

LAND

FOR SALE



COLDWELL  
BANKER  
COMMERCIAL

CAPITAL ADVISORS

NEC 22ND & MILWAUKEE AVE  
LUBBOCK, TX 79407



Beau Tucker, CCIM  
The Land Man

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## PROPERTY INFORMATION

### LOCATION:

Located just south of the 19th Street & Milwaukee Avenue intersection on the east side of Milwaukee Avenue.

### DESCRIPTION:

A single tract with frontage along Milwaukee Avenue. This property is located in a well-established area of Lubbock. Only 1-mile away from The Promenade at West End (Lubbock's newest premiere shopping center) and positioned just north of the developing Milwaukee Corridor, this property is strategically placed with great visibility and accessibility.

### FLOOD ZONE:

This property is not in the floodplain.

### SIZE:

3.97 Acres

### SALES PRICE:

\$1,296,999.00 (\$7.50 sq. ft.)



# AERIAL



CAPITAL ADVISORS



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,223	51,256	131,513
AVERAGE AGE	25.9	28.5	31.2
AVERAGE AGE (MALE)	25.2	28.1	30.3
AVERAGE AGE (FEMALE)	27.4	29.8	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,971	21,217	51,557
# OF PERSONS PER HH	2.6	2.4	2.6
AVERAGE HH INCOME	\$51,732	\$54,161	\$61,542
AVERAGE HOUSE VALUE	\$103,236	\$127,380	\$145,970

### Mini-Map and Location

