



8210 MILWAUKEE AVENUE

Lubbock, TX 79424

LAND



QUICK FACTS



PURCHASE PRICE

\$25 PER SQ. FT.



TOTAL ACREAGE

31,241 SQ. FT.
(BUILDABLE)



ZONING

AC
AUTO-URBAN COMMERCIAL



TRAFFIC COUNT

40,000+ VPD
(AT INTERSECTION)

CBCWORLDWIDE.COM

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

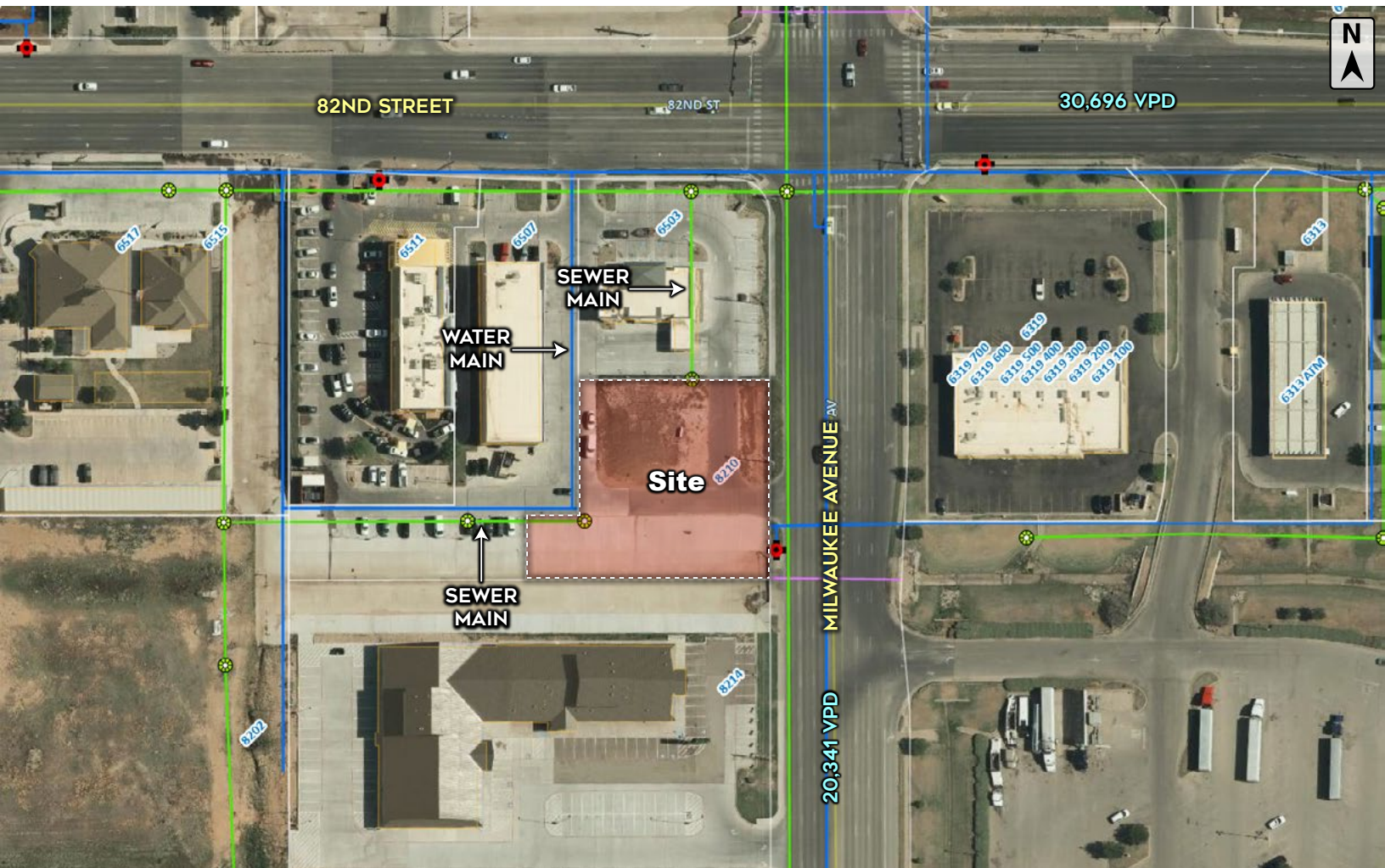
AARON HART
806.784.3254
AHART@CBCLUBBOCK.COM
CBCLANDMAN.COM



**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS



TRADE AREA & INFORMATION



LOCATION

Located at the southwest corner of 82nd Street & Milwaukee Avenue in Lubbock, TX.

DESCRIPTION

PRIME development land along the quickly developing Milwaukee corridor in the heart of the southwest Lubbock. This tract is at the 82nd & Milwaukee intersection and sees over 50,000 VPD. Canyon West, the new 800,000+ square foot mixed use development is 1.5 miles to the north and is situated across the street from Super Walmart. The Milwaukee corridor is the primary avenue of transportation between these two high-traffic retail centers and is the newest major north-south corridor in Lubbock connecting U.S. Highway 84 (Clovis Hwy.) to FM 1585. All utilities have been brought to site and commercial development is ready.

OPTIONS

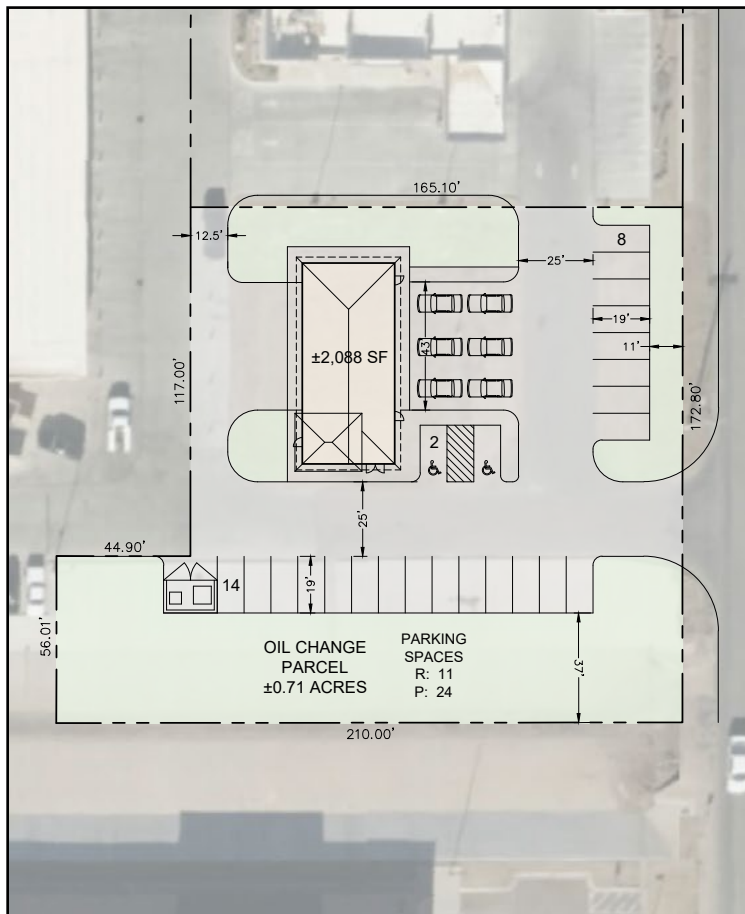
31,241 Sq. Ft. at \$25.00 per Sq. Ft.



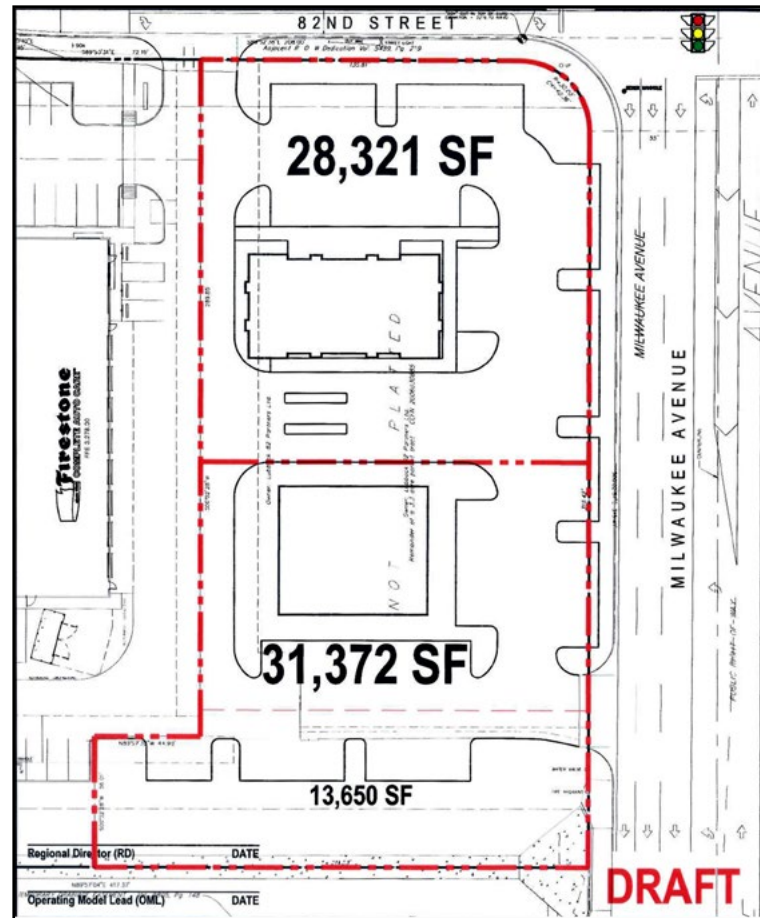
**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS



SITE PLAN DRAWINGS



EXAMPLE OF A POTENTIAL
SITE PLAN LAYOUT FOR AN OIL
CHANGE OPERATOR

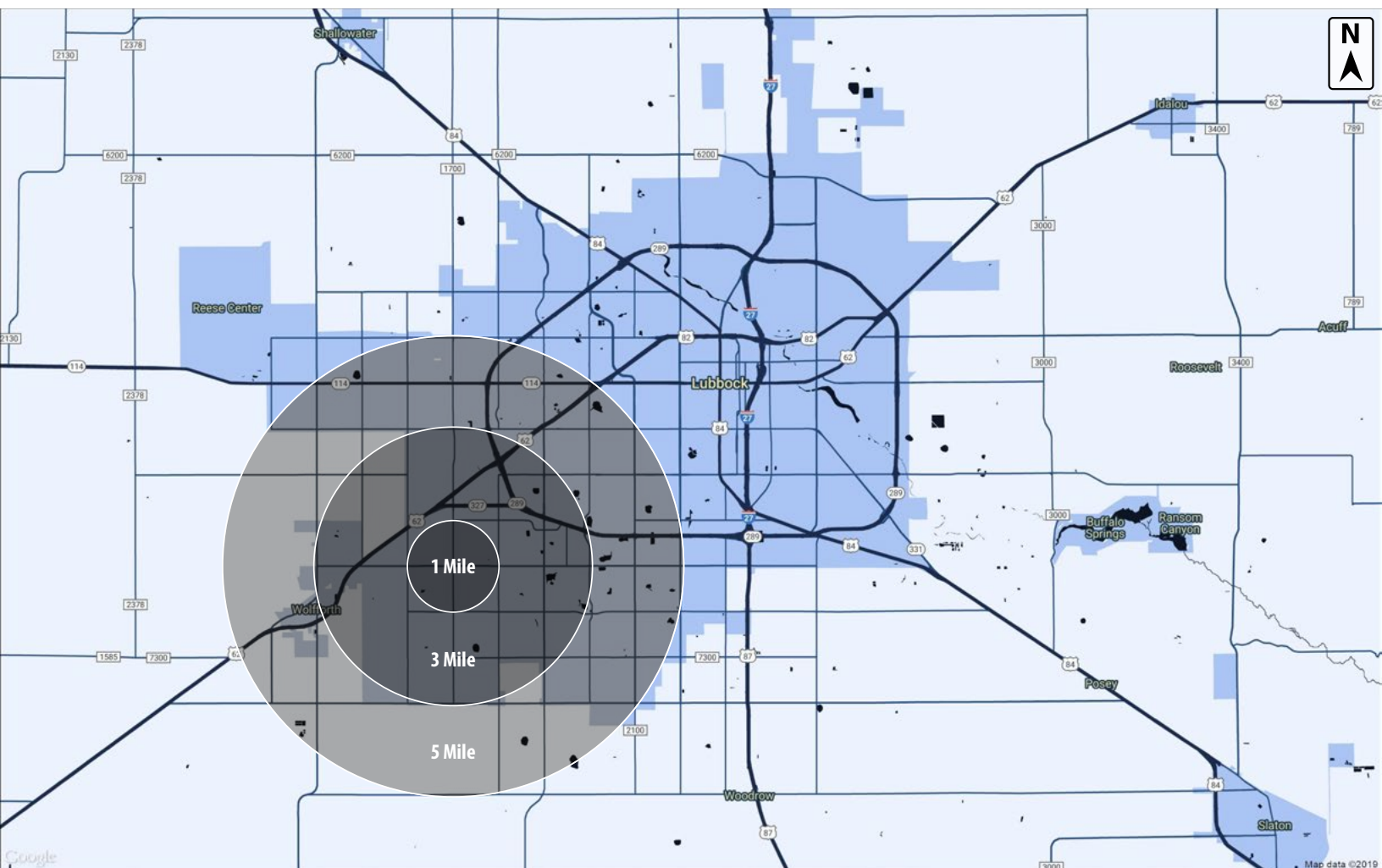


BUILDABLE ACREAGE
COMPARED TO THE CHASE
BANK PARCEL ADJACENT TO
THE NORTH





DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,447	57,208	143,552
MEDIAN AGE	35.1	36.3	34.5
MEDIAN AGE (MALE)	33.6	35.7	33.6
MEDIAN AGE (FEMALE)	40.6	37.9	360

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,347	26,403	61,502
# OF PERSONS PER HH	2.4	2.2	2.3
AVERAGE HH INCOME	\$96,451	\$81,162	\$80,312
AVERAGE HOUSE VALUE	\$223,450	\$178,942	\$169,578

CBCWORLDWIDE.COM

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

©2025 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, 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