

LAND FOR SALE



COLDWELL  
BANKER  
COMMERCIAL

CAPITAL ADVISORS



## SEC 98TH STREET & SLIDE ROAD

5001 98th Street  
Lubbock, TX 79424



# SITE AND NEARBY BUSINESSES



## Local Businesses and New Construction

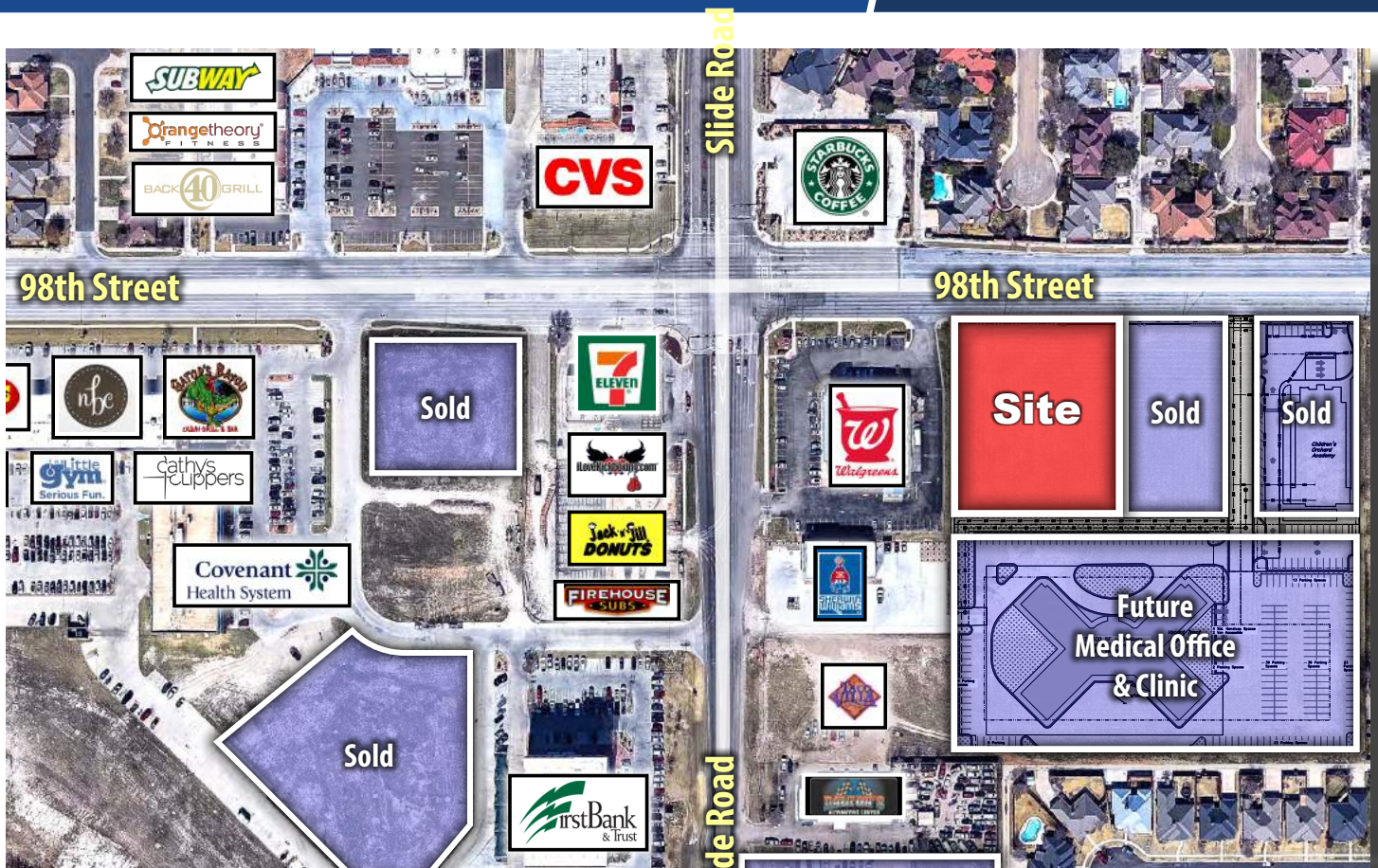


\* Site plan is preliminary and can change based off of purchaser's needs.





# SITE INFORMATION



## PROPERTY INFORMATION

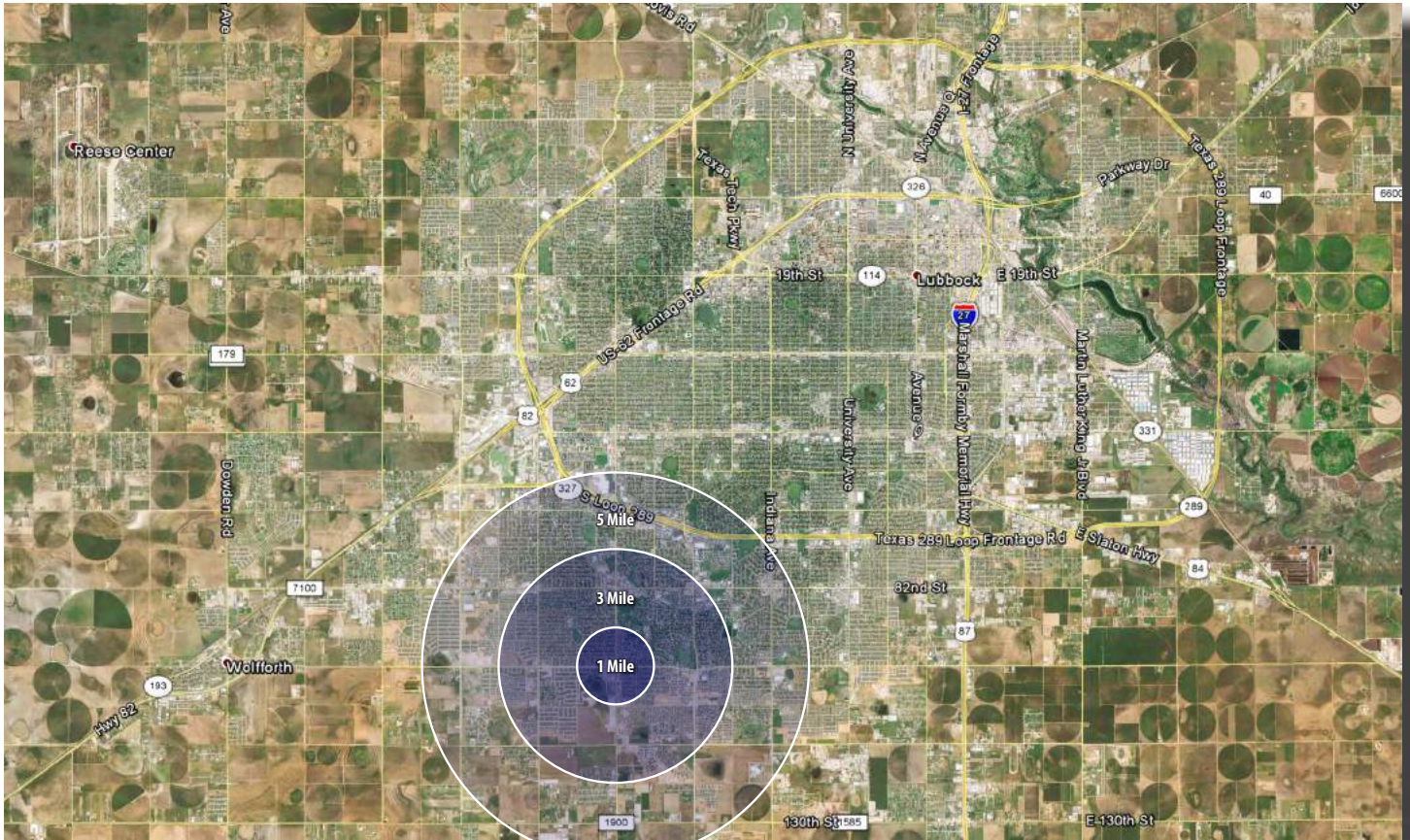
<b>LOCATION:</b>	Property is located just east of the south east corner of the 98th Street and Slide Road intersection in Lubbock, TX.
<b>DESCRIPTION:</b>	7.96 acres of PRIME development land in the heart of Southwest Lubbock along 98th Street. This development land is just across Slide Road from the 4-story First Bank and Trust office complex and the Covenant Health System's 3-story urgent health care building. A CVS and Walgreens anchor this intersection. It is also approximately one mile from a new Super Walmart and Academy Sports Center. The city of Lubbock recently completed a 7-lane widening of Slide Road south of 98th Street. In addition to the retail development in the area, there are now 4,373 homes surrounding the commercial tracts in addition to the 29,007 existing houses within a 3-mile radius. A new Middle School and a new Elementary School have recently been completed. Tracts included in this offering are suitable for retail, restaurant, and office development.
<b>FLOODZONE:</b>	Property is not the floodplain.
<b>SIZE:</b>	1.4 (+/-) Acres
<b>PRICE:</b>	Build-to-suit or \$18.50 per SF

\* Stated sizes are preliminary and can change based off of purchaser's needs.



# LUBBOCK, TX DEMOGRAPHICS

## CITY MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,003	69,453	146,862
FAMILIES	3,286	19,289	37,956
MEDIAN AGE	42.3	37.3	43
OWNER/RENTER RATIO	5.49	2.01	1.52
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,373	29,007	59,067
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$111,641	\$87,682	\$71,652
AVERAGE HOUSE VALUE	\$217,247	\$179,835 est.	\$144,567 est.

For Additional  
Information Contact:



**Beau Tucker, CCIM**  
**The Land Man**  
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