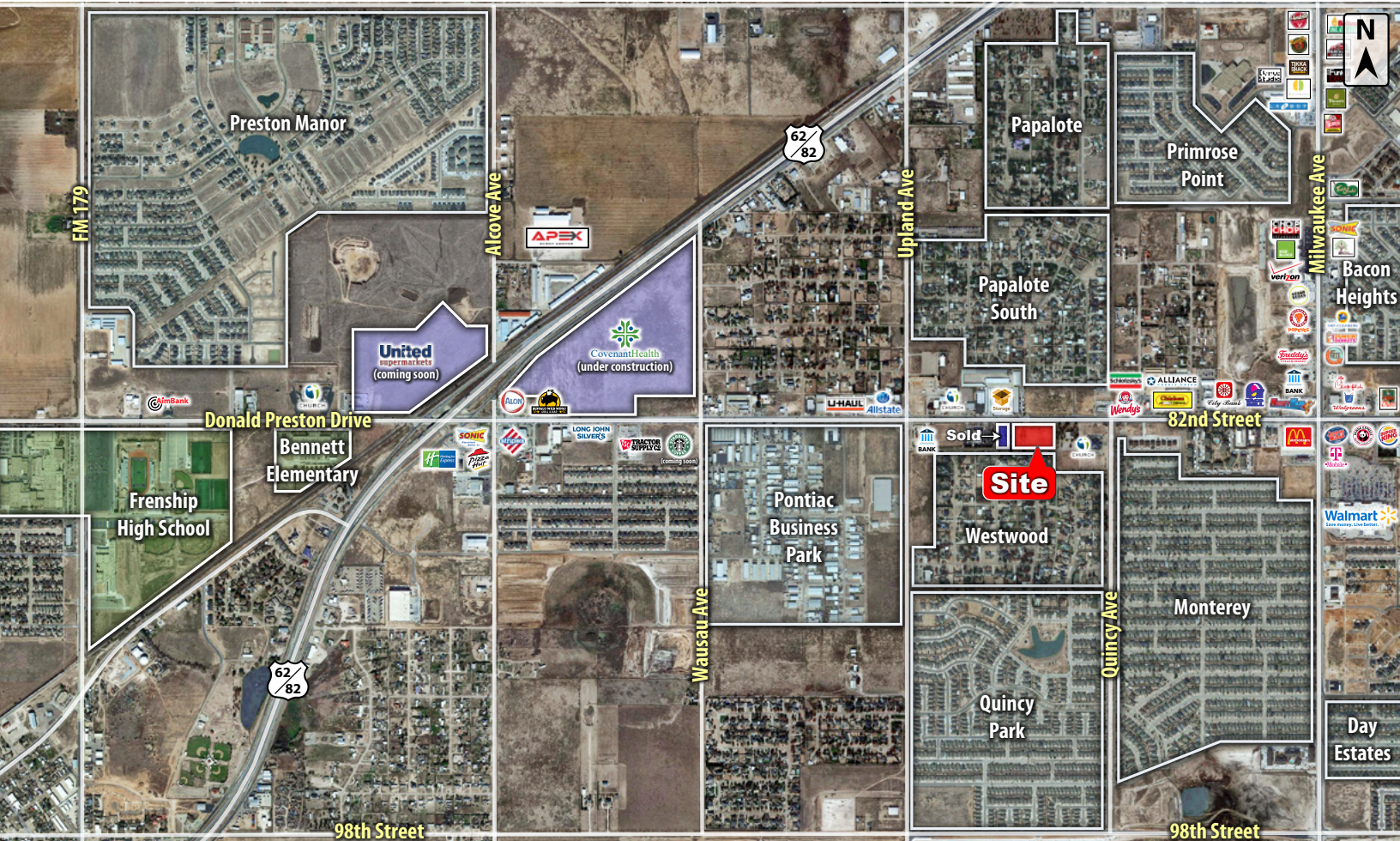




SEC 82ND STREET & SARATOGA AVENUE

Lubbock, TX 79424

LAND



QUICK FACTS



PURCHASE PRICE

\$13.00 per SF



TOTAL ACREAGE

3.88 AC



ZONING

Commercial



TRAFFIC COUNT

23,866 VPD

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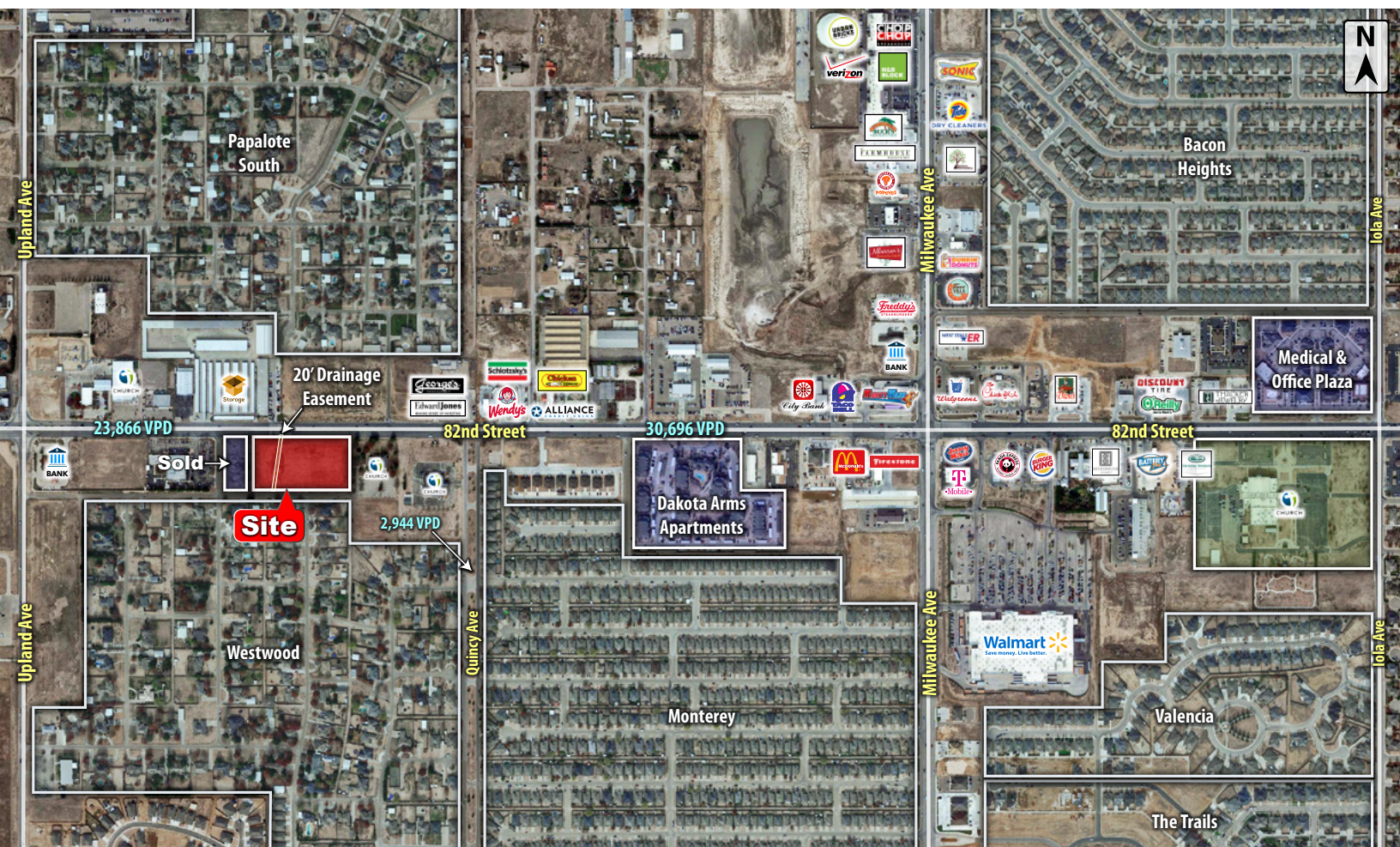


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Trade Area & Information



LOCATION

This property sits north of 82nd Street on the west side of Saratoga Avenue.

DESCRIPTION

A large commercial tract in growing southwest Lubbock. Conveniently located in the Frenship School District, just off of the Milwaukee Corridor with 82nd Street frontage. The Milwaukee Corridor has recently become the highest trafficked corridor in the city and comprises more than 100 retailers and businesses. Additionally, Covenant Health Systems has broke-ground on their new 70+ acre medical campus which is less than 1-mile to the west. This property is ready for commercial development.

Property is not in the floodplain. May be subdivided.

PRICING

3.88 Acres • \$13.00 per Square Foot



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Survey

Surveyor's Report

This Plat is based on a survey made on the ground November 14, 2018.

Monuments shown as found on this survey were accepted by this surveyor as controlling evidence due to substantial agreement with Record Documents and are not considered as Monuments of Record Dignity unless so noted.

No Substantial Discrepancies between Record Documents and conditions as found on the ground were uncovered on this survey unless noted.

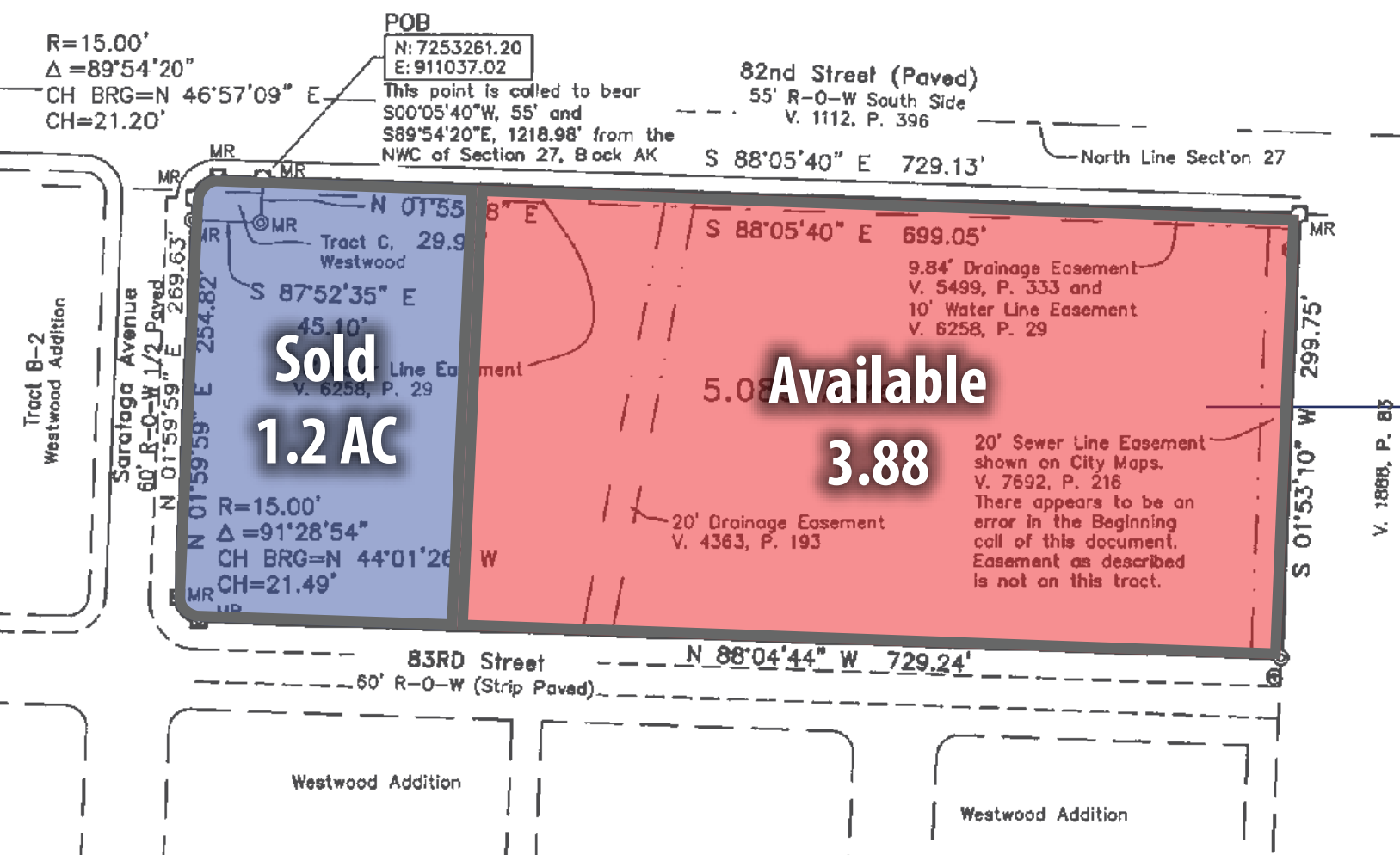
This plat was prepared without the benefit of a Title Commitment. Easements and/or Restrictions other than those shown may apply.

Bearings and coordinates are based on the Texas North Central Zone Coordinate System. NAD 83, 2011, Epoch 2010.0000.

Plat and Field Notes on

Tract C, Westwood, an Addition In Lubbock County, Texas and a 5.089 Acre Tract all out of Section 27, Block AK, Lubbock County, Texas.

- Fd. 1/2" Iron Rod
- ⊙ Fd. 1/2" Rod With Yellow Cap
- ⊠ Fd. 1" Square Pipe
- ⊕ Man Hole
- MR Monument of Record Dignity



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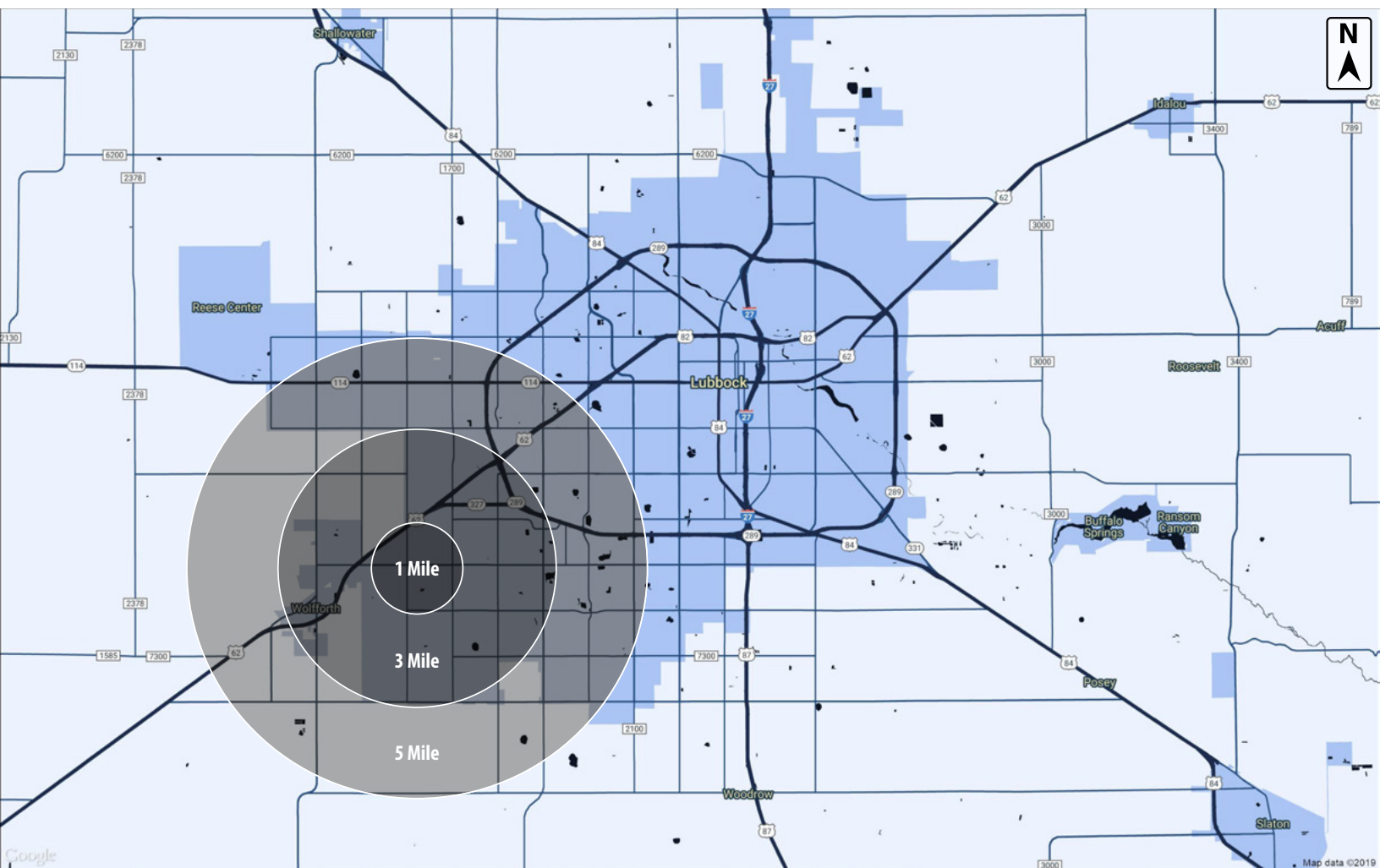


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Demographics



POPULATION

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

1 MILE

5,475
33.1
33.4
32.6

3 MILES

30,946
36.0
35.1
36.4

5 MILES

98,217
34.4
33.5
35.4

HOUSEHOLDS & INCOME

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

1 MILE

2,015
2.7
\$93,560
\$197,254

3 MILES

12,363
2.5
\$78,553
\$167,412

5 MILES

40,702
2.4
\$70,281
\$152,150

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

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