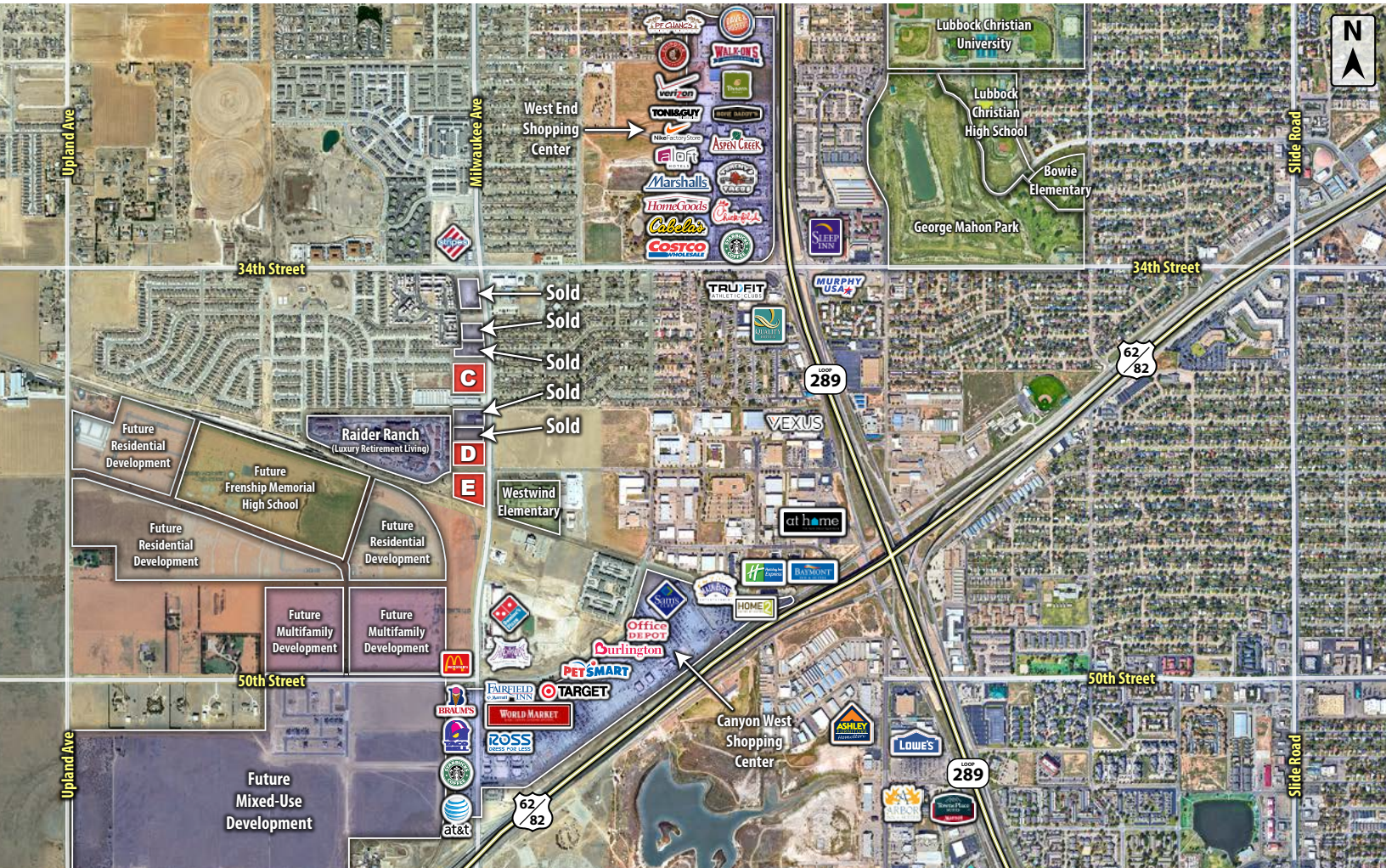




SWC 34TH STREET & MILWAUKEE AVENUE

Lubbock, TX 79407

LAND



QUICK FACTS



PURCHASE PRICE

CALL BROKER



TOTAL ACREAGE

1-5 AC



ZONING

COMMERCIAL

CBCWORLDWIDE.COM

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

AARON HART
806.784.3254
AHART@CBCWORLDWIDE.COM
CBCLANDMAN.COM



COLDWELL BANKER
COMMERCIAL
CAPITAL ADVISORS



TRADE AREA & INFORMATION



LOCATION

These parcels of land are conveniently located southwest of the intersection at 34th Street and Milwaukee Avenue, right in the thriving heart of West Lubbock's rapidly expanding Milwaukee Corridor.

DESCRIPTION

This is an exceptional opportunity, with multiple large land tracts available, each with significant frontage along Milwaukee Avenue. Situated at the northern tip of the esteemed Milwaukee Corridor, this property benefits from its proximity to major developments such as the West End and Canyon West Shopping Centers. The area's popularity is evident in the strong traffic flow it attracts, making it one of the most visited areas in Lubbock. Strategically placed, these tracts offer unmatched accessibility, being just moments away from Loop 289 and the Marsha Sharp Freeway. Its location within the city enhances its potential for a variety of development opportunities.

OPTIONS

- Tract A - 3.00 Acres - Sold
- Tract B - 4.25 Acres - Sold
- Tract C - 4.20 Acres - Available
- Tract D - 3.14 Acres - Available
- Tract E - 3.80 Acres - Available



**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,166	68,741	167,935
AVERAGE AGE	28.3	30.4	31.5
AVERAGE AGE (MALE)	27.9	29.5	30.4
AVERAGE AGE (FEMALE)	28.6	31.4	32.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,595	28,810	65,733
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$64,404	\$84,415	\$102,091
AVERAGE HOUSE VALUE	\$153,106	\$185,057	\$200,478

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

©2024 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