



HARDCORNER WOODROW ROAD & QUAKER AVENUE

4414 Woodrow Road | Lubbock, TX 79424

LAND



QUICK FACTS



PURCHASE PRICE

CALL BROKER



TOTAL ACREAGE

1.995 AC



ZONING

COMMERCIAL
(REZONING REQUIRED)

CBCWORLDWIDE.COM

BEAU TUCKER, CCIM
806.784.3298
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CBCLANDMAN.COM

ERIC EBERHARDT
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**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS



TRADE AREA & INFORMATION



LOCATION

Located at the northwest corner of Woodrow Road and Quaker Avenue in Lubbock, TX.

DESCRIPTION

This 2-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 the Lubbock-Cooper Liberty High School, ensuring a steady flow of potential customers. Planned road widening of Woodrow Road and Quaker Avenue will significantly enhance connectivity and traffic flow in the region, creating new commercial opportunities and attracting both local and regional patrons. As this thoroughfare continues to evolve, it presents an ideal environment for businesses looking to establish a presence in this growing area. The property is zoned as Low Density Single Family (SF-2) and will need rezoning for commercial, it is not in a floodplain.

OPTIONS

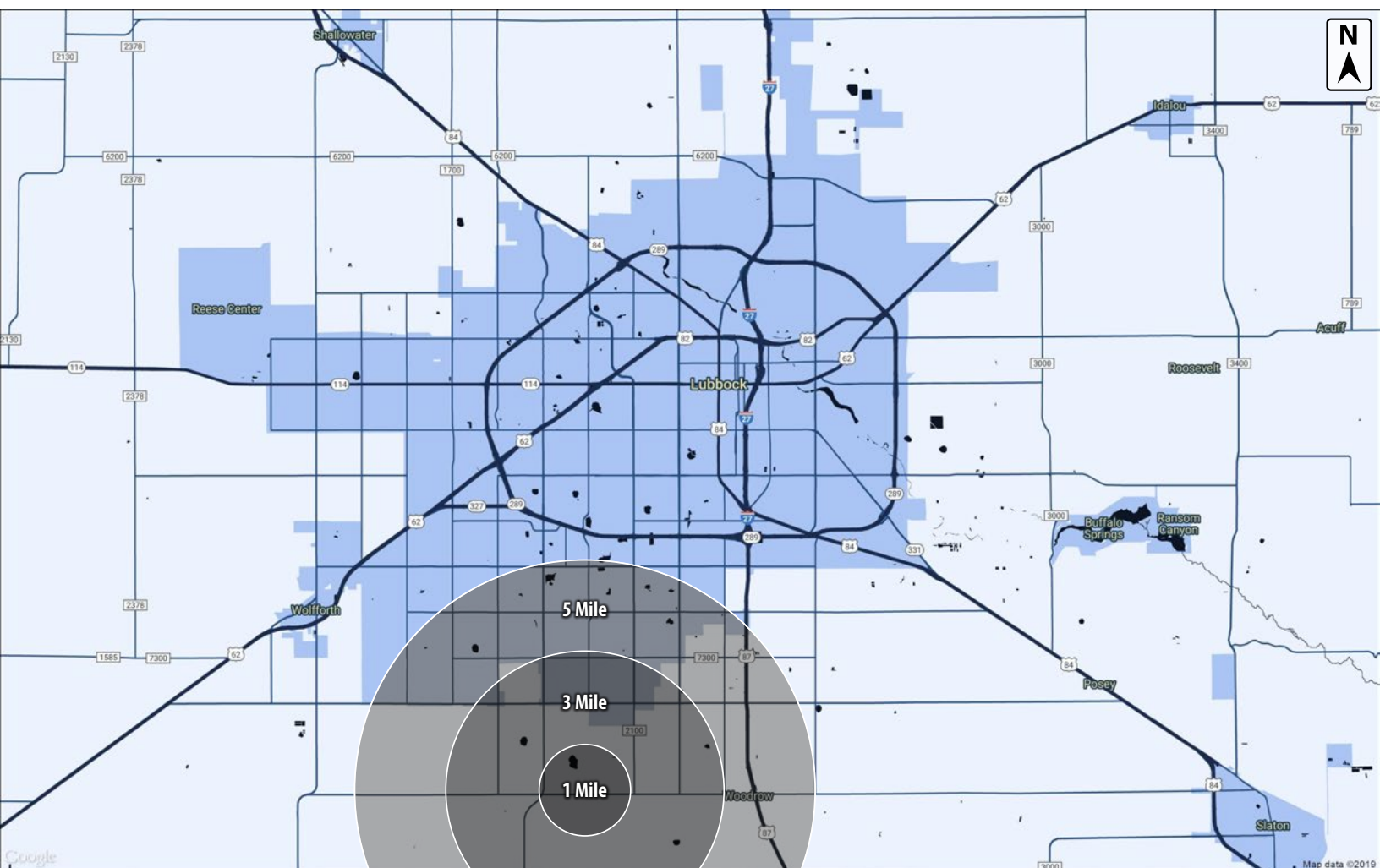
1.955 Acres - Call Broker for Pricing



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DEMOGRAPHICS



POPULATION

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

1 MILE

742
36
35
36

3 MILES

15,117
36
36
36

5 MILES

52,696
38
37
39

HOUSEHOLDS & INCOME

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

1 MILE

257
2.9
\$154,828
\$391,382

3 MILES

5,165
2.9
\$177,537
\$447,714

5 MILES

19,774
2.7
\$143,714
\$356,050

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