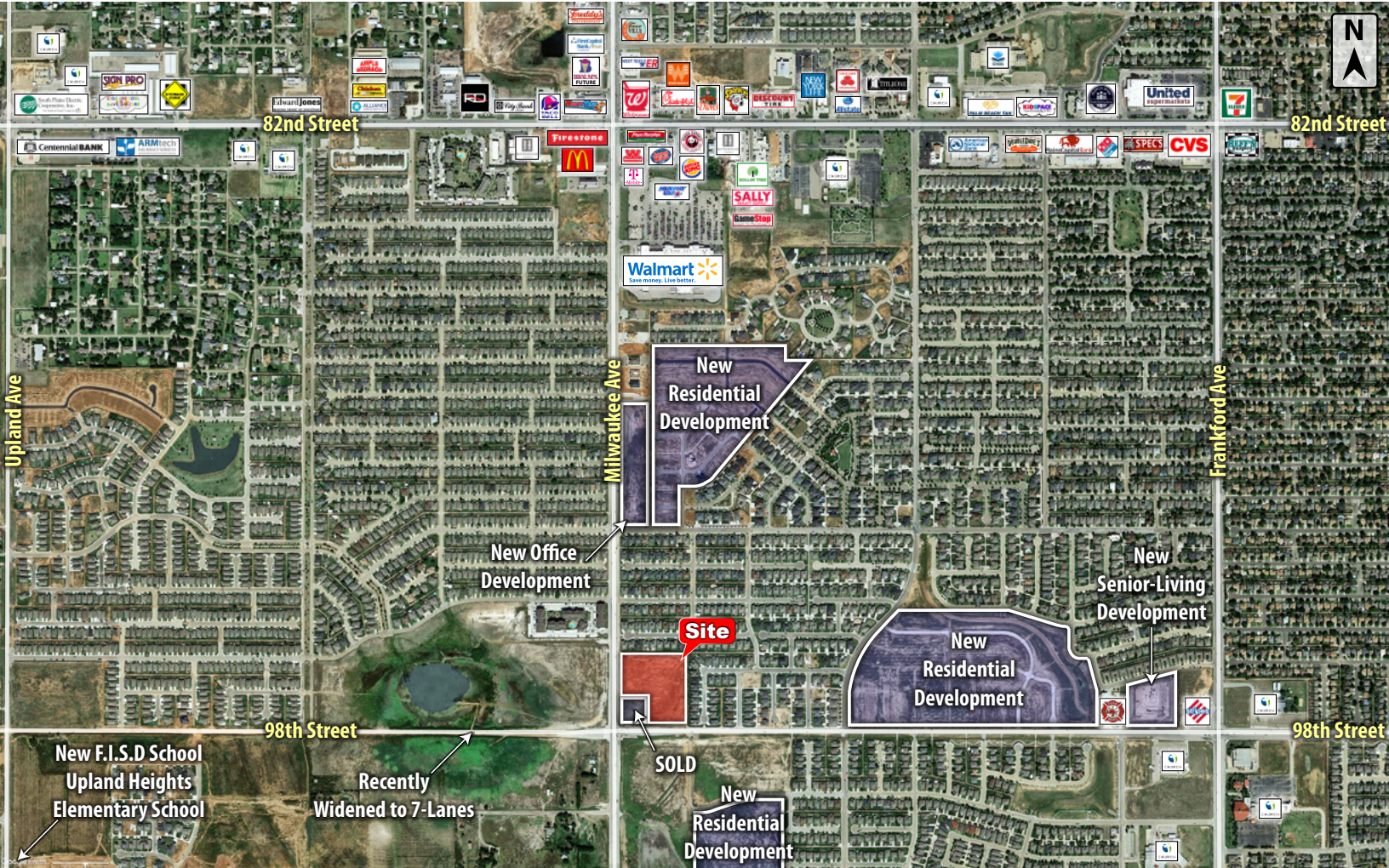




## NEC 98TH & MILWAUKEE

Lubbock, TX 79424

LAND



## QUICK FACTS



PURCHASE PRICE

**\$9.00+ per SF**



TOTAL ACREAGE

**Up to 2.25 AC**



ZONING

**Commercial**



TRAFFIC COUNT

**20,000+ VPD**

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## Trade Area & Information



## LOCATION

Property is located at the northeast corner of the 98th Street and Milwaukee Avenue intersection in Lubbock, TX.

## DESCRIPTION

PRIME development land in the heart of southwest Lubbock just south of the newly create Milwaukee corridor. This development land is one mile south of a Super Walmart and Canyon West shopping center is less than 2 1/4 mile north. Canyon West is the new 800,000+ square foot mixed use development with a Super Target and Burlington Coat Factory as anchors. This land is also approximately one mile from a new Super WalMart.

Property is not in the floodplain.

## OPTIONS

Tract A - 1.06 Acres - \$14.00 per Square Foot  
 Tract B - 42,625 SF - \$14.00 per Square Foot  
 Tract C - 1.50 Acres - Sold  
 Tract D - 2.25 Acres - \$9.00 per Square Foot  
 Tract E - 36,049 SF - \$12.00 per Square Foot  
 Tract F - 39,239 SF - \$12.00 per Square Foot



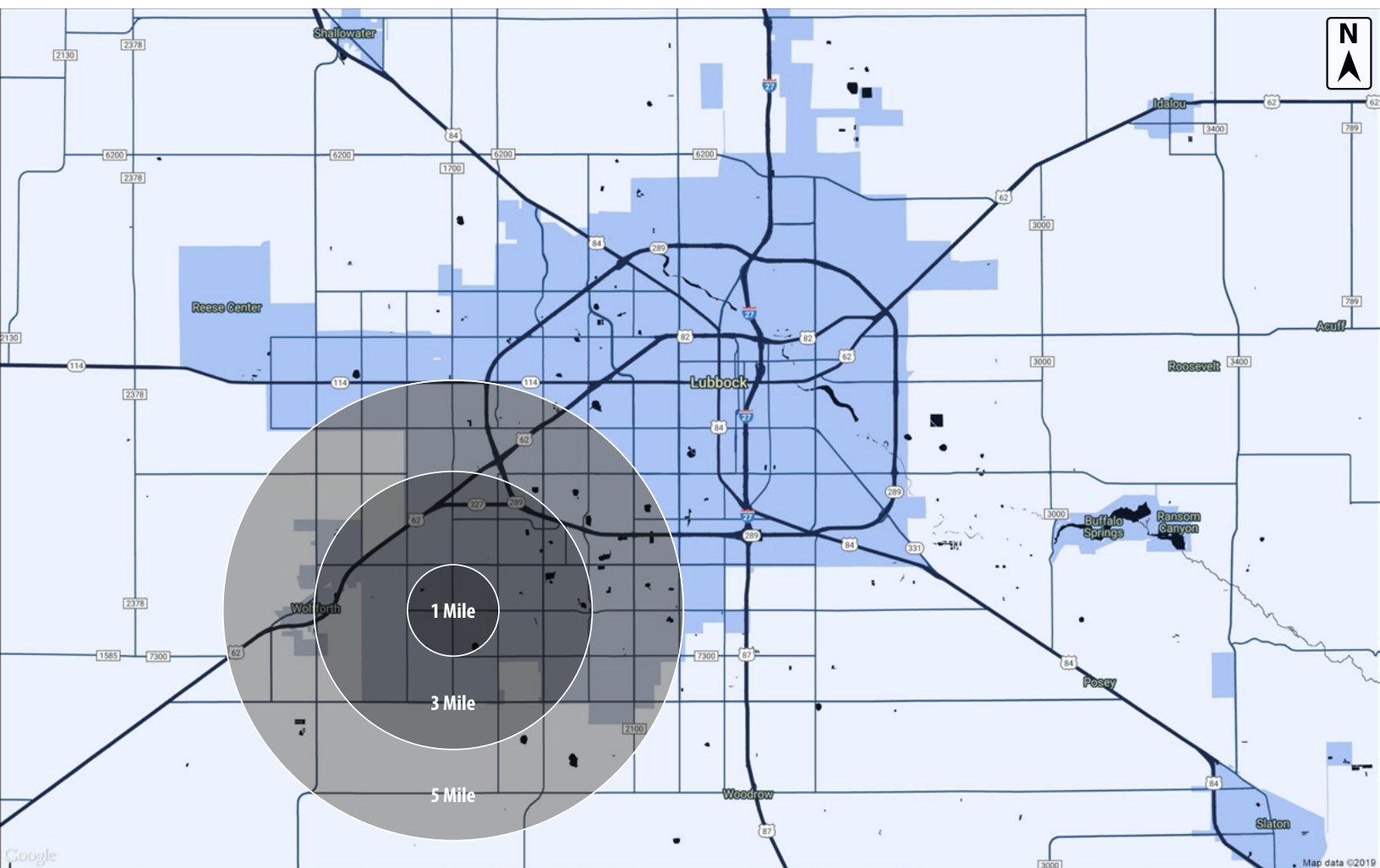
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## Demographics



### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,318	42,069	111,985
MEDIAN AGE	32.5	37.3	34.9
MEDIAN AGE (MALE)	32.5	36.6	33.7
MEDIAN AGE (FEMALE)	32.4	38.0	36.2

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,038	16,634	45,734
# OF PERSONS PER HH	2.7	2.5	2.4
AVERAGE HH INCOME	\$87,856	\$79,398	\$57,946
AVERAGE HOUSE VALUE	\$170,724	\$164,890	\$141,103

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