



## 62ND STREET & JUSTICE AVENUE

6201 62nd Street | Lubbock, TX 79424

LAND



## QUICK FACTS



PURCHASE PRICE

**Sale, BTS, GL**



TOTAL ACREAGE

**0.9 AC**



ZONING

**Heavy  
Commercial (HC)**



TRAFFIC COUNT

**40,000+ VPD  
(at intersection)**

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## Northern Trade Area & Information



## LOCATION

This final tract is located at the southwest corner of 62nd Street & Justice Avenue in Lubbock, TX.

## DESCRIPTION

PRIME development land in the quickly developing Milwaukee corridor in the heart of the southwest Lubbock. This development is 1/2 mile south of Canyon West, the new 800,000+ square foot mixed use development with Super Target and Burlington Coat Factory as anchors. It is also approximately one mile from a new 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. Tracts included in this offering are suitable for retail, office, and hotel development.

Tract is not in the floodplain.

## OPTIONS

Tract A - 2.38 Acres - Sold  
 Tract B - 2.29 Acres - Sold  
 Tract C - 2.29 Acres - Sold  
 Tract D - 0.92 Acres - Call Broker for Pricing  
 Tract E - 3.40 Acres - Sold

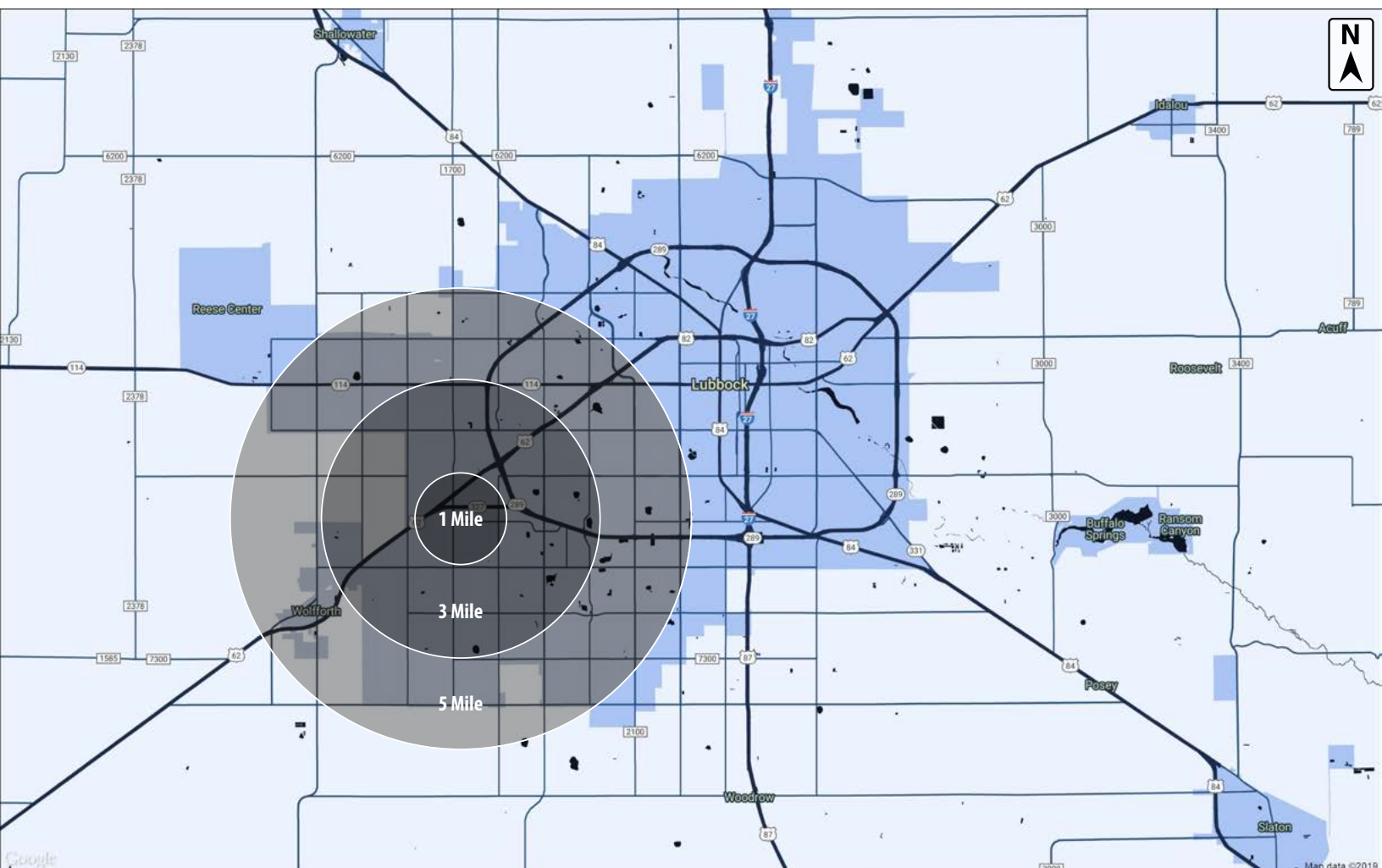
Tract F - 2.08 Acres - Sold  
 Tract G - 33,000 Sq. Ft. - Sold  
 Tract H - 4.21 Acres - Sold  
 Tract I - 1.14 Acres - Sold



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## Demographics



### POPULATION

|                     | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| TOTAL POPULATION    | 7,193  | 78,108  | 177,390 |
| MEDIAN AGE          | 37     | 38      | 38      |
| MEDIAN AGE (MALE)   | 37     | 37      | 37      |
| MEDIAN AGE (FEMALE) | 38     | 39      | 39      |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 2,993     | 32,780    | 72,409    |
| # OF PERSONS PER HH | 2.4       | 2.4       | 2.4       |
| AVERAGE HH INCOME   | \$95,883  | \$98,093  | \$99,526  |
| AVERAGE HOUSE VALUE | \$336,680 | \$273,265 | \$269,544 |

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