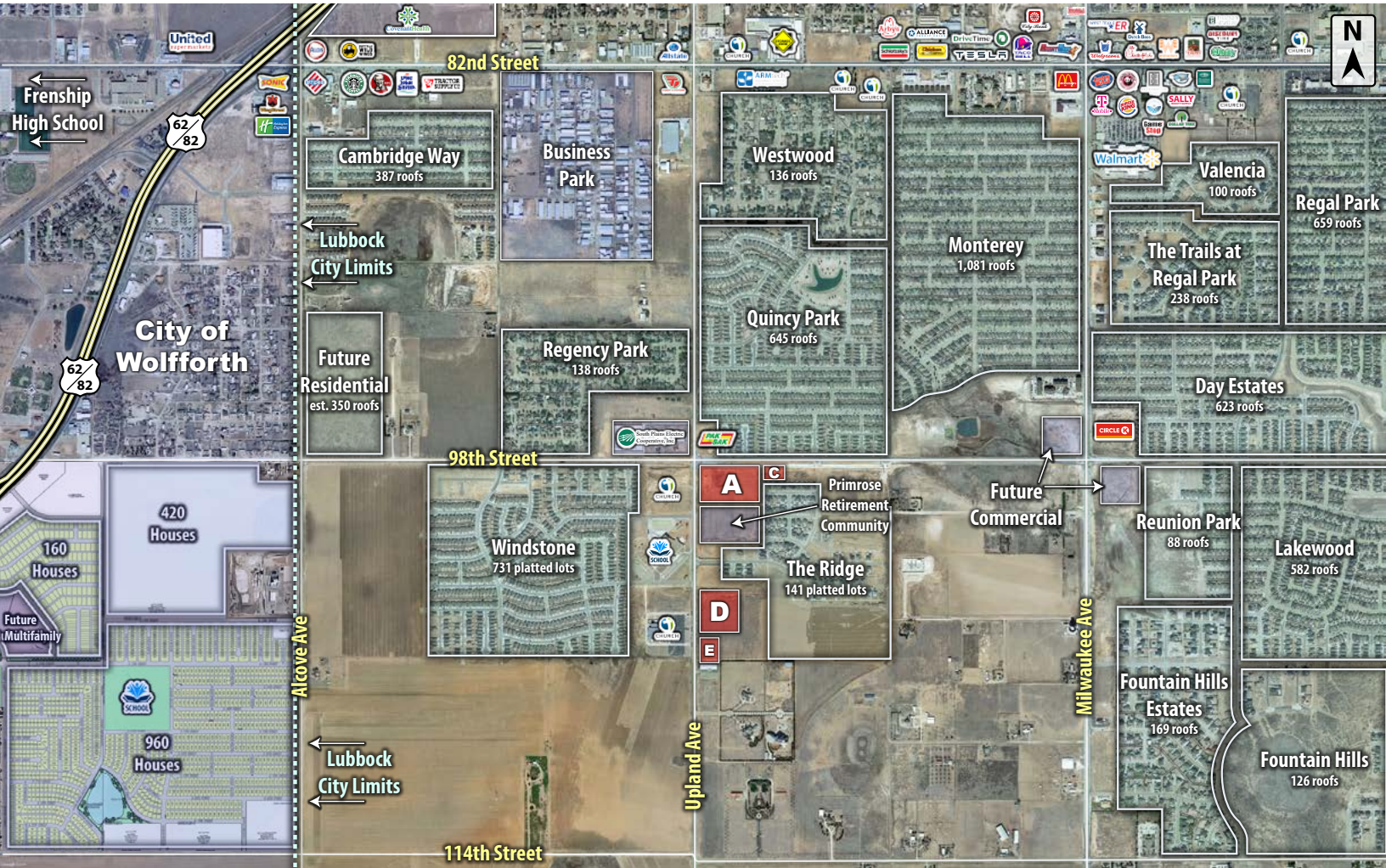




SEC 98TH STREET & UPLAND AVENUE

Lubbock, TX 79424

LAND



QUICK FACTS



PURCHASE PRICE

\$4.00-\$5.25 PER SF



TOTAL ACREAGE

1-9 AC



ZONING

**RETAIL, OFFICE
& MULTIFAMILY**

CBCWORLDWIDE.COM

BEAU TUCKER, CCIM
806.784.3298
BTUCKER@CBCLUBBOCK.COM
CBCLANDMAN.COM

AARON HART
806.784.3254
AHART@CBCLUBBOCK.COM
CBCLANDMAN.COM



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TRADE AREA & INFORMATION



LOCATION

Located in southwest Lubbock at the southeast corner of 98th Street and Upland Avenue.

DESCRIPTION

Welcome to a prime investment opportunity encompassing multiple tracts of land situated in the flourishing southwest region of Lubbock, well within the boundaries of the sought-after Frenship Independent School District (FISD). This location is ideal for developers keen on leveraging the remarkable growth trajectory witnessed in the area over the past four years, characterized by a doubling of both housing and population within 1-mile and 3-mile radii. Close proximity to the Milwaukee Corridor, a renowned retail destination, enhances this site's allure. This bustling commercial avenue hosts an impressive array of over 100 retailers and businesses, creating a substantial draw for traffic and potential customers, further solidifying the tracts' appeal as a top-tier development prospect. Properties are not in the floodplain.

OPTIONS

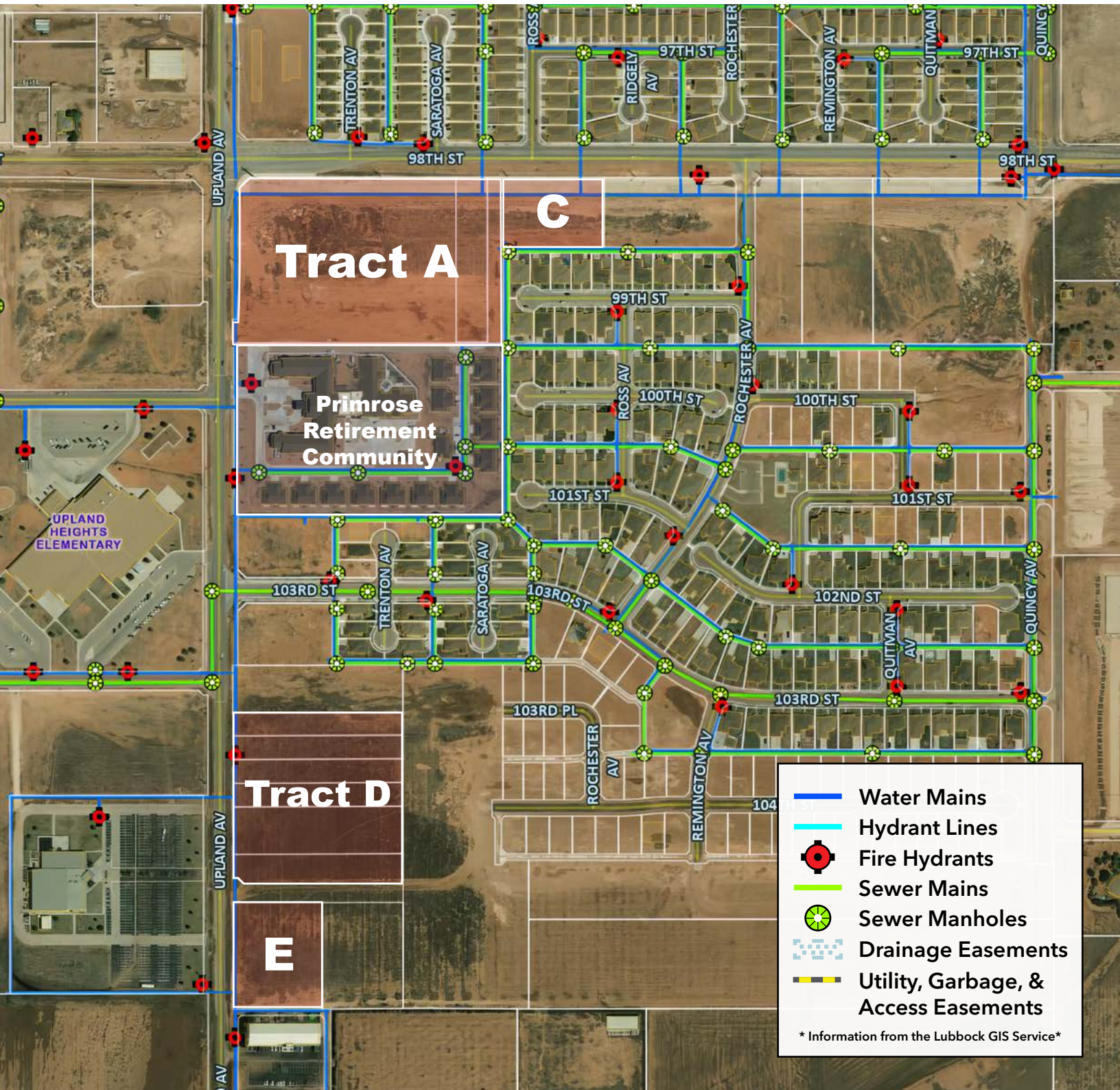
Tract A - 9.18 Net Acres - \$4.75 per square foot
 Tract B - 10.95 Acres - Sold
 Tract C - 1.22 Net Acres - \$5.25 per square foot
 Tract D - 6.49 Acres - \$4.00 per square foot
 Tract E - 2.18 Acres - \$4.25 per square foot



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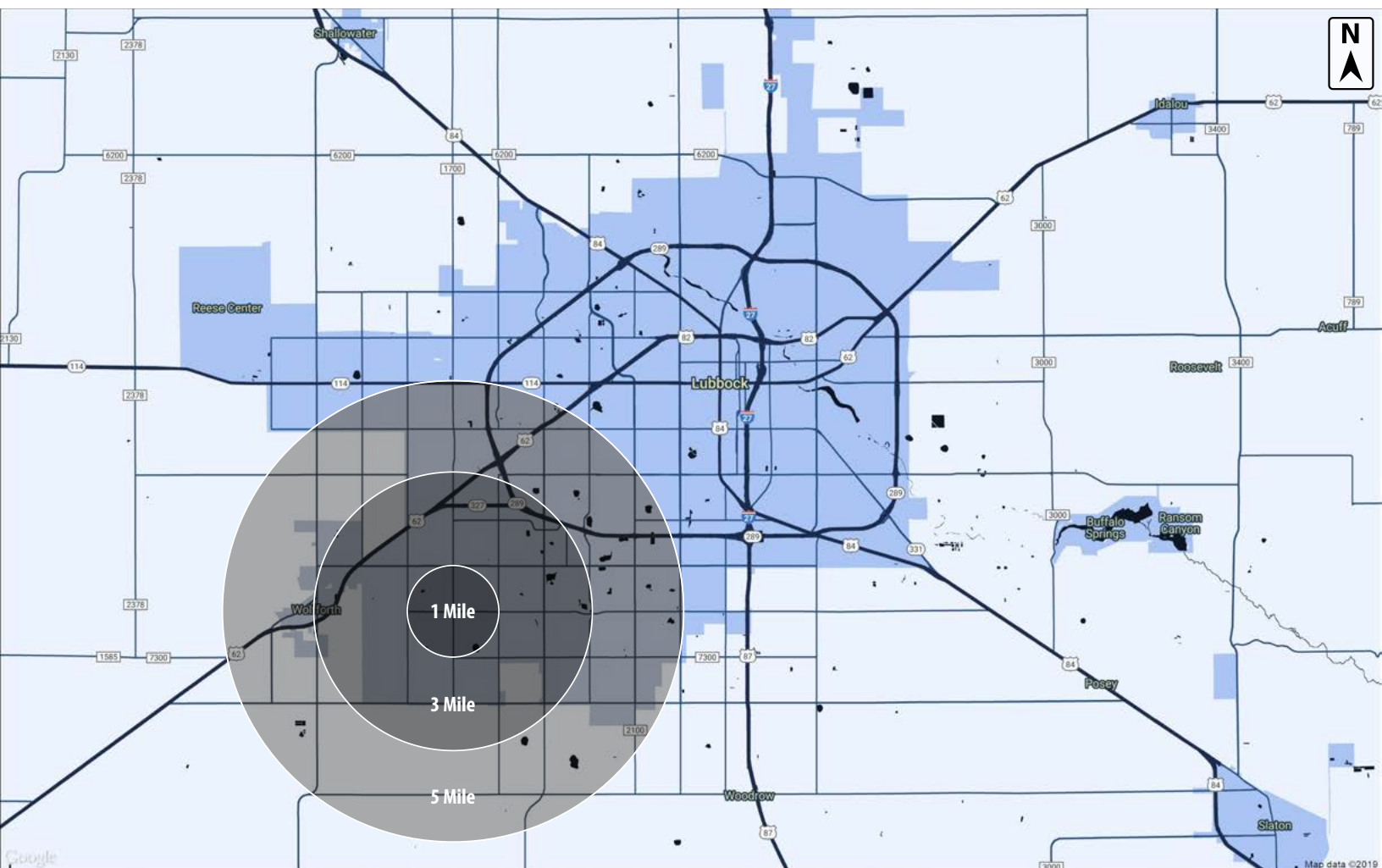


UTILITIES & EASEMENTS





DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,184	45,250	102,983
MEDIAN AGE	33	38	39
MEDIAN AGE (MALE)	33	38	38
MEDIAN AGE (FEMALE)	33	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,489	17,043	41,659
# OF PERSONS PER HH	2.9	2.7	2.5
AVERAGE HH INCOME	\$104,232	\$117,606	\$115,303
AVERAGE HOUSE VALUE	\$320,839	\$333,668	\$311,966

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