



MILWAUKEE CORRIDOR RETAIL LAND

6711 Milwaukee Avenue, Lubbock, TX 79424

LAND



QUICK FACTS



PURCHASE PRICE

CALL BROKER



TOTAL ACREAGE

33,000 SF



ZONING

COMMERCIAL

CBCWORLDWIDE.COM

BEAU TUCKER, CCIM
806.784.3298
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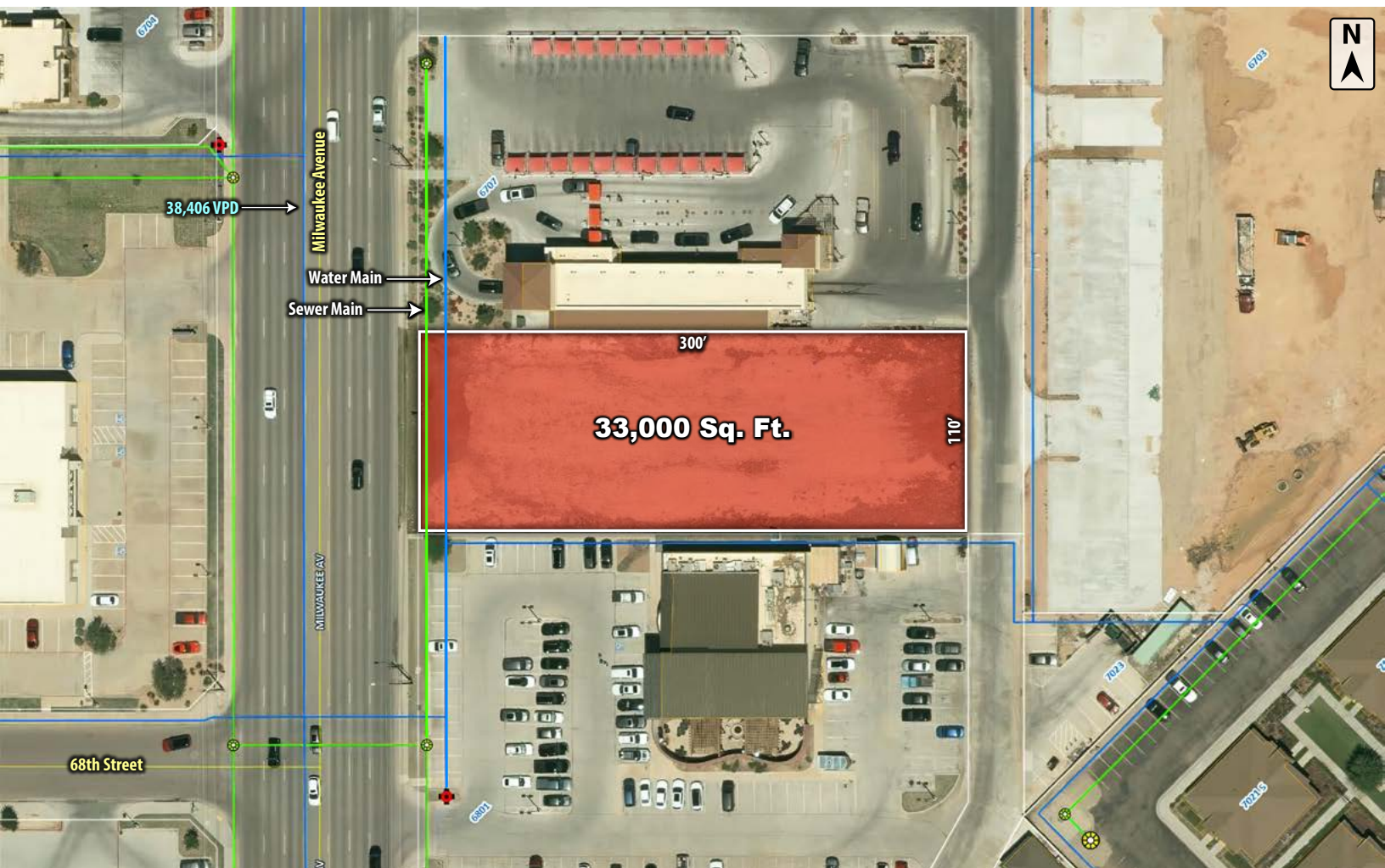
AARON HART
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TRADE AREA & INFORMATION



LOCATION

Located on the east side of Milwaukee Avenue just north of 68th Street in Lubbock, TX.

DESCRIPTION

PRIME development land is available in the rapidly growing Milwaukee corridor, located in the heart of southwest Lubbock. This development is situated just half a mile south of Canyon West, a mixed-use development with over 800,000 square feet of space, anchored by Super Target, Sam's and PetSmart. Additionally, it is conveniently located approximately one mile from a new Super Walmart. The Milwaukee corridor serves as the main transportation route between these two prominent retail centers, and it is the newest major north-south corridor in Lubbock, connecting U.S. Highway 84 (Clovis Hwy.) to the future Loop 88. This tract of land presents an excellent opportunity and is ready for retail development.

OPTIONS

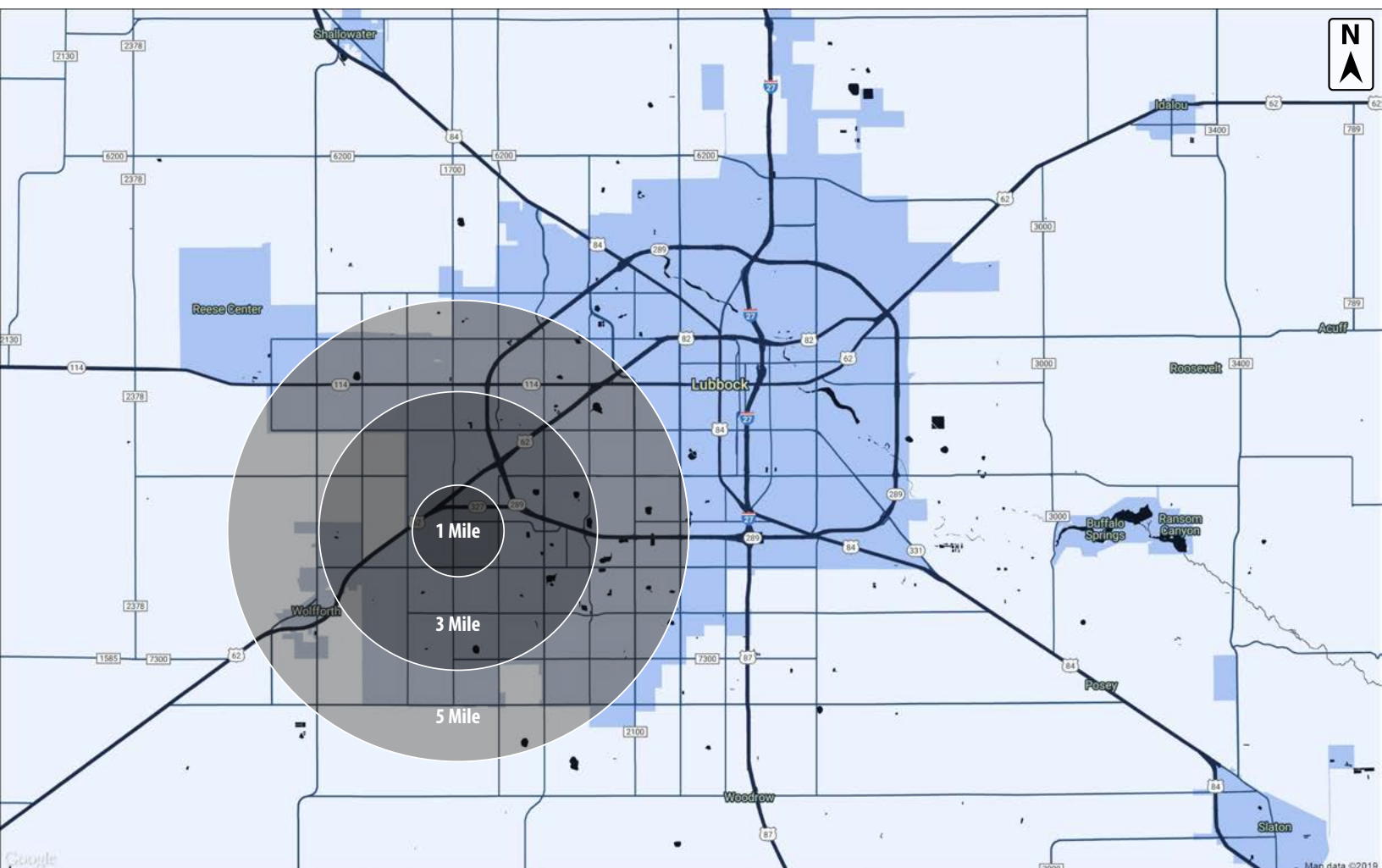
33,000 Sq. Ft. - Call Broker for Pricing



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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,488	78,741	177,956
MEDIAN AGE	37	38	38
MEDIAN AGE (MALE)	36	37	37
MEDIAN AGE (FEMALE)	38	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,067	33,021	72,625
# OF PERSONS PER HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$98,155	\$98,610	\$99,912
AVERAGE HOUSE VALUE	\$338,728	\$273,305	\$270,706

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