



HARDCORNER OF THE MILWAUKEE CORRIDOR

SEC Spur 327 & Milwaukee Avenue | Lubbock, TX 79424

LAND



QUICK FACTS



PURCHASE PRICE

Call Broker



TOTAL ACREAGE

±0.77 AC



ZONING

**Heavy
Commercial (HC)**



TRAFFIC COUNT

**40,000+ VPD
(at intersection)**

CBCWORLDWIDE.COM

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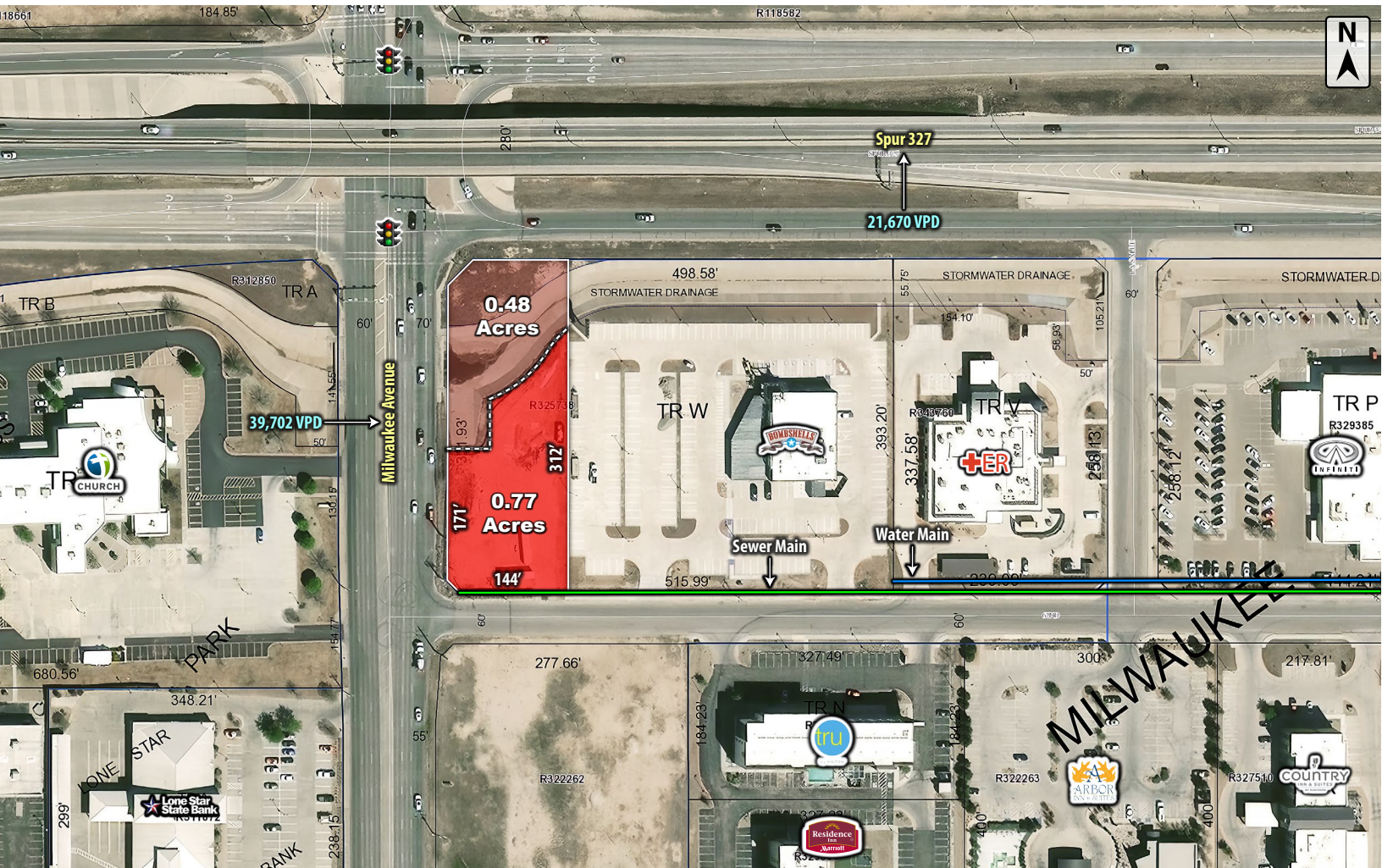
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Northern Trade Area & Information



LOCATION

This tract is located at the southeast corner of Milwaukee Avenue & Spur 327 in Lubbock, TX.

DESCRIPTION

Prime development land available in the rapidly growing Milwaukee corridor, located in the heart of southwest Lubbock. This site is just half a mile south of Canyon West, the 800,000+ square foot mixed-use development anchored by Super Target and Burlington Coat Factory. Additionally, it is approximately one mile from a Super Walmart. The Milwaukee corridor serves as the main transportation route between these two high-traffic retail hubs and is the strongest major north-south thoroughfare in Lubbock, connecting U.S. Highway 84 (Clovis Hwy.) to FM 1585. The available tracts are well-suited for retail, office, or hotel development.

A portion of this property is in the floodplain.

OPTIONS

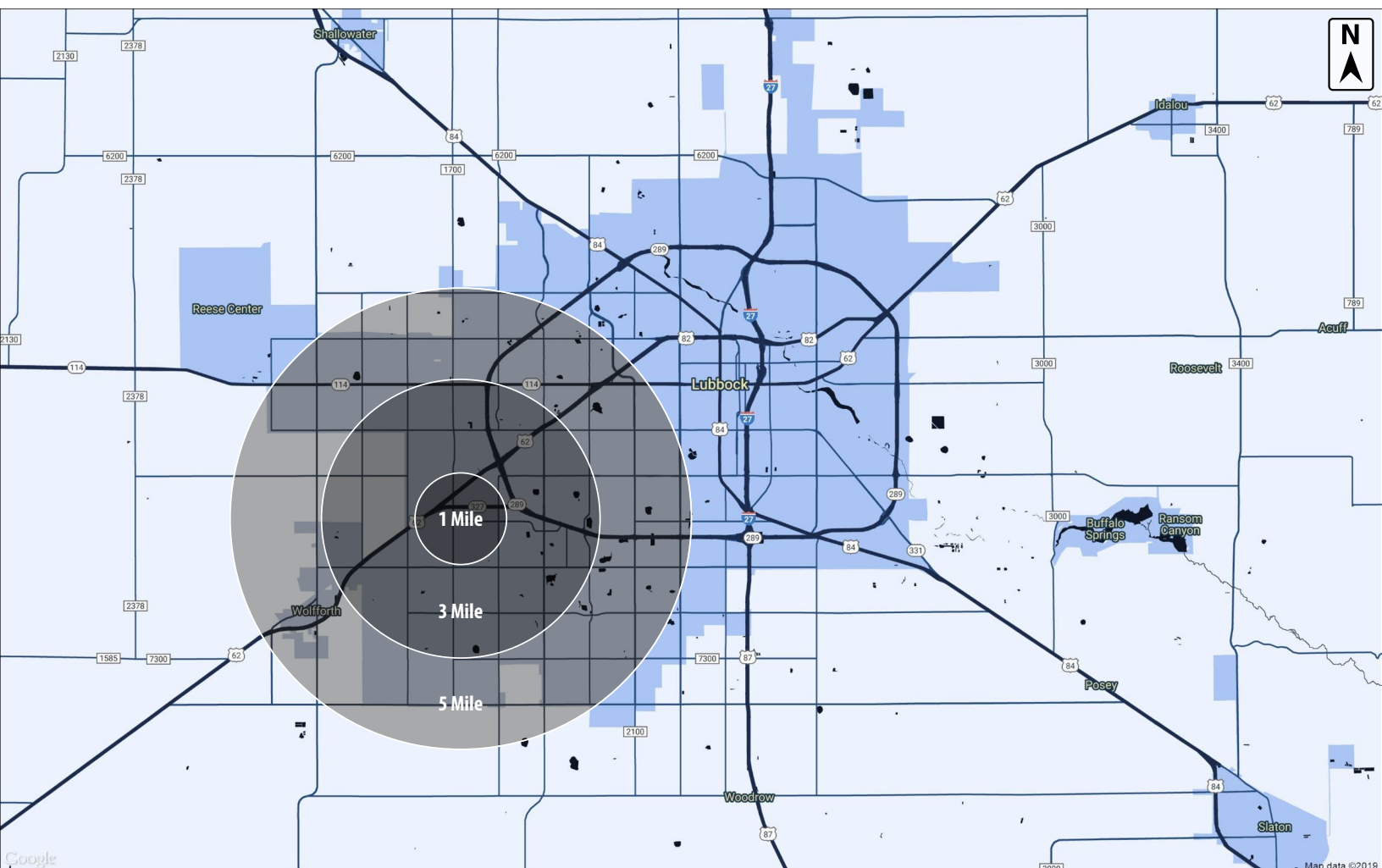
±0.77 Net Acres (1.25 Total Acres) – Call Broker for Pricing



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Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,955	43,475	89,304
MEDIAN AGE	42	35	36
MEDIAN AGE (MALE)	40	43	35
MEDIAN AGE (FEMALE)	44	36	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,233	17,874	37,537
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$82,490	\$83,285	\$78,061
AVERAGE HOUSE VALUE	\$292,750	\$230,584	\$217,109

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