

LAND

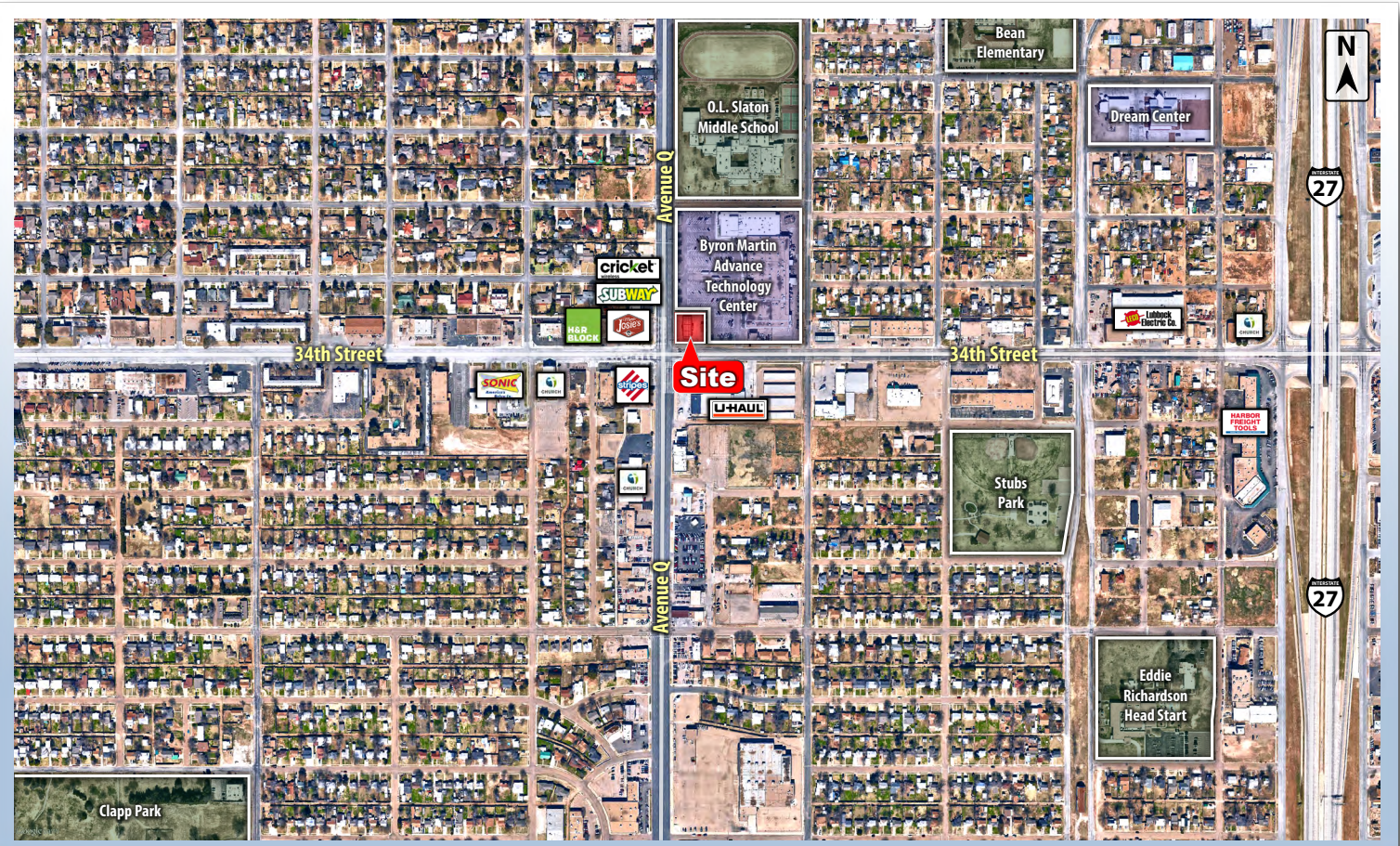
FOR SALE



COLDWELL
BANKER
COMMERCIAL

CAPITAL ADVISORS

3311 AVENUE Q
LUBBOCK, TX 79412



PROPERTY INFORMATION

LOCATION:	Located on the northeast corner of 34th Street & Avenue Q.
DESCRIPTION:	A 1,992 square foot Valero Gas Station sitting on a 22,500 square foot tract for sale in well-established central Lubbock.
TRAFFIC COUNT:	20,000 vehicles per day.
ZONING:	Commercial
SIZE:	22,500 sq. ft. with a 1,992 sq. ft. building
SALES PRICE:	\$525,000



Beau Tucker, CCIM
The Land Man
806.784.3298 direct
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SITE LOCATION

CAPITAL ADVISORS

SUBJECT PROPERTY



AREA RETAILERS





DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,048	83,285	170,254
AVERAGE AGE	27.8	28.8	30.7
AVERAGE AGE (MALE)	26.2	27.6	29.6
AVERAGE AGE (FEMALE)	29.0	30.1	32.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,810	31,410	64,622
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$35,075	\$41,751	\$51,250
AVERAGE HOUSE VALUE	\$81,202	\$120,775	\$142,401

Mini-Map and Location

