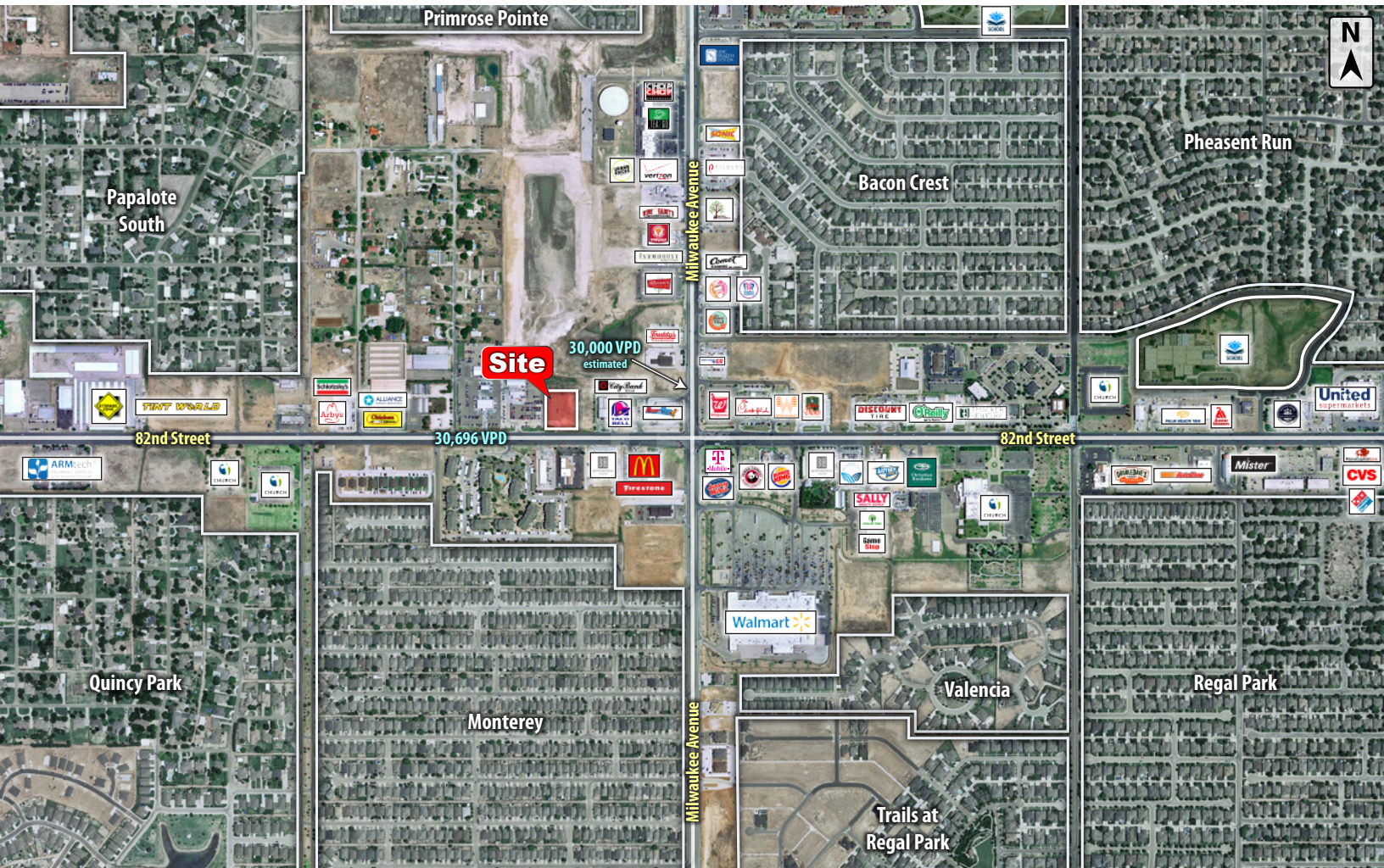




6534 82ND STREET

Lubbock, TX 79424

LAND



QUICK FACTS



PURCHASE PRICE
Call Broker



TOTAL ACREAGE
1.47 AC



ZONING
Commercial



TRAFFIC COUNT
30,000+ VPD

CBCWORLDWIDE.COM

Beau Tucker, CCIM
806.470.3944
BTucker@CBCWorldwide.com
CBCLandMan.com



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS



Trade Area & Information



LOCATION

Located on 82nd Street just west of Milwaukee Avenue in Lubbock, TX.

DESCRIPTION

Retail development tract available in one of Lubbock's fastest developing areas. This tract is conveniently positioned on 82nd Street in the heart of the Milwaukee Corridor with over 100 retailers and businesses, 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 can be built up out of the floodplain.

OPTIONS

1.47 Acres - Call Broker for Pricing

Zoned: IHC (Interstate Highway Commercial)



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS



5,378	46,200	119,532
33.7	36.5	35.2
34	35.5	34.1
33.3	37.1	36.4

2,010	19,486	49,813
2.7	2.4	2.4
\$91,798	\$78,270	\$70,949
\$195,319	\$163,308	\$152,918

Beau Tucker, CCIM
806.470.3944
BTucker@CBCWorldwide.com
CBCLandMan.com

©2020 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Capital Advisors. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS