

LAND

FOR SALE



COLDWELL  
BANKER  
COMMERCIAL

CAPITAL ADVISORS

5110 COLLEGE AVENUE,  
SNYDER, TX 79549



## NEARBY TENANTS

Walmart



## PROPERTY INFORMATION

### LOCATION:

Located on the east side of the College Avenue (HWY 350) and Houston Pkwy in Snyder, TX.

### DESCRIPTION:

A large development tract in newly developing south Snyder. Located 1/4 mile from the Cogdell Memorial Hospital and 3/4 mile from Western Texas College. Nearby retailers include, a brand new Walmart, Fairfield Inn & Suites, First Bank & Trust, Aim Bank, Taco Bell, Whataburger and more.

### FLOODZONE:

A portion of this property is in the floodplain.

### SIZE:

5.61 Acres (2.5 usable acres)

### SALES PRICE:

\$300,000

CBCCapitalAdvisors.com  
CBCWorldwide.com

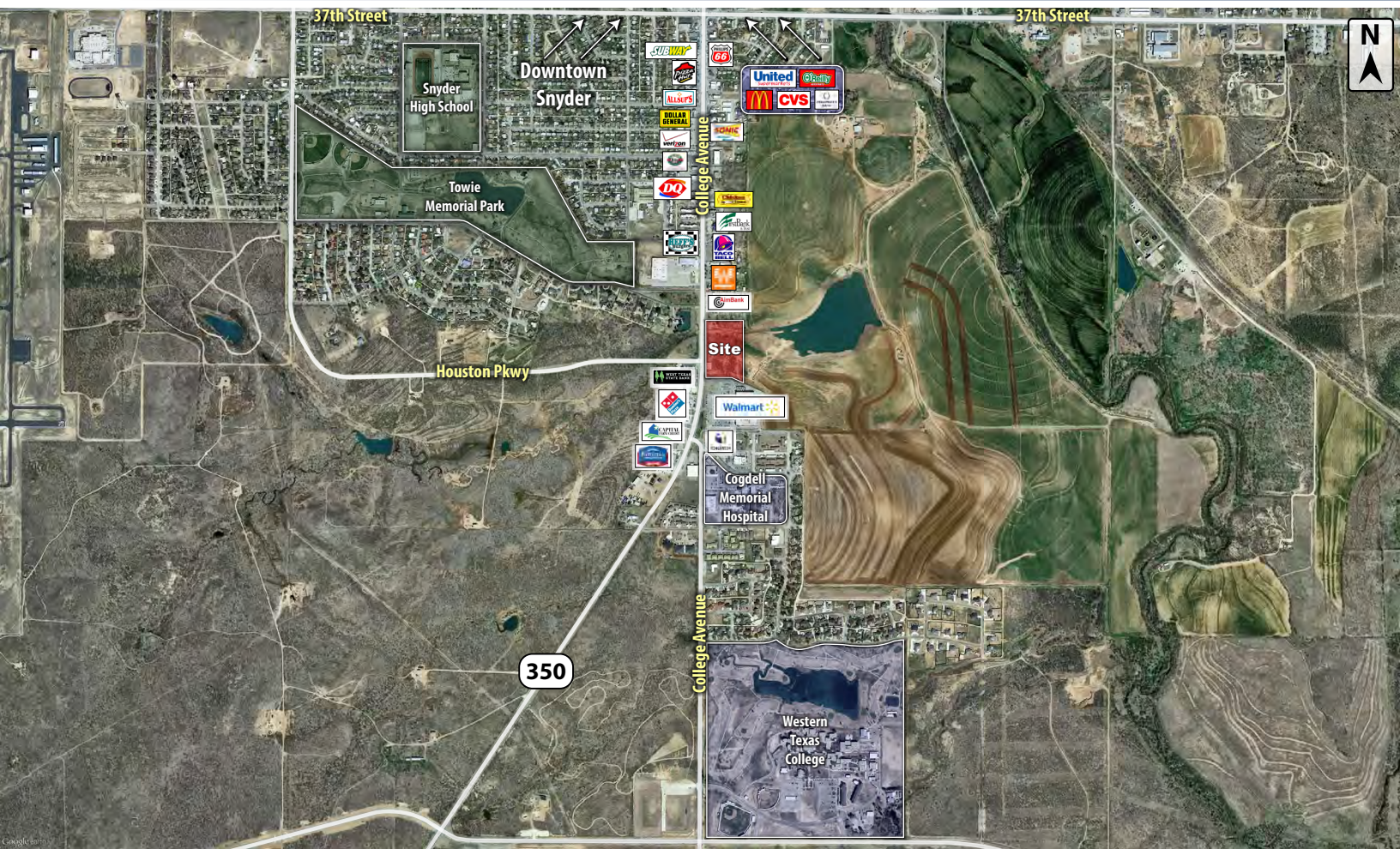
Coldwell Banker Commercial  
CAPITAL ADVISORS

4924 S. Loop 289  
Lubbock, TX 79414  
806.793.0888

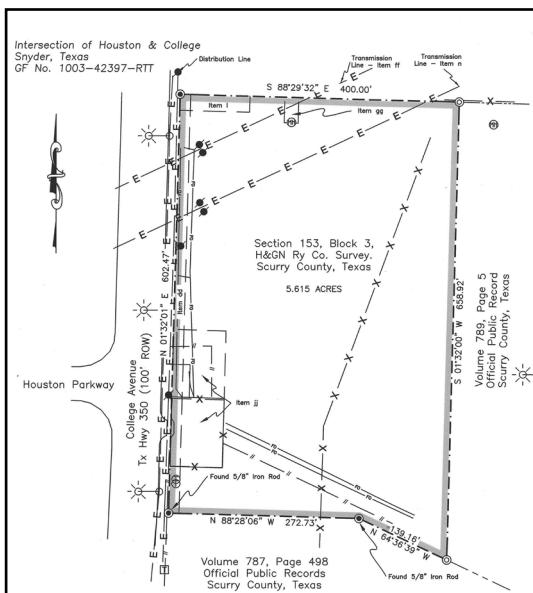


## ADDITIONAL INFORMATION

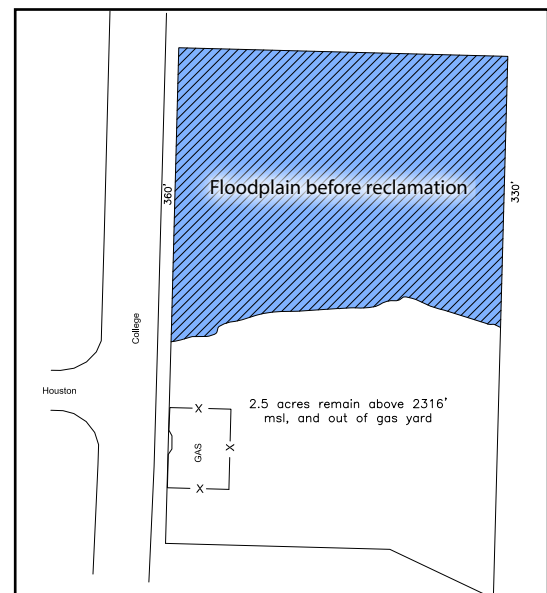
### AREA



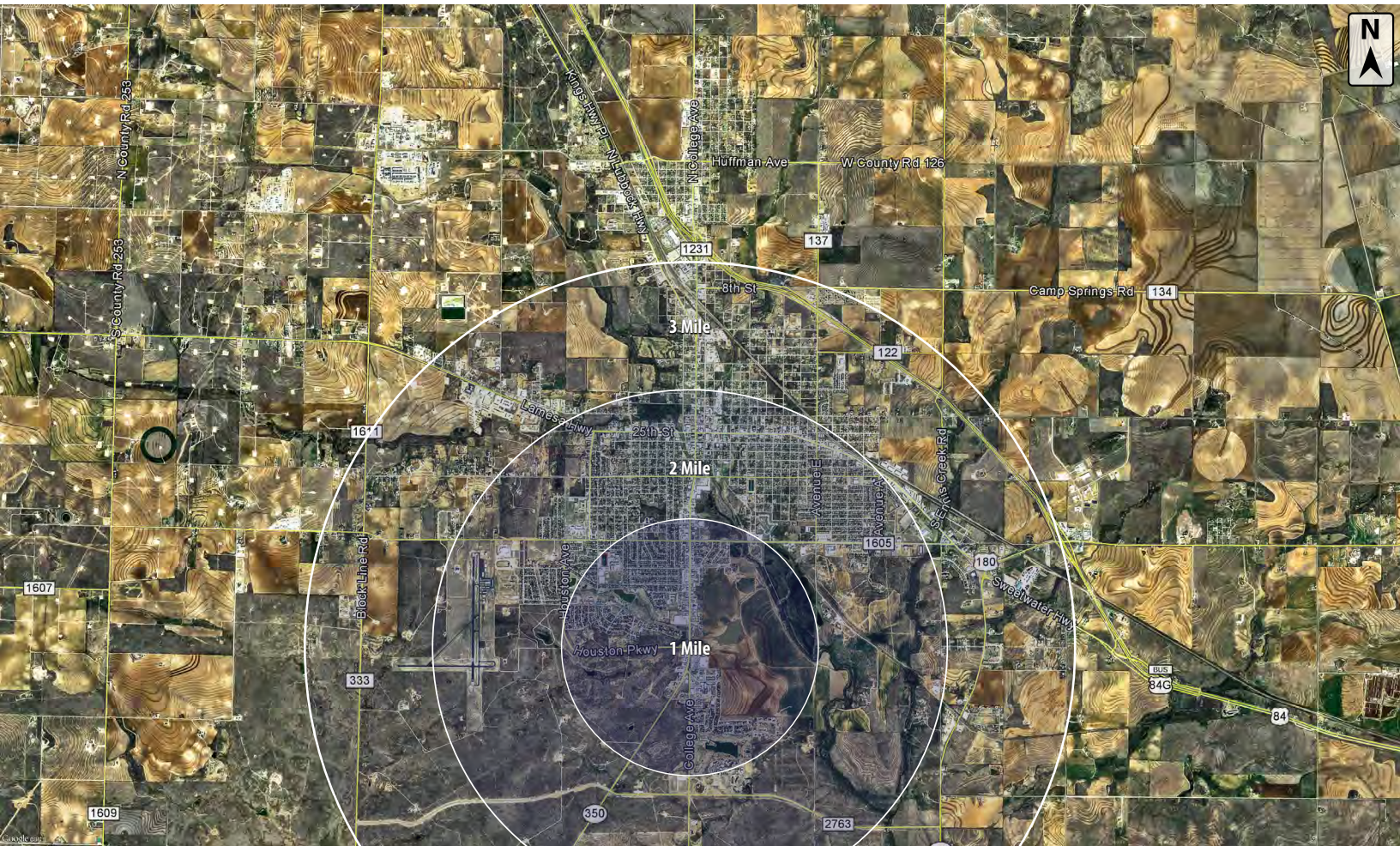
### SURVEY



### FLOOD MAP





**SNYDER, TX**
**CITY MAP**


## DEMOGRAPHICS

POPULATION	1 MILES	5 MILES	10 MILES
TOTAL POPULATION	1,810	7,820	11,013
AVERAGE AGE	27.3	27.7	29.2
AVERAGE AGE (MALE)	26.6	27.3	28.4
AVERAGE AGE (FEMALE)	28.8	28.8	30.5
HOUSEHOLDS & INCOME	1 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	787	3,298	4,407
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$75,943	\$73,203	\$68,332
AVERAGE HOUSE VALUE	\$100,584	\$98,918	\$97,252

For Additional  
Information Contact:



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

806.784.3298 direct

806.470.3944 cell

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