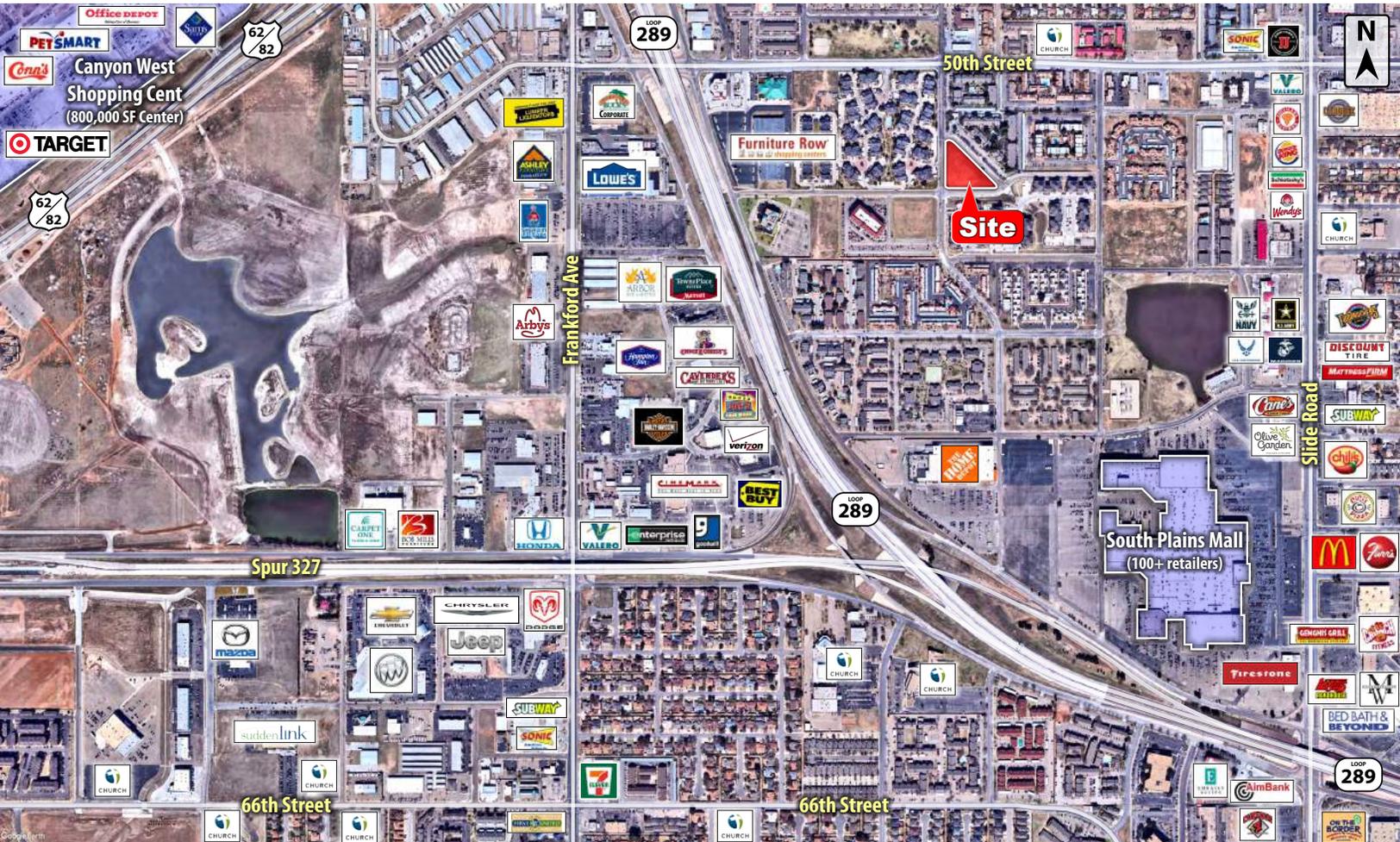




NEC 53rd Street & Chicago Avenue

Lubbock, TX 79414

LAND



QUICK FACTS



PURCHASE PRICE
\$4.75 per SF



TOTAL ACREAGE
1.68 Acres



ZONING
GO



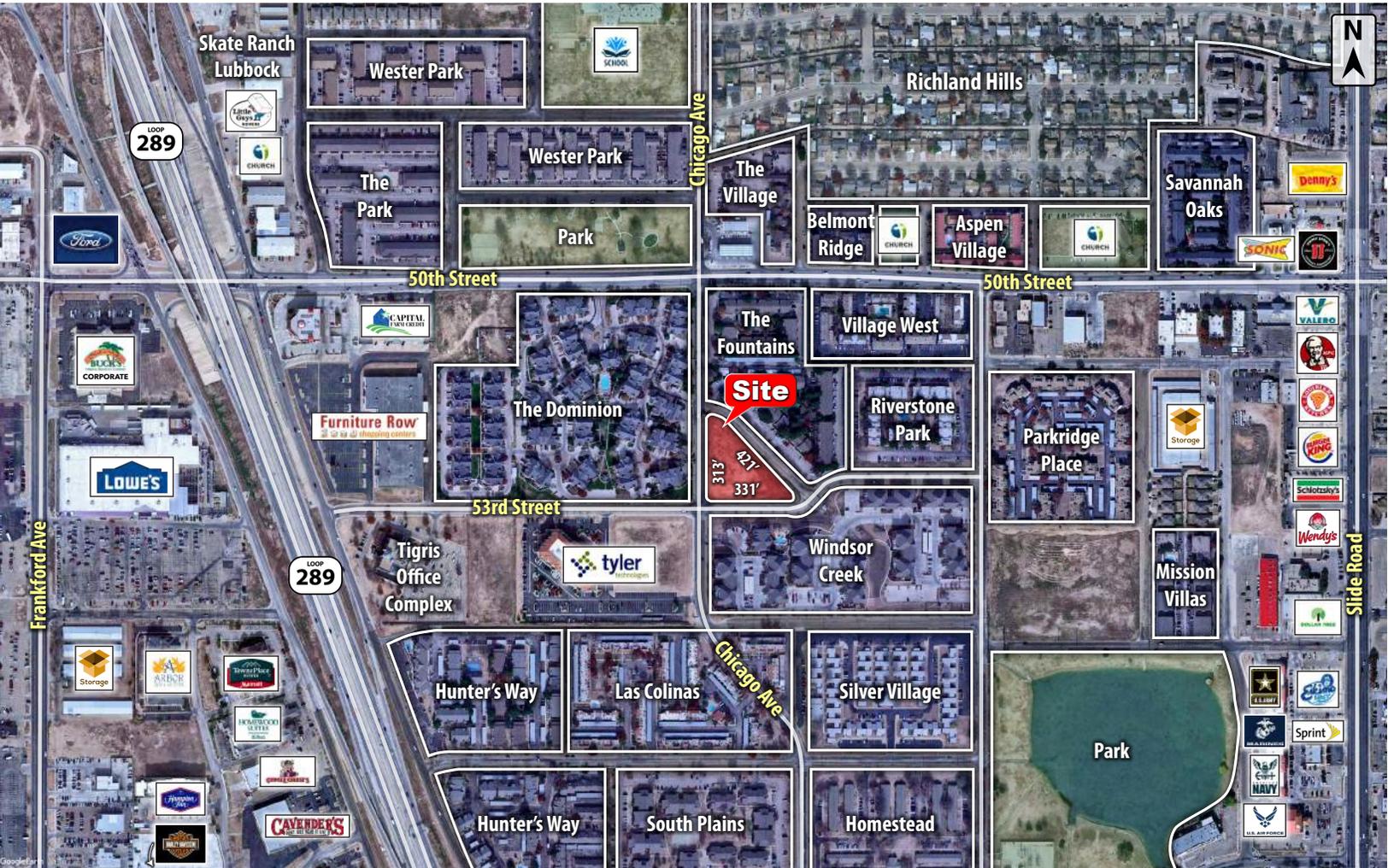
TRAFFIC COUNT
3,300+ VPD

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Trade Area & Information



LOCATION

This property sits at the northeast corner of 53rd Street & Chicago Avenue just inside West Loop 289.

DESCRIPTION

A development tract in established southcentral Lubbock, TX. Acreage is adjacent to the The Dominion and Windsor Creek apartment complexes. Conveniently located immediately by Loop 289, providing a 6-minute drive to Texas Tech University, University Medical Center, Covenant Health Systems, and only 10-minutes from downtown Lubbock.

A small portion of the property is in the floodplain.

ZONING

Garden Office (GO)

SIZE

1.68 Acres

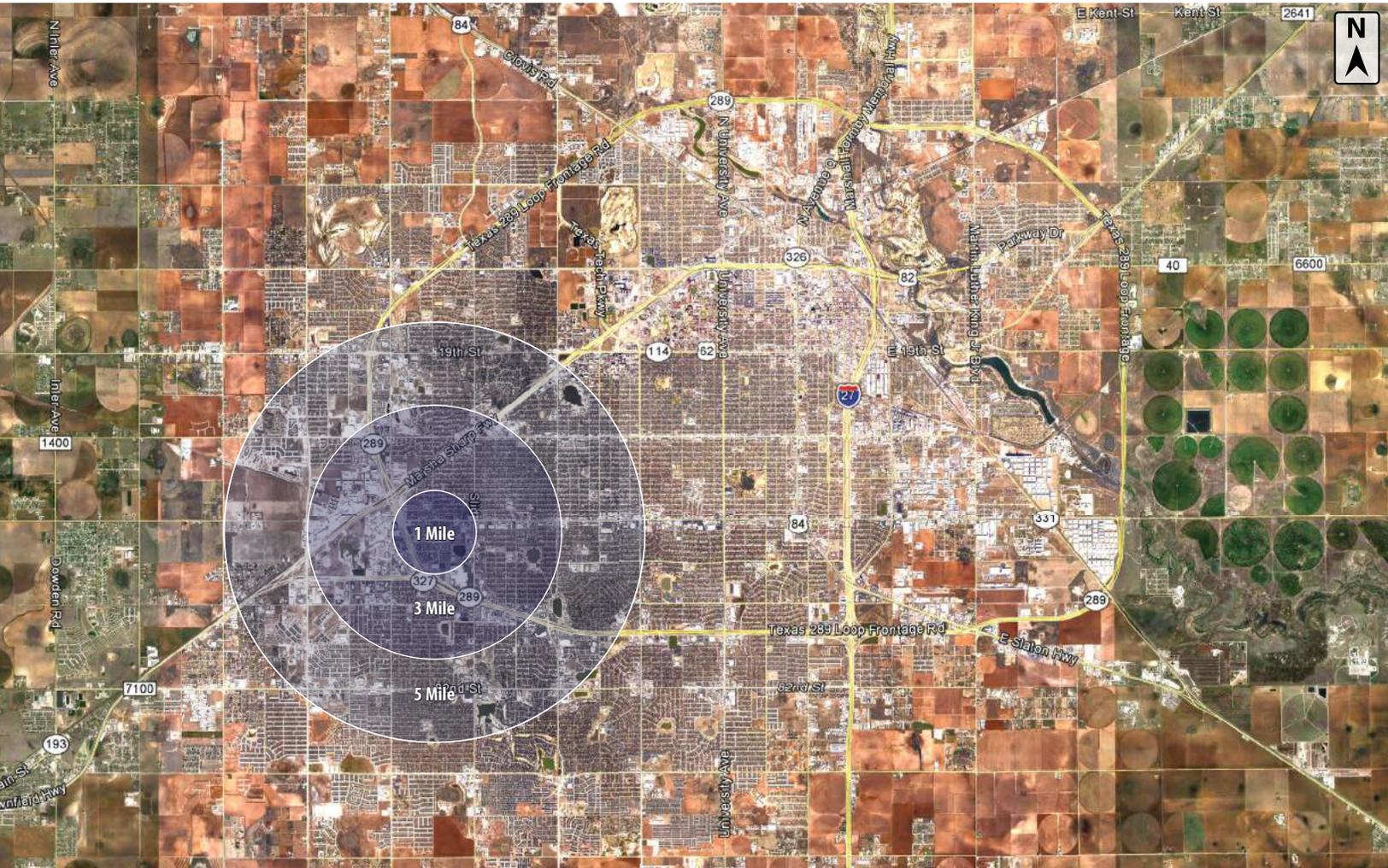
PRICE

\$4.75 per Square Foot





Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,889	89,819	190,749
MEDIAN AGE	29.7	34.5	32.1
MEDIAN AGE (MALE)	30.2	33.2	31.1
MEDIAN AGE (FEMALE)	30.8	36.1	33.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,212	38,228	75,250
# OF PERSONS PER HH	2.2	2.3	2.5
AVERAGE HH INCOME	\$46,301	\$65,194	\$64,065
AVERAGE HOUSE VALUE	\$91,696	\$147,619	\$146,937

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