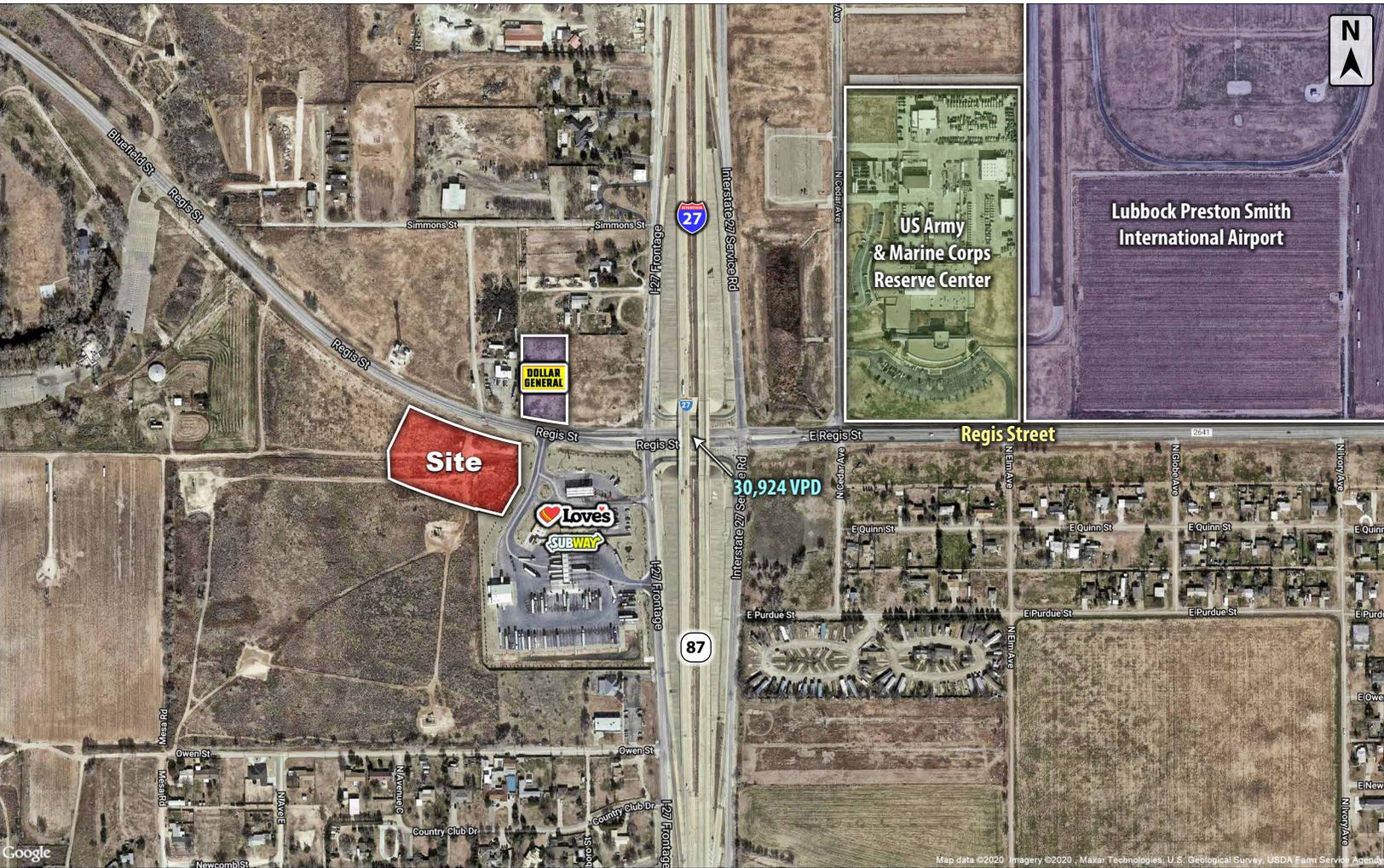




# SWQ I-27 & REGIS STREET

Lubbock, TX 79403

# LAND



## QUICK FACTS



PURCHASE PRICE  
**\$5.00 per SF**



TOTAL ACREAGE  
**3.52 AC**



ZONING  
**IHI**



TRAFFIC COUNT  
**30,000+ VPD**  
(at intersection)

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## Trade Area & Information



## LOCATION

Located just off of the southwest corner of Interstate 27 & Regis Street in Lubbock, TX. The property is catty-corner to the Preston Smith International Airport and sits adjacent to the Love's Travel Center.

## DESCRIPTION

Large development tract in north Lubbock gives a unique opportunity for the underserved market along north I-27. The site has good visibility of the intersection that has traffic counts that exceed 30,000 VPD and is ready for commercial development. Texas Tech University, University Medical Center, & Covenant Health Systems are only a 10-13 minute drive away.

Property is not in the floodplain.

Zoned "IHI" Interstate Highway Industrial

## OPTIONS

3.52 Acres - \$5.00 per Square Foot (can be subdivided)



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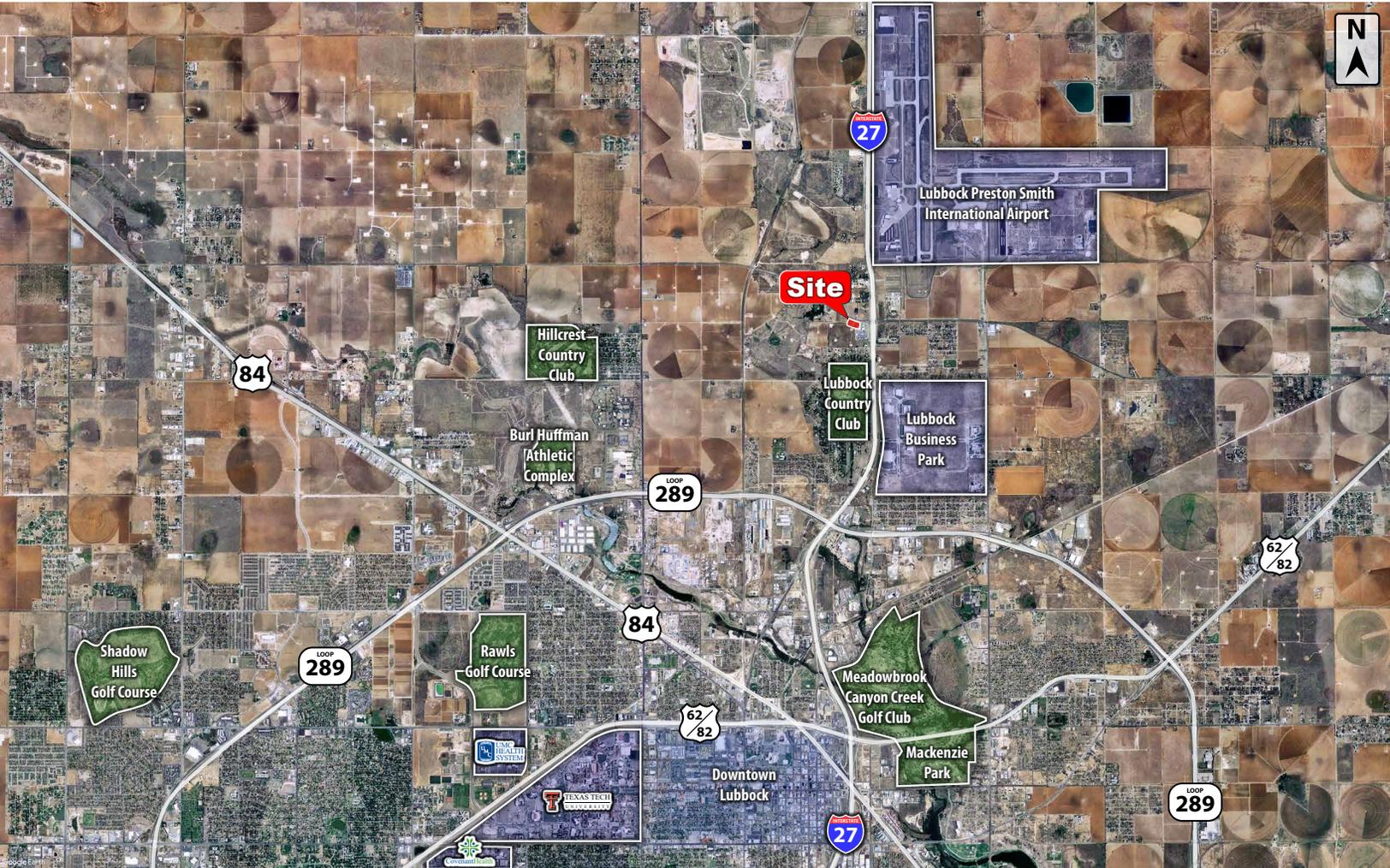


# Pad Site Possibilities





# Demographics



### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,094	7,830	44,969
MEDIAN AGE	33.1	30.5	27.7
MEDIAN AGE (MALE)	26.1	26	26.3
MEDIAN AGE (FEMALE)	36.3	33.2	29.2

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	358	2,559	15,807
# OF PERSONS PER HH	3.1	3.1	2.8
AVERAGE HH INCOME	\$49,848	\$44,048	\$32,486
AVERAGE HOUSE VALUE	\$80,533	\$93,870	\$86,736

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