

FOR SALE

B COLDWELL BANKER COMMERCIAL

SWC 82ND STREET & WAUSAU AVENUE LUBBOCK, TX 79424

CAPITAL ADVISORS



NEARBY TENANTS

Holiday Inn Express WILD WILD	LOC
SONIC WingStreet	DES
	FLO
Stripes pizza ALON	SIZ
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PROPERTY INFORMATION

OCATION:	This property sits on the southwest corner of 82nd Street and Wausau Avenue just east of the Wolfforth city limits.
ESCRIPTION:	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.
OODZONE:	Property is not in the floodplain.
ZE:	2.77 Acres
ALES PRICE:	\$11.95 per square foot

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AERIALS

AREA





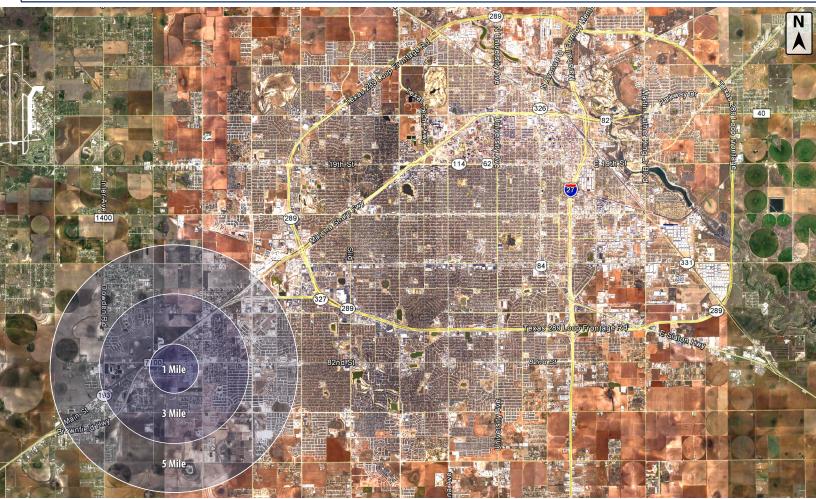
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Coldwell Banker Commercial CAPITAL ADVISORS 4924 S. Loop 289 Lubbock, TX 79414 806.793.0888



LUBBOCK, TX

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
HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS	1 MILE 1,709	3 MILES 22,703	5 MILES 51,874
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TOTAL HOUSEHOLDS	1,709	22,703	51,874

For Additional Information Contact:



Beau Tucker, CCIM The Land Man 806.784.3298 direct 806.470.3944 cell BTucker@CBCWorldwide.com

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