

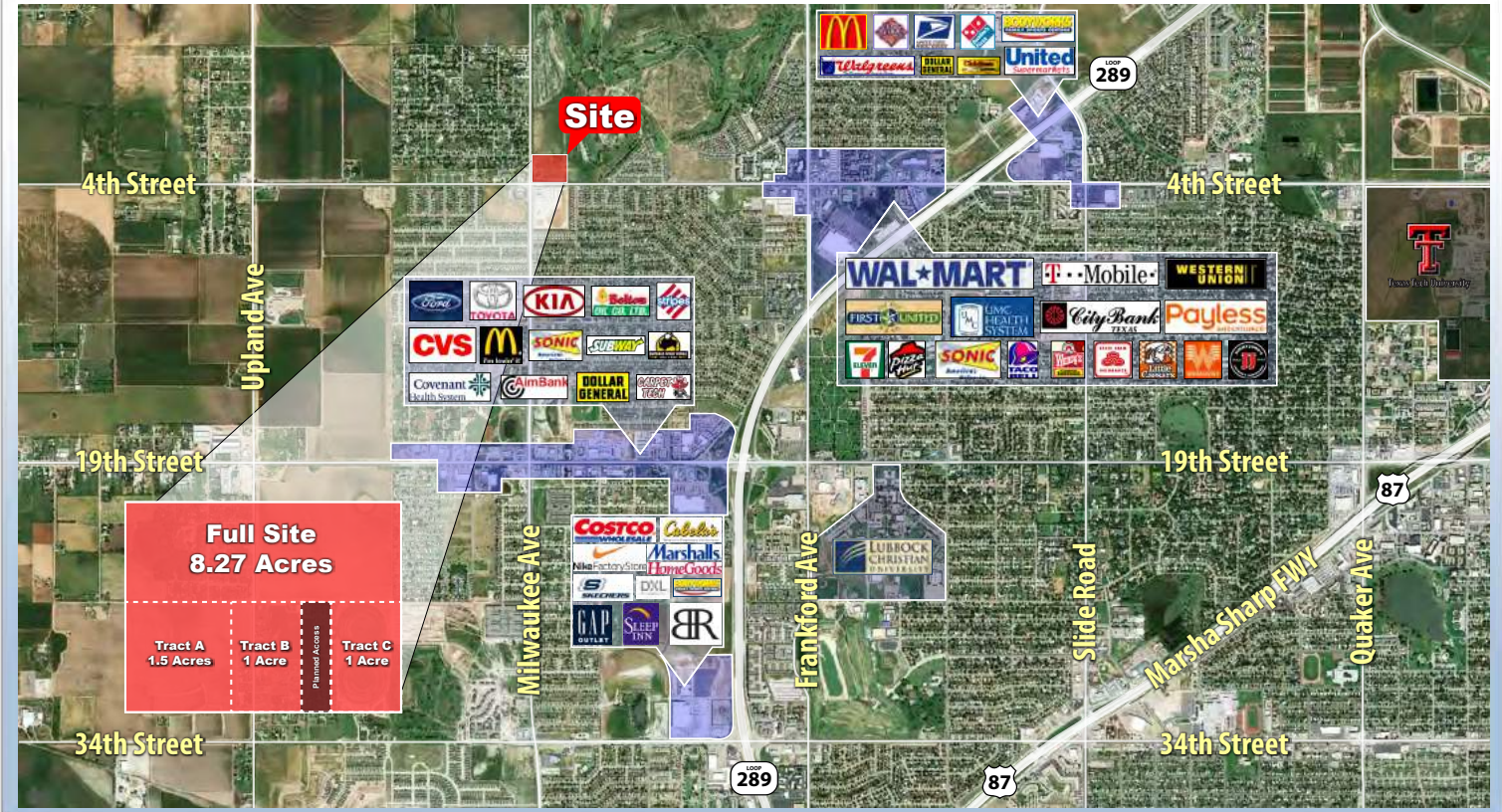
LAND

FOR SALE



RICK CANUP, REALTORS®
Each office is Independently Owned and Operated

NEC OF 4TH STREET & MILWAUKEE AVE
LUBBOCK, TX 79416



PROPERTY INFORMATION



Beau Tucker, CCIM
The Land Man
806.784.3298 direct
806.470.3944 cell
BTucker@CBCWorldwide.com

LOCATION:

Property is located at the northeast corner of 4th Street and Milwaukee Avenue.

DESCRIPTION:

A large tract of land in the developing of northwest Lubbock with frontage on both major thoroughfares, 4th Street and Milwaukee Avenue. This property can also be bought in sub-tracts from 1-1.5 acres. Local business in the area include a Super-Walmart, Walgreens, CVS, Ford, Toyota, Kia, United Supermarkets, Applebee's, McDonald's, Covenant School of nursing and many more.

FLOODZONE:

Property is not in floodzone.

SIZE & PRICE:

Full Lot - 8.27 Acres - \$7.75 per SF
Tract A - 1.5 Acres - \$15.00 per SF
Tract B - 1 Acre - \$11.00 per SF
Tract C - 1 Acre - \$9.00 per SF

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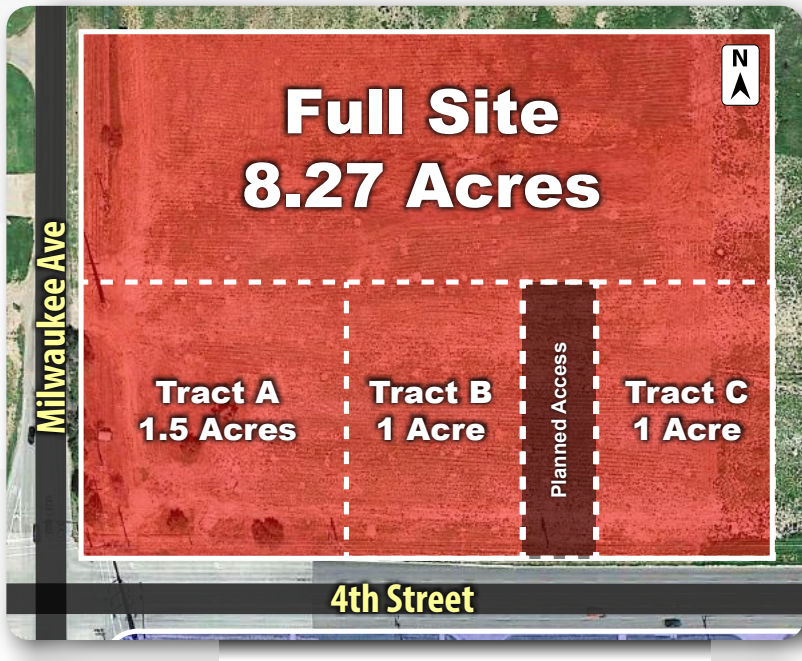
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LUBBOCK FACTS

- Lubbock is home to a "Soon to be" Tier One research institution: **Texas Tech University** whose undergraduate enrollment is expected to grow 2.5% annually.
- Five colleges and universities** with 40,000 students enrolled annually.
- 580,000+ people live within a 90-minute drive** time who look to Lubbock for shopping, entertainment, and medical services.



SITE PLAN



CITY MAP



Coldwell Banker Commercial Rick Canup, Realtors®

806.793.0888

4924 S. Loop 289 Lubbock, TX 79414

CBCLubbock.com
CBCWorldwide.com

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