

LAND

FOR SALE



COLDWELL
BANKER
COMMERCIAL

CAPITAL ADVISORS

SWC 82ND STREET & WAUSAU AVENUE
LUBBOCK, TX 79424



NEARBY TENANTS



PROPERTY INFORMATION

LOCATION:	This property sits on the southwest corner of 82nd Street and Wausau Avenue just east of the Wolfforth city limits.
DESCRIPTION:	A large development tract in growing southwest Lubbock. In the perfect location for retail, restaurant, or office development. Frenship High School and the Preston Manor subdivision sit 1.5 miles to the west and the Milwaukee Corridor is 1.5 miles to the east.
FLOODZONE:	Property is not in the floodplain.
SIZE:	2.77 Acres
SALES PRICE:	\$11.95 per square foot



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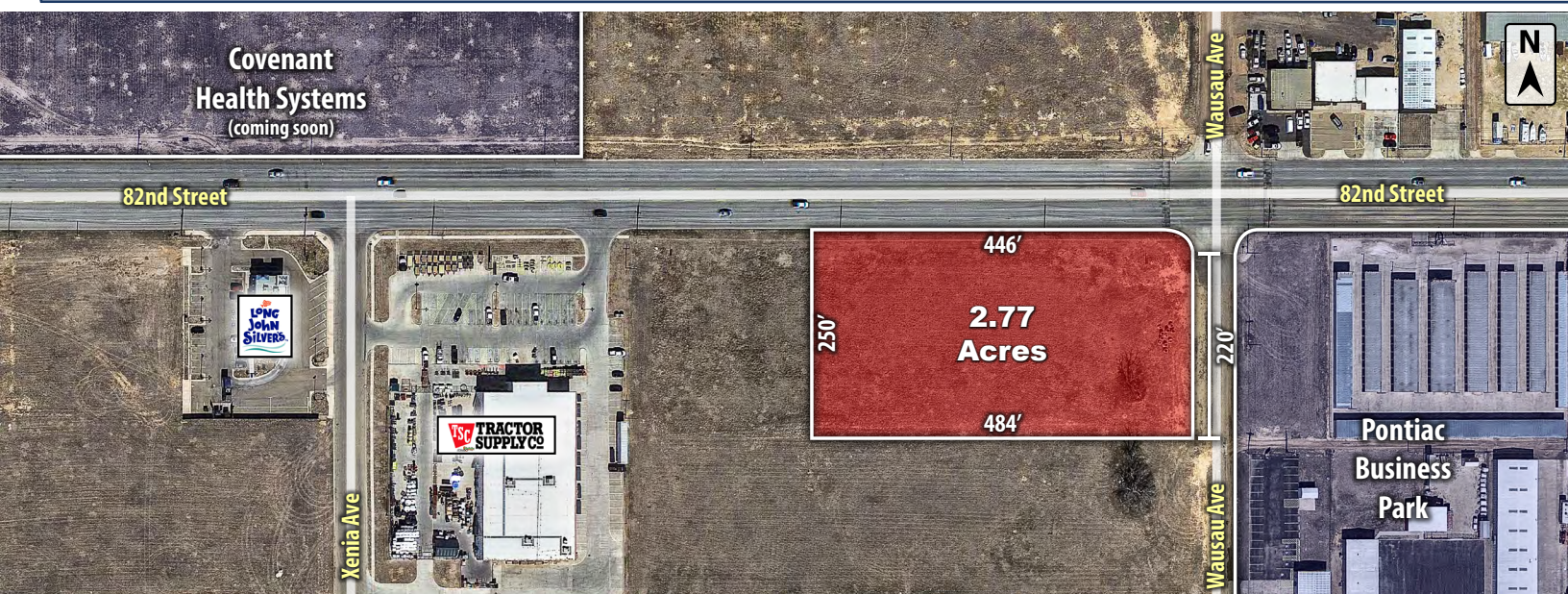
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AERIALS

AREA



SITE





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CITY MAP



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,888	54,515	125,262
MEDIAN AGE	43.4	33.6	34.3
MEDIAN AGE (MALE)	34.2	32.9	33.2
MEDIAN AGE (FEMALE)	35.0	34.5	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,709	22,703	51,874
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$67,687	\$64,930	\$70,729
AVERAGE HOUSE VALUE	\$174,673	\$150,550	\$153,928

For Additional
Information Contact:



Beau Tucker, CCIM
The Land Man

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