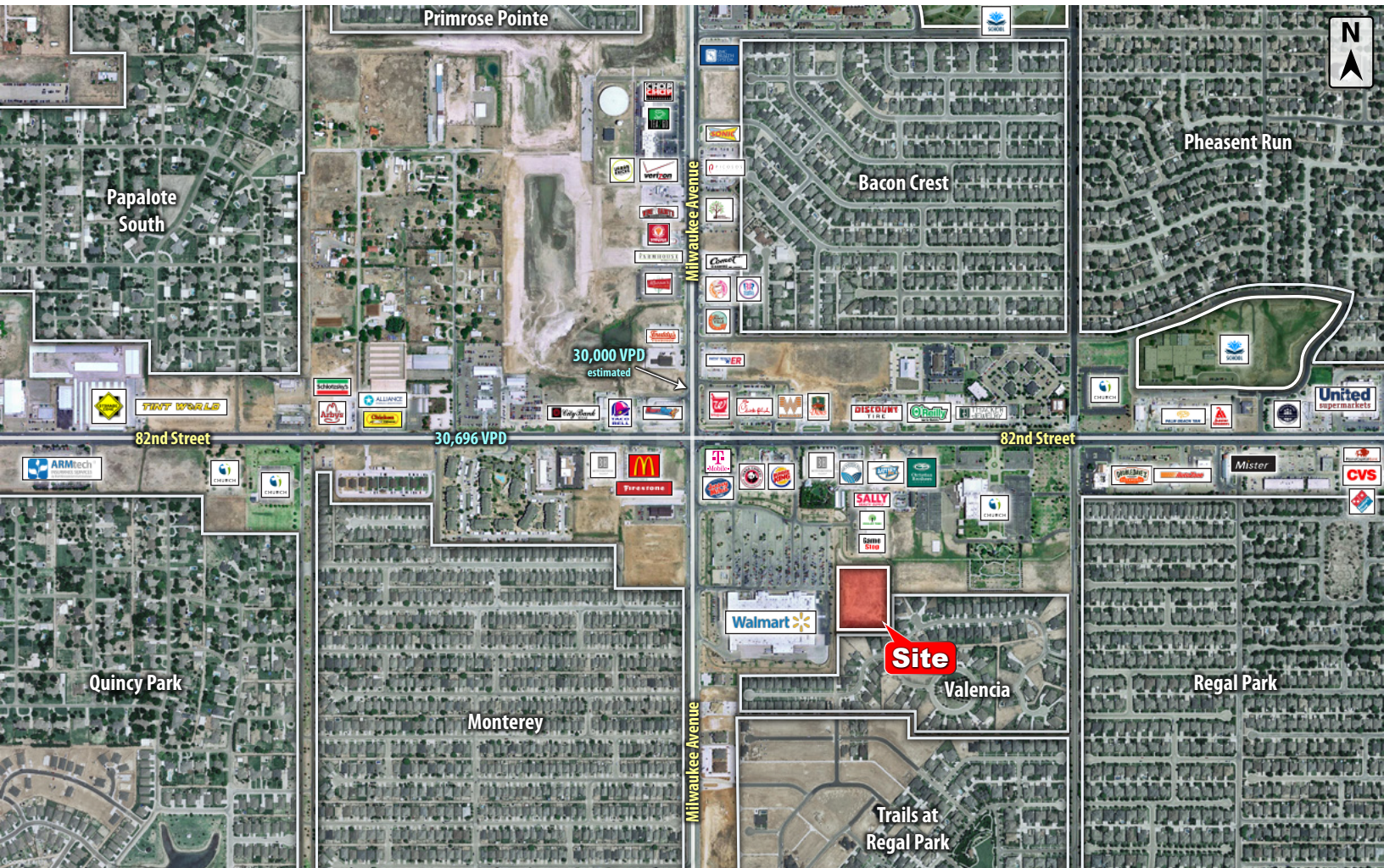




# 6301 4A 82ND STREET

Lubbock, TX 79424

LAND



## QUICK FACTS



PURCHASE PRICE  
**\$5.75 per SF**



TOTAL ACREAGE  
**4 AC**



ZONING  
**Commercial**



TRAFFIC COUNT  
**60,000+ VPD**  
estimated

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## Trade Area & Information



## LOCATION

Located next to Walmart in the southeast quadrant of 82nd Street & Milwaukee Avenue.

## DESCRIPTION

Large development tract available in one of Lubbock's fastest developing area. This tract is conveniently positioned in the heart of the Milwaukee Corridor with over 100 retailers and business, including Walmart and the new 800,000+ square foot mixed-use retail center Canyon West. Texas Tech University, University Medical Center, & Covenant Health Systems are only a 10-minute drive away.

Property is not in the floodplain.

## OPTIONS

4 Acres - \$5.75 per Square Foot



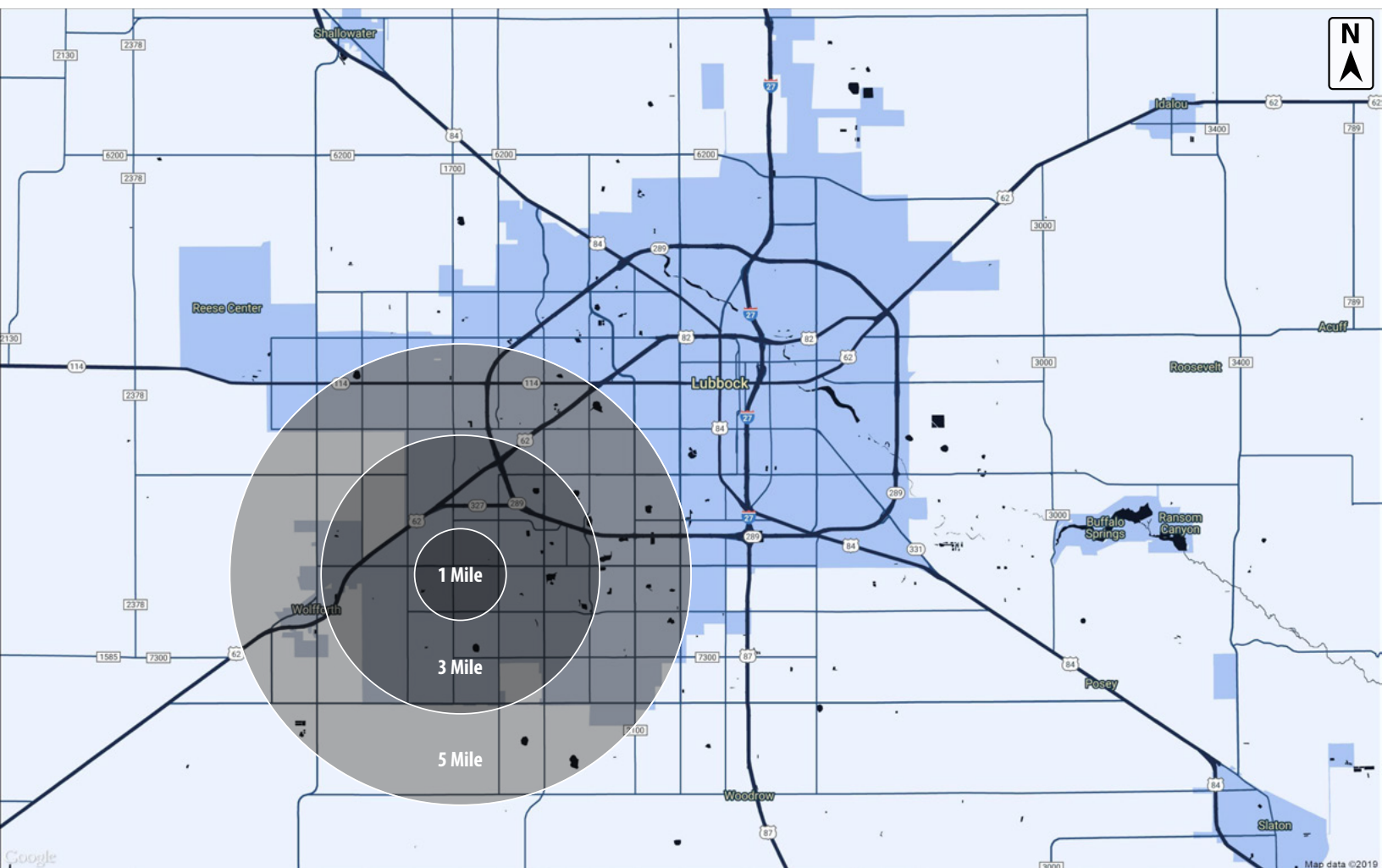
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## Demographics



### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,378	46,200	119,532
MEDIAN AGE	33.7	36.5	35.2
MEDIAN AGE (MALE)	34	35.5	34.1
MEDIAN AGE (FEMALE)	33.3	37.1	36.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,010	19,486	49,813
# OF PERSONS PER HH	2.7	2.4	2.4
AVERAGE HH INCOME	\$91,798	\$78,270	\$70,949

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