



4301 CLOVIS ROAD

Lubbock, TX 79415

LAND



QUICK FACTS



PURCHASE PRICE

\$3.00 - \$7.50 per SF



TOTAL ACREAGE

9 AC



ZONING

Commercial

CBCWORLDWIDE.COM

Beau Tucker, CCIM
806.470.3944
BTucker@CBCWorldwide.com
CBCLandMan.com



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Trade Area & Information



LOCATION

Located at the southeast corner of Clovis Highway (HWY 84) and N Quaker Avenue.

DESCRIPTION

This large triangular tract has 1,300 feet of frontage on HWY 84 (the Clovis Highway) and 700 feet of frontage on N Quaker Avenue. This property is 3.5 miles away from Texas Tech University, 2.5 miles away from University Medical Center and 2 miles away from the quickly developing North Slide Development. This development area includes Lubbock Heart Hospital, North Star Surgical Center, CVS, Alamo Drafthouse, a proposed Walmart Neighborhood Market, a proposed United Supermarket, student housing and many hotels.

Property is not in the floodplain.

OPTIONS

Tract A - 2.5 Acres - \$7.50 per Sq. Ft.
 Tract B - 6.53 Acres - \$3.00 per Sq. Ft.
 Entire Property - 9.03 Acres - \$4.00 per Sq. Ft.

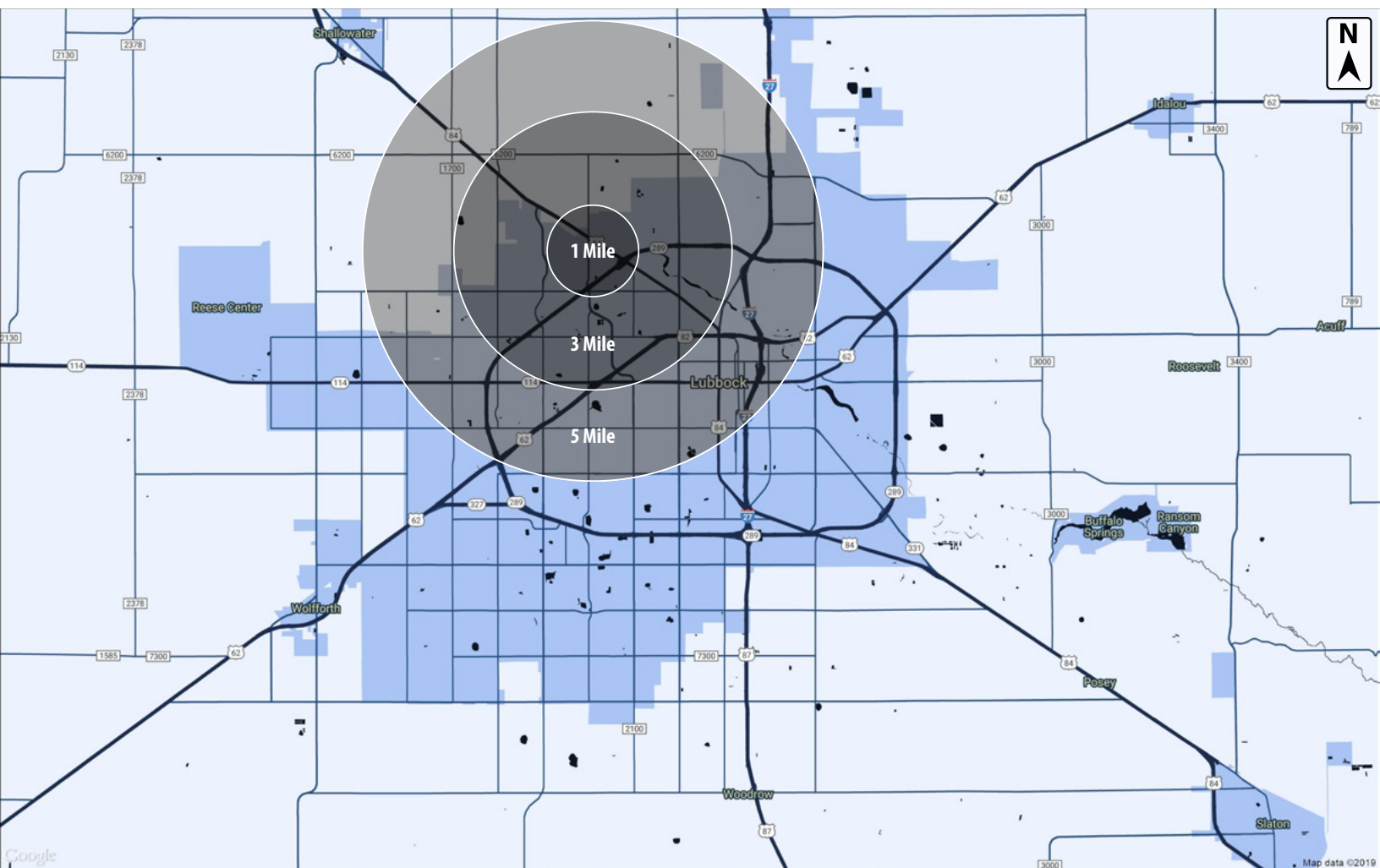


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Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,039	37,547	114,512
MEDIAN AGE	26.4	29.0	28.74
MEDIAN AGE (MALE)	25.8	27.7	27.6
MEDIAN AGE (FEMALE)	27.1	31.0	30.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	125	8,510	35,784
# OF PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$64,647	\$87,657	\$82,5259
AVERAGE HOUSE VALUE	\$116,231	\$148,634	\$137,186

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