



**COLDWELL
BANKER
COMMERCIAL**

NNN PROPERTY

FOR SALE

CAPITAL ADVISORS

**429 FRANKFORD AVENUE
LUBBOCK, TX 79416**



**Beau Tucker, CCIM
The Land Man**

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PROPERTY INFORMATION

LOCATION:

A building fronting Frankford Avenue just south of 4th Street. This building is located in a PRIME Walmart outparcel with easy access to W Loop 289, Texas Tech University and Lubbock Christian University.

DESCRIPTION:

A PRIME NNN investment opportunity in northwest Lubbock. Surrounding businesses include Walmart, First United Bank, City Bank, Subway, Taco Bell, Wendy's, a proposed Chick-Fil-A and more.

LOT SIZE:

21,000 sq. ft.

SALES PRICE:

\$575,000

CURRENT TENANT:

Sinkey's Crossed Keys Liquor Store

FLOOD ZONE:

A small portion of the south east parking lot is in the floodplain.

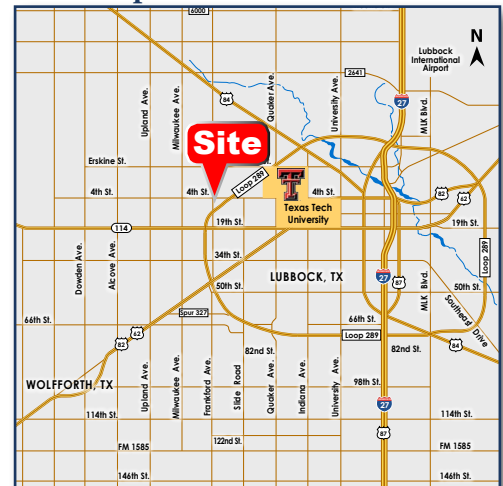
AERIAL



DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 9,336 | 61,006 | 139,333 |
| AVERAGE AGE | 27.9 | 27.4 | 29.7 |
| MEDIAN AGE (MALE) | 27.2 | 27.0 | 28.8 |
| MEDIAN AGE (FEMALE) | 29.4 | 28.5 | 31.0 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 3,882 | 32,389 | 54,269 |
| # OF PERSONS PER HH | 2.4 | 2.6 | 2.6 |
| AVERAGE HH INCOME | \$54,190 | \$55,579 | \$54,663 |
| AVERAGE HOUSE VALUE | \$120,200 | \$132,580 | \$139,524 |

Mini-Map and Location



CAPITAL ADVISORS

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