



SOUTHWEST LUBBOCK RESIDENTIAL LAND

NWC 121st Street & Milwaukee Avenue | Lubbock, TX 79424

LAND



QUICK FACTS



PURCHASE PRICE

CALL BROKER



TOTAL ACREAGE

20 AC



ZONING

HIGH DENSITY
RESIDENTIAL (HDR)



TRAFFIC COUNT

4,674 VPD

CBCWORLDWIDE.COM

BEAU TUCKER, CCIM
806.784.3298
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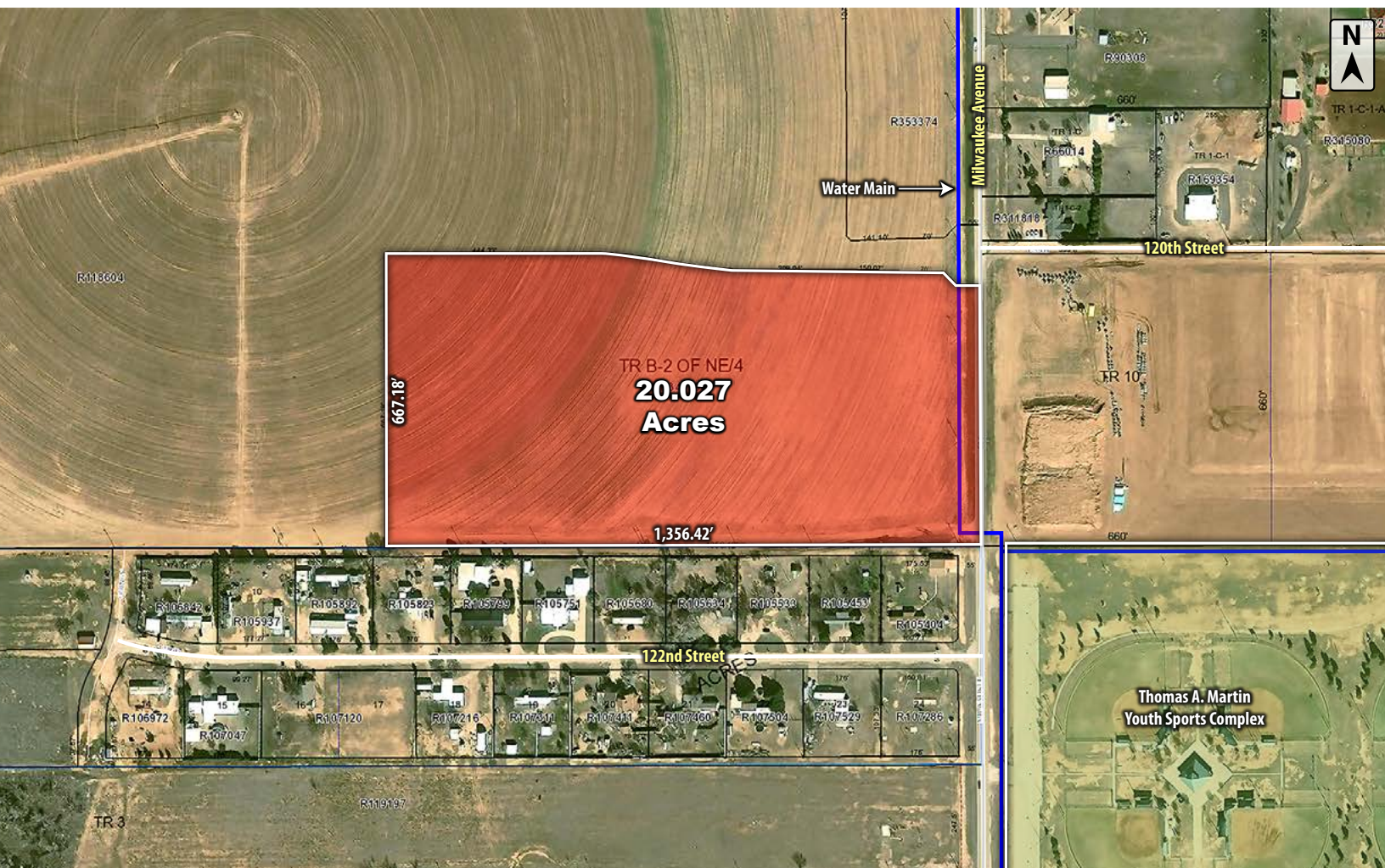
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TRADE AREA & INFORMATION



LOCATION

Located on the west side of Milwaukee Avenue at 121st Street in Lubbock, TX.

DESCRIPTION

This expansive 20-acre tract offers exceptional visibility and access with 591 feet of frontage along Milwaukee Avenue, making it an ideal opportunity for development. Situated merely 2 miles south of the bustling Milwaukee Corridor, which stands as one of the highest-trafficked corridors in the city and boasts more than 100 retailers and businesses, including Canyon West. Canyon West is a mixed-use development spanning over 800,000 square feet, anchored by Super Target, Sam's, and PetSmart, providing effortless access to amenities. Additionally, nearby educational institutions such as Frenship High School, Heritage Middle School, and Oak Ridge Elementary, furnish a stable residential base. Southwest Lubbock is amid substantial growth, positioning this tract to benefit from the escalating demand. This site is zoned High Density Residential (HDR), which allows for a diverse mix of housing types—including single-family homes, townhouses, apartments, and live-work units. Water utilities are readily accessible on-site, and importantly, it is situated outside the floodplain.

OPTIONS

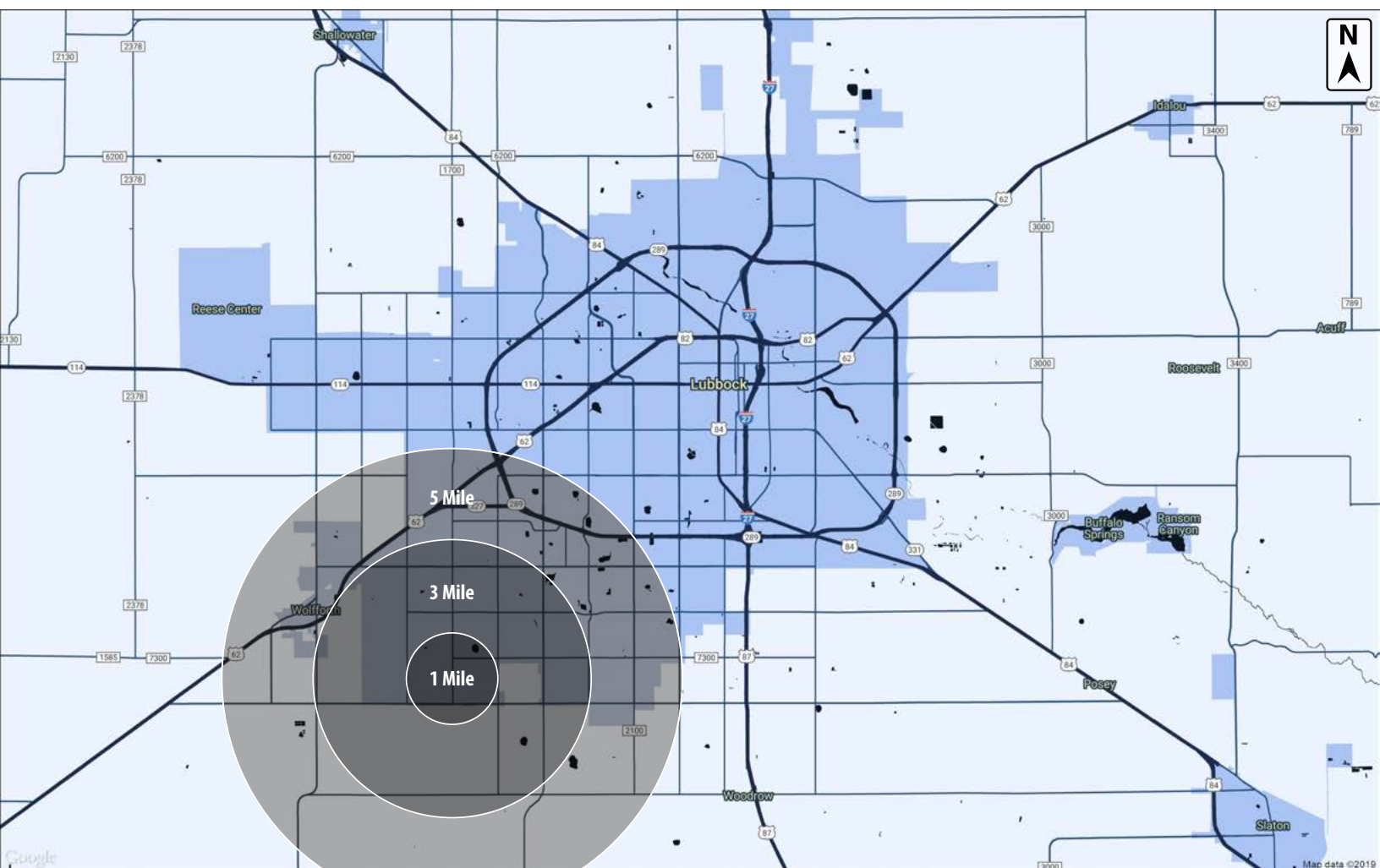
20.027 Acres - Call Broker for Pricing



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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,177	76,758	165,581
MEDIAN AGE	37	38	38
MEDIAN AGE (MALE)	36	37	37
MEDIAN AGE (FEMALE)	38	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,648	31,955	67,386
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$102,242	\$101,338	\$104,556
AVERAGE HOUSE VALUE	\$331,959	\$279,873	\$279,703

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