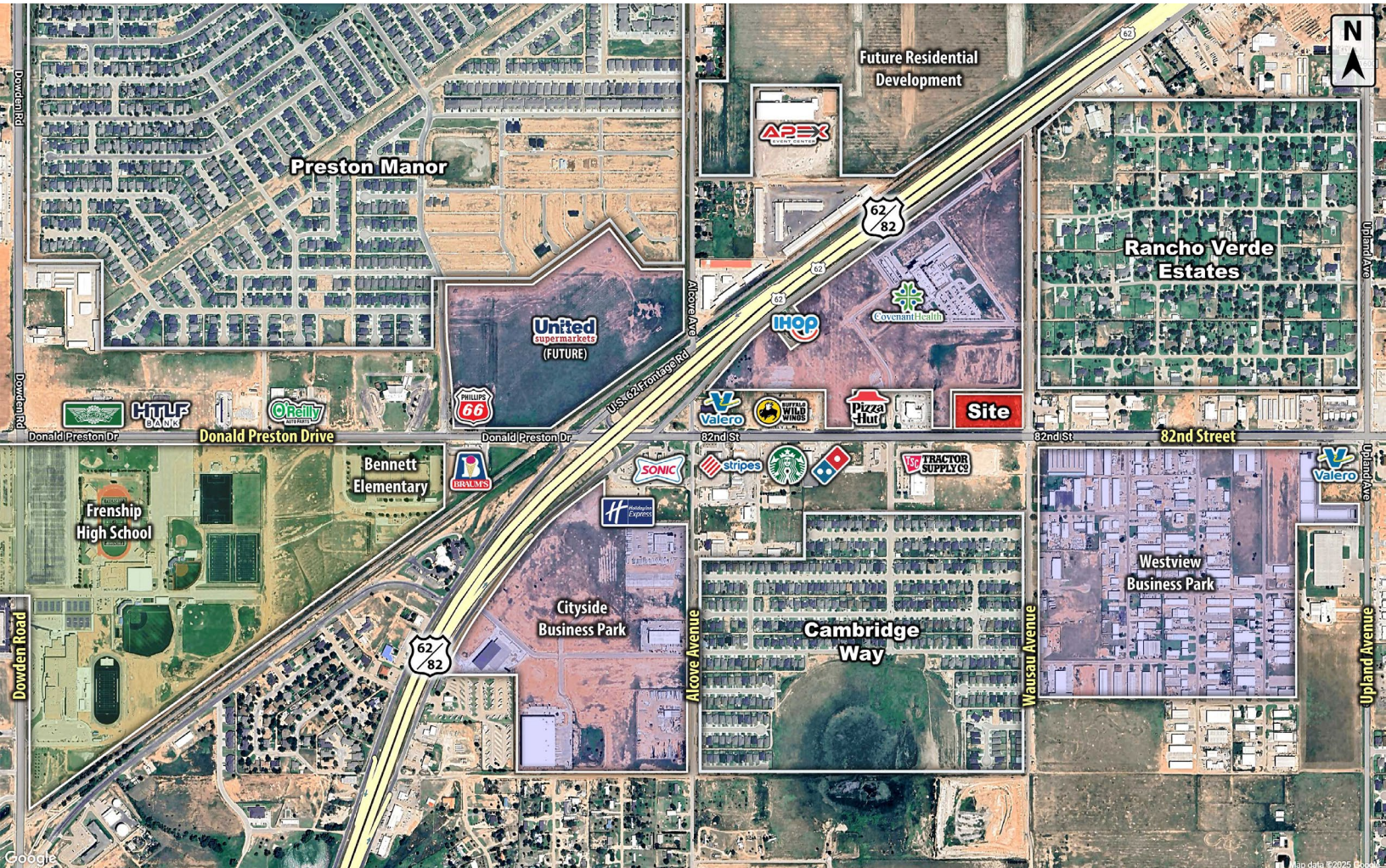




HARD CORNER RETAIL PAD

7502 82nd Street | Lubbock, TX 79424

LAND



QUICK FACTS



PURCHASE PRICE

CALL BROKER



TOTAL ACREAGE

3.47 AC



ZONING

HEAVY
COMMERCIAL



TRAFFIC COUNT

21,000+ VPD

CBCWORLDWIDE.COM

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

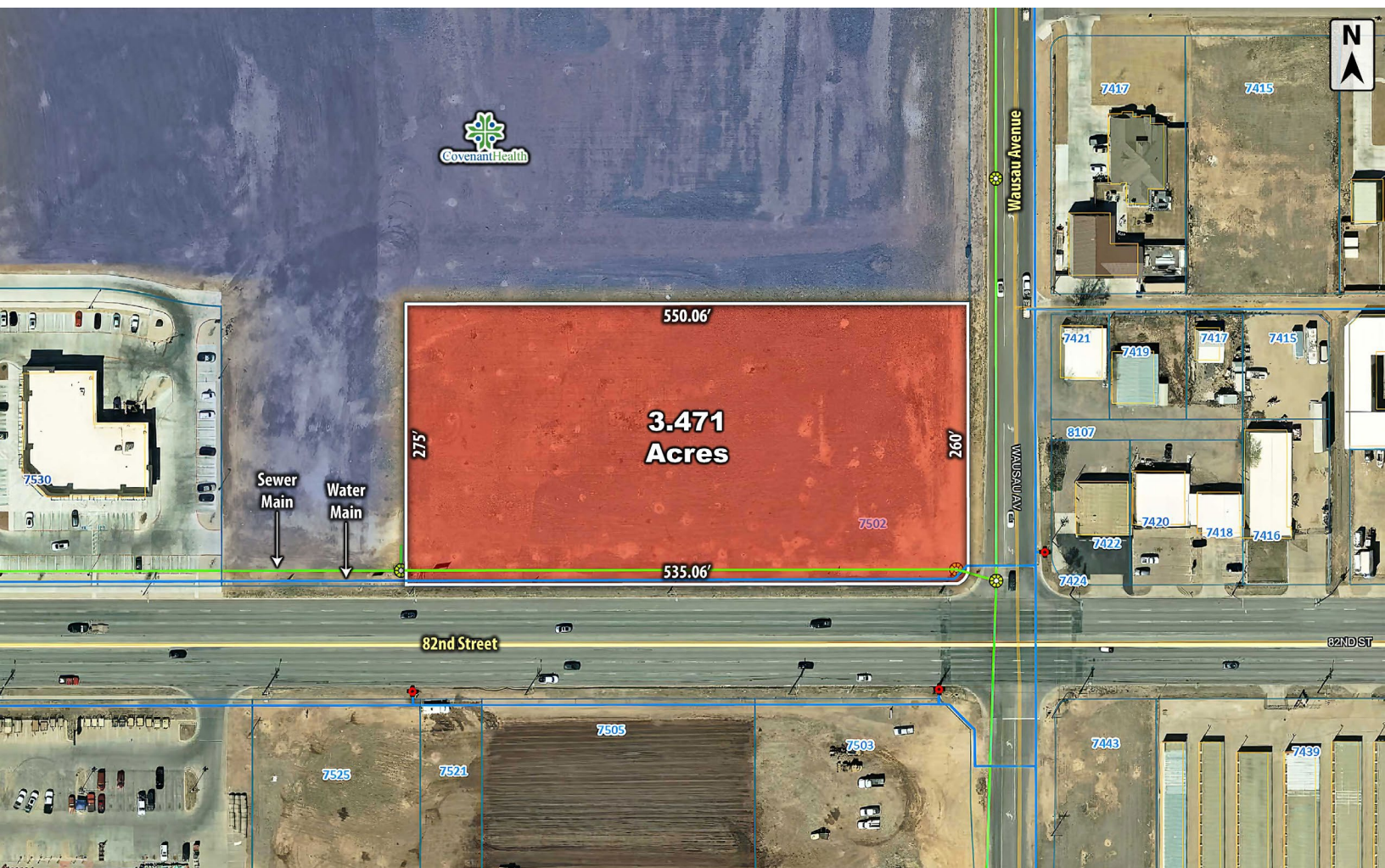
AARON HART
806.784.3254
AHART@CBCLUBBOCK.COM
CBCLANDMAN.COM



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TRADE AREA & INFORMATION



LOCATION

Located at the northwest corner of 82nd Street & Wausau Avenue in between Upland Avenue and Alcove Avenue in Lubbock, TX.

DESCRIPTION

This commercial site at Lubbock's western edge, adjacent to Wolforth, offers prime frontage on 82nd Street with direct access to US Highway 62/82. Surrounded by established retailers and restaurants—IHOP, Buffalo Wild Wings, Pizza Hut, Sonic, and Domino's—and hotels like Holiday Inn Express and Apex Event Center, it benefits from high traffic and regional connectivity. Nearby residential areas Preston Manor and Rancho Verde Estates, supported by Frenship High School, Bennett Elementary, and Frenship Middle School, provide a steady customer base. Future developments include a United Supermarkets site and expanding housing, enhancing the site's appeal for retail, service, or mixed-use commercial projects. Utilities are available for immediate development.

OPTIONS

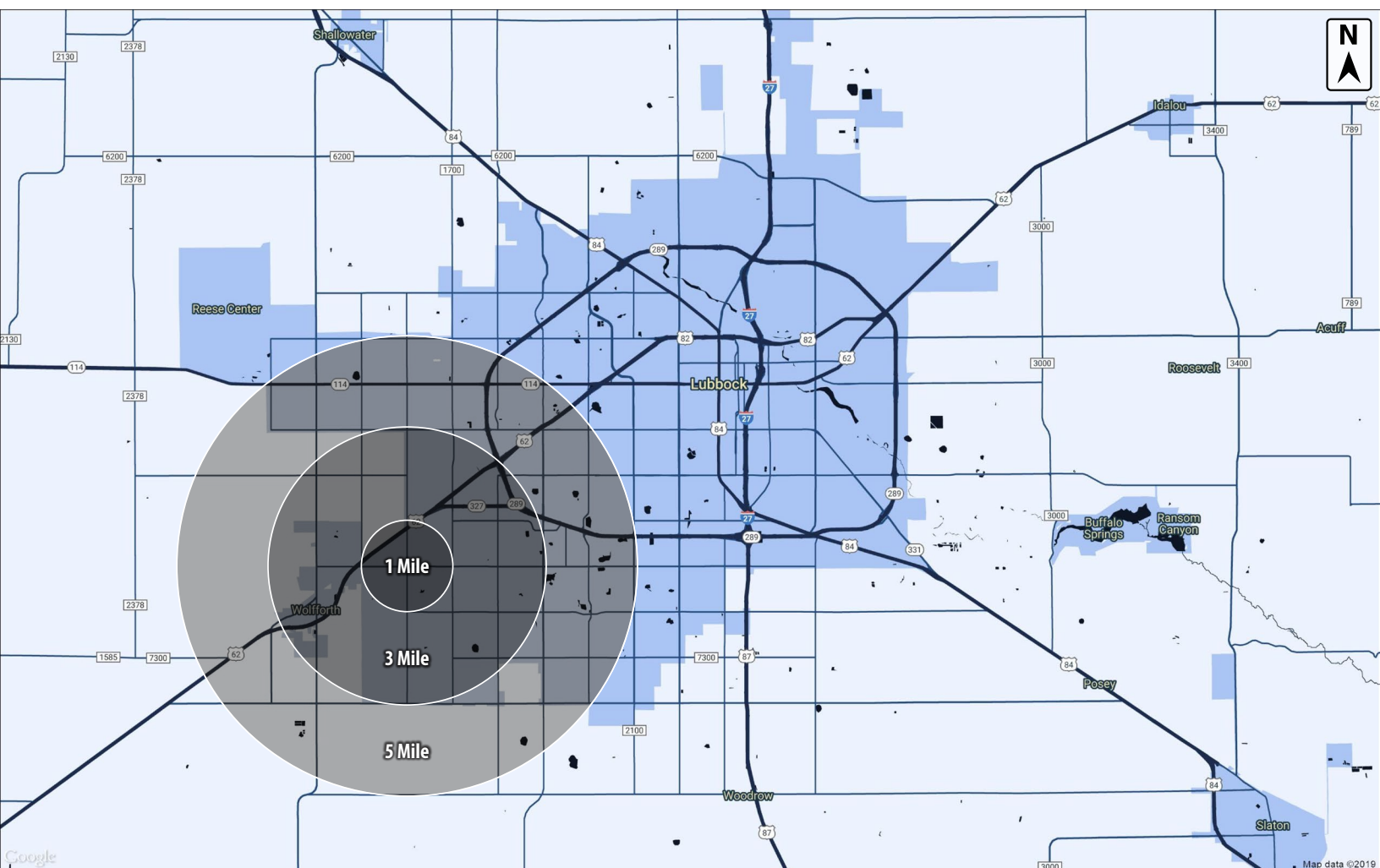
3.47 Acres - Call Broker for Pricing



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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,902	41,764	112,366
MEDIAN AGE	36	38	38
MEDIAN AGE (MALE)	67	37	37
MEDIAN AGE (FEMALE)	36	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,321	15,844	46,050
# OF PERSONS PER HH	3	2.6	2.4
AVERAGE HH INCOME	\$116,143	\$114,642	\$106,653
AVERAGE HOUSE VALUE	\$329,694	\$332,824	\$287,076

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