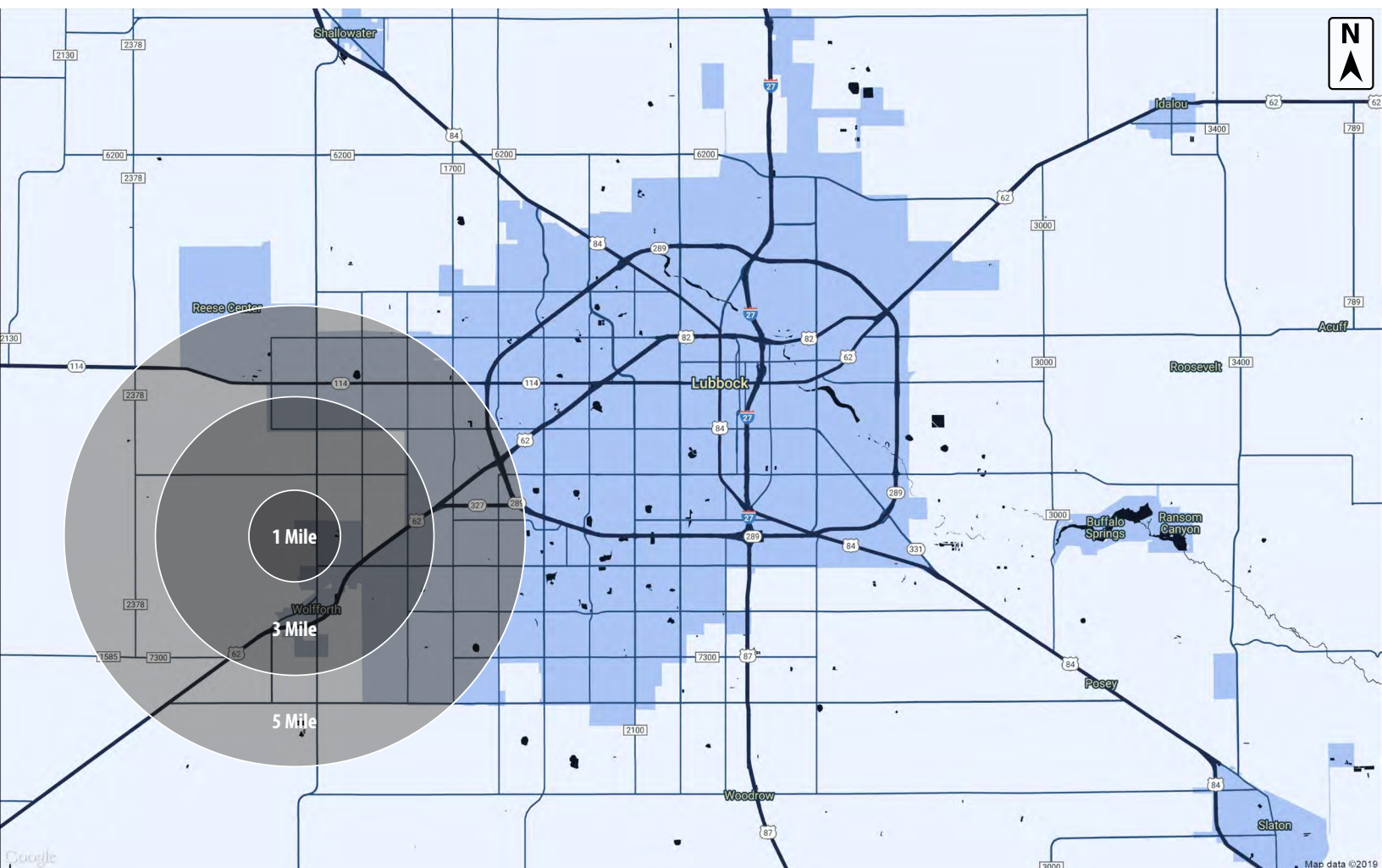


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Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	527	8,221	25,078
MEDIAN AGE	32.5	33	32.4
MEDIAN AGE (MALE)	29.1	31.9	31.6
MEDIAN AGE (FEMALE)	34.3	33.4	33.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	175	2,880	9,203
# OF PERSONS PER HH	3.0	2.9	2.7
AVERAGE HH INCOME	\$86,303	\$81,925	\$78,663
AVERAGE HOUSE VALUE	\$113,991	\$146,086	\$166,960

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