



4515 MILWAUKEE AVENUE

Lubbock, TX 79407

LAND



QUICK FACTS



PURCHASE PRICE
\$13.00 per SF



TOTAL ACREAGE
2.09 AC



ZONING
Retail & Multifamily



TRAFFIC COUNT
25,000 VPD (approx)

CBCWORLDWIDE.COM

Beau Tucker, CCIM
806.470.3944
BTucker@CBCWorldwide.com

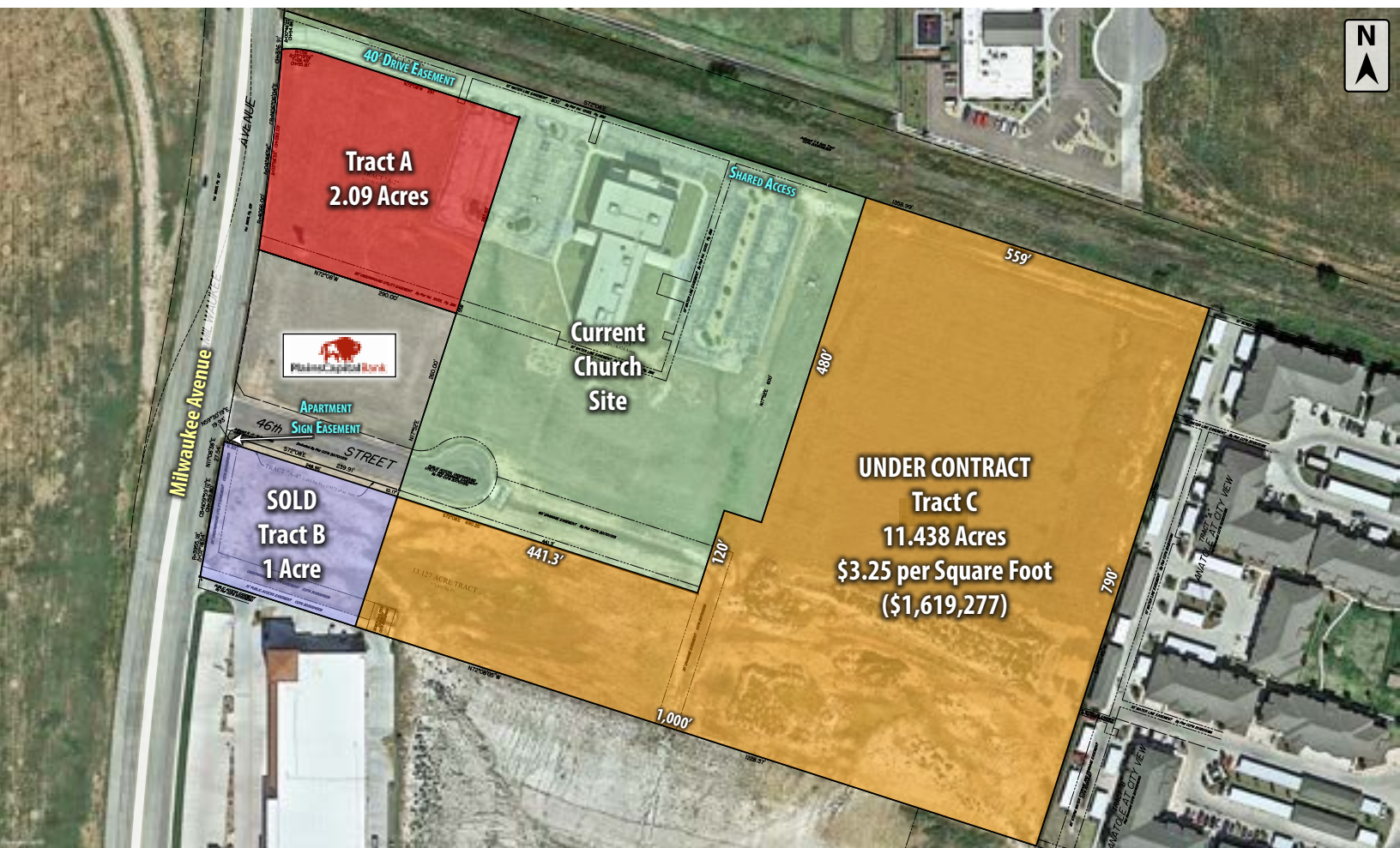


**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS



Trade Area & Information



LOCATION

Located in west Lubbock north of 50th Street on the east side of Milwaukee Avenue.

DESCRIPTION

Large development tract in west Lubbock with multiple buying options. Located just north of Canyon West Shopping Center the 800,000+ square foot mixed-use development with Super Target, Sam's, and Burlington Coat Factory as anchors. It is also approximately 1.5 miles from a new Walmart.

Property is not in the floodplain.

OPTIONS

Tract A - 2.09 Acres - \$13.00 per Square Foot

Tract B - SOLD

Tract C - 11.44 Acres - UNDER CONTRACT

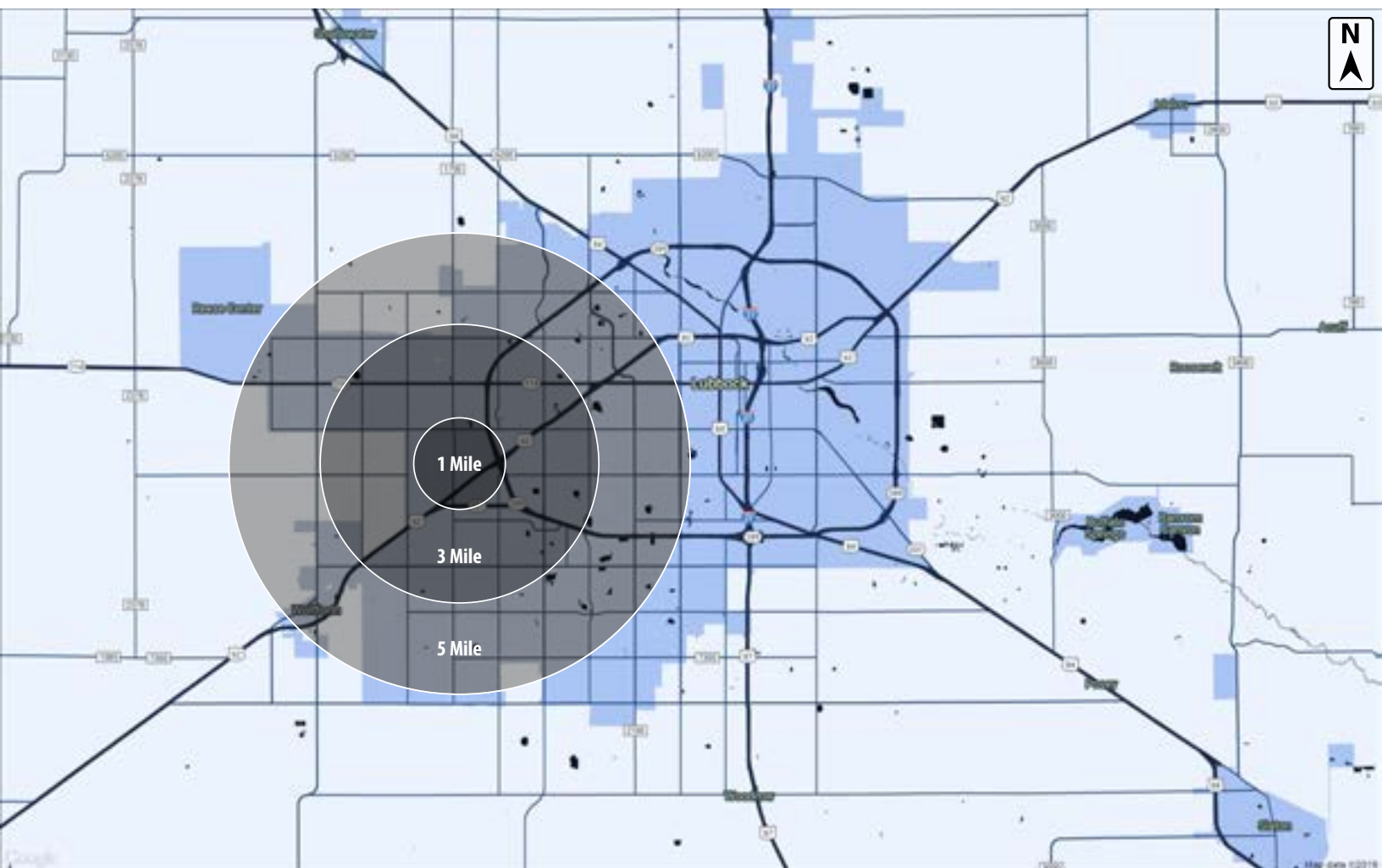


**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS



Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,197	60,704	139,261
MEDIAN AGE	24.5	31.0	33.1
MEDIAN AGE (MALE)	23.8	30.4	32.0
MEDIAN AGE (FEMALE)	25.6	32.3	34.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,275	25,651	56,404
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$44,976	\$57,362	\$68,132
AVERAGE HOUSE VALUE	\$65,029	\$137,411	\$150,858

CBCWORLDWIDE.COM

Beau Tucker, CCIM
806.470.3944
BTucker@CBCWorldwide.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Capital Advisors. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS