



135TH ST & 140TH ST - INDIANA AVE OFFICE LOTS

Lubbock, TX 79423

LAND



QUICK FACTS



PURCHASE PRICE

Call Broker



TOTAL ACREAGE

20,000 SF +



ZONING

Garden Office

CBCWORLDWIDE.COM

Beau Tucker, CCIM
806.470.3944
BTucker@CBCWorldwide.com
CBCLandMan.com



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS



Trade Area & Information



LOCATION

These garden office lots are located in the heart of the rapidly expanding south Lubbock area, situated along Indiana Avenue between 135th Street and 140th Street.

DESCRIPTION

Office lots that are perfectly positioned just south of 130th Street (future Loop 88). Indiana Avenue, a 7-lane road, has been widened for your convenience. These lots are also located within the Lubbock-Cooper School District, making them ideal for businesses. Furthermore, these lots are nestled between the developing Kelsey Park and Viridian subdivisions, and just 1.5 miles away from Lubbock-Cooper's new high school, Trinity Christian's new high school, and the luxurious Red Feather Golf & Social Club.

Property is not in the floodplain.

OPTIONS

20,000 SF + | Call Broker for Pricing

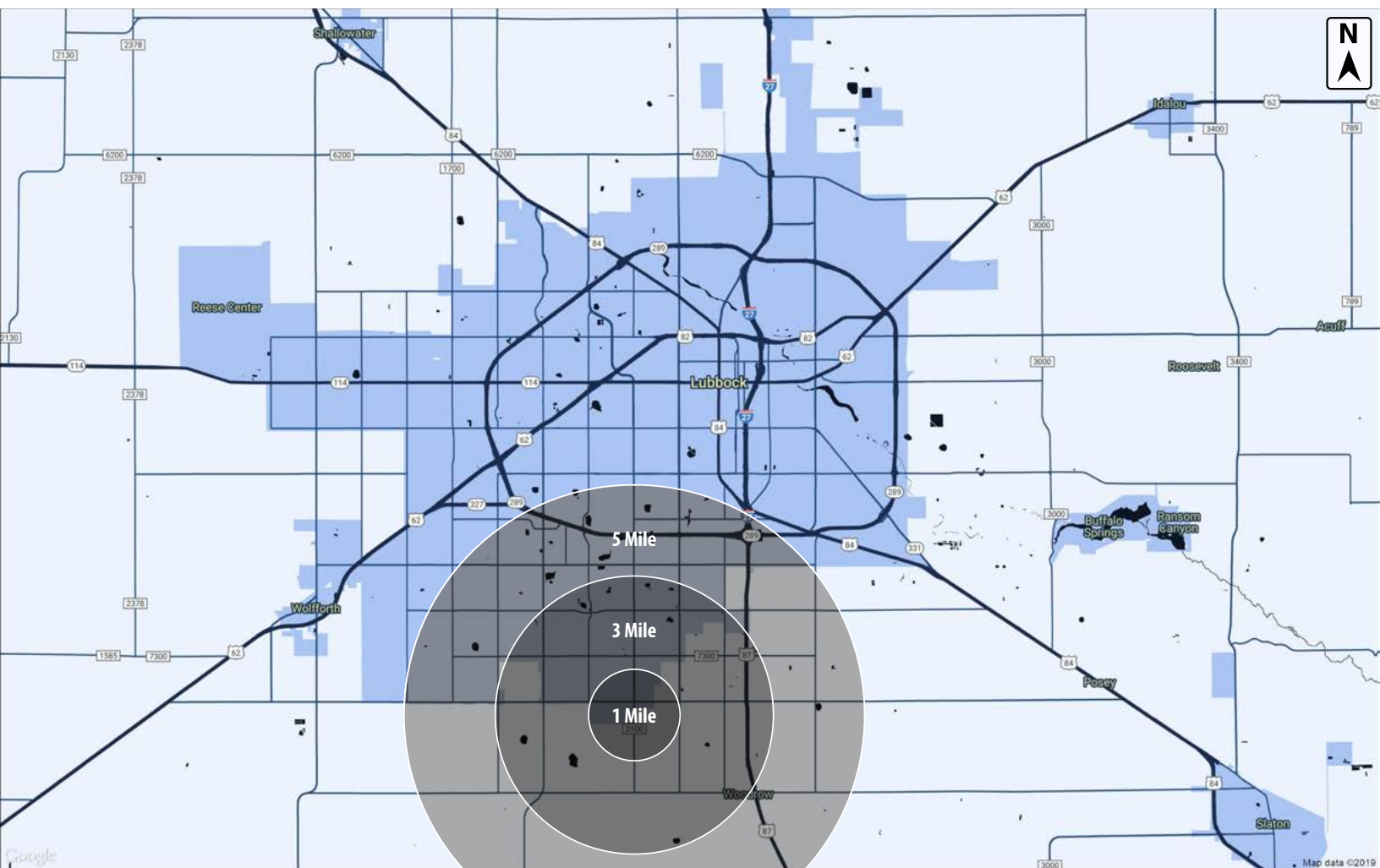


**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS



Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,722	34,319	97,415
MEDIAN AGE	37.0	35.8	35.8
MEDIAN AGE (MALE)	37.3	35.4	34.9
MEDIAN AGE (FEMALE)	36.0	36.1	36.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	995	13,109	38,625
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$115,097	\$109,688	\$97,352
AVERAGE HOUSE VALUE	\$286,796	\$224,756	\$197,770

CBCWORLDWIDE.COM

Beau Tucker, CCIM
806.470.3944
BTucker@CBCWorldwide.com
CBCLandMan.com

©2020 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Capital Advisors. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS