



HARDCORNER LOOP 88 & SLIDE ROAD

5216 130th Street | Lubbock, TX 79424

LAND



QUICK FACTS



PURCHASE PRICE

CALL BROKER



TOTAL ACREAGE

1.95 AC



ZONING

AUTO-URBAN
COMMERCIAL (AC)



TRAFFIC COUNT

22,414 VPD
(AT INTERSECTION)

CBCWORLDWIDE.COM

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

ERIC EBERHARDT
806.784.3239
ERIC@CBCCAPITALADVISORS.COM
CBCCAPITALADVISORS.COM



COLDWELL BANKER
COMMERCIAL
CAPITAL ADVISORS



TRADE AREA & INFORMATION



LOCATION

Located at the northeast corner of Loop 88 & Slide Road in Lubbock, TX.

DESCRIPTION

This 1.95-acre commercial parcel offers exceptional visibility and access in a rapidly developing area of Lubbock. Strategically positioned for retail or mixed-use development, the property is in close proximity to Laura Bush Middle School and Lubbock-Cooper Liberty High School, ensuring a steady flow of potential customers. The development of Loop 88 is set to significantly enhance connectivity and traffic flow in the region, creating new commercial opportunities and attracting both local and regional patrons. As this major thoroughfare continues to evolve, it presents an ideal environment for businesses looking to establish a presence in this vibrant area. The property is zoned as Auto-Urban Commercial and, it is situated in a floodplain, and water utilities are readily available to support development endeavors.

OPTIONS

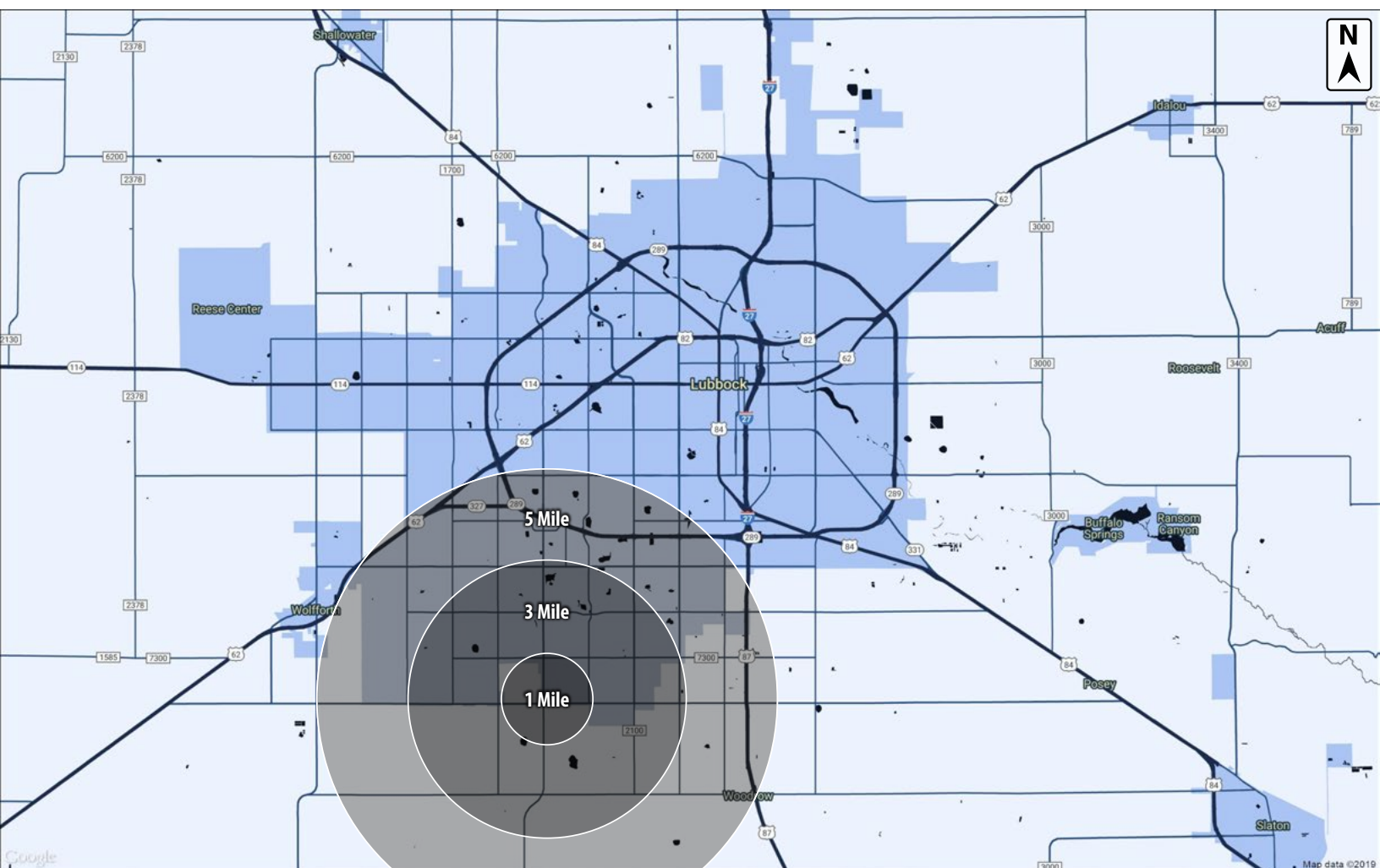
1.95 Acres - Call Broker for Pricing



**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS



DEMOGRAPHICS



CBCWORLDWIDE.COM

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

POPULATION

TOTAL POPULATION
 MEDIAN AGE
 MEDIAN AGE (MALE)
 MEDIAN AGE (FEMALE)

1 MILE

2,564
 36
 36
 37

3 MILES

46,361
 40
 39
 41

5 MILES

122,238
 39
 38
 40

HOUSEHOLDS & INCOME

TOTAL HOUSEHOLDS
 # OF PERSONS PER HH
 AVERAGE HH INCOME
 AVERAGE HOUSE VALUE

1 MILE

882
 2.9
 \$180,400
 \$447,795

3 MILES

17,729
 2.6
 \$152,591
 \$383,184

5 MILES

48,595
 2.5
 \$118,487
 \$307,716

ERIC EBERHARDT
806.784.3239
ERIC@CBCCAPITALADVISORS.COM
CBCCAPITALADVISORS.COM



**COLDWELL BANKER
 COMMERCIAL**
 CAPITAL ADVISORS