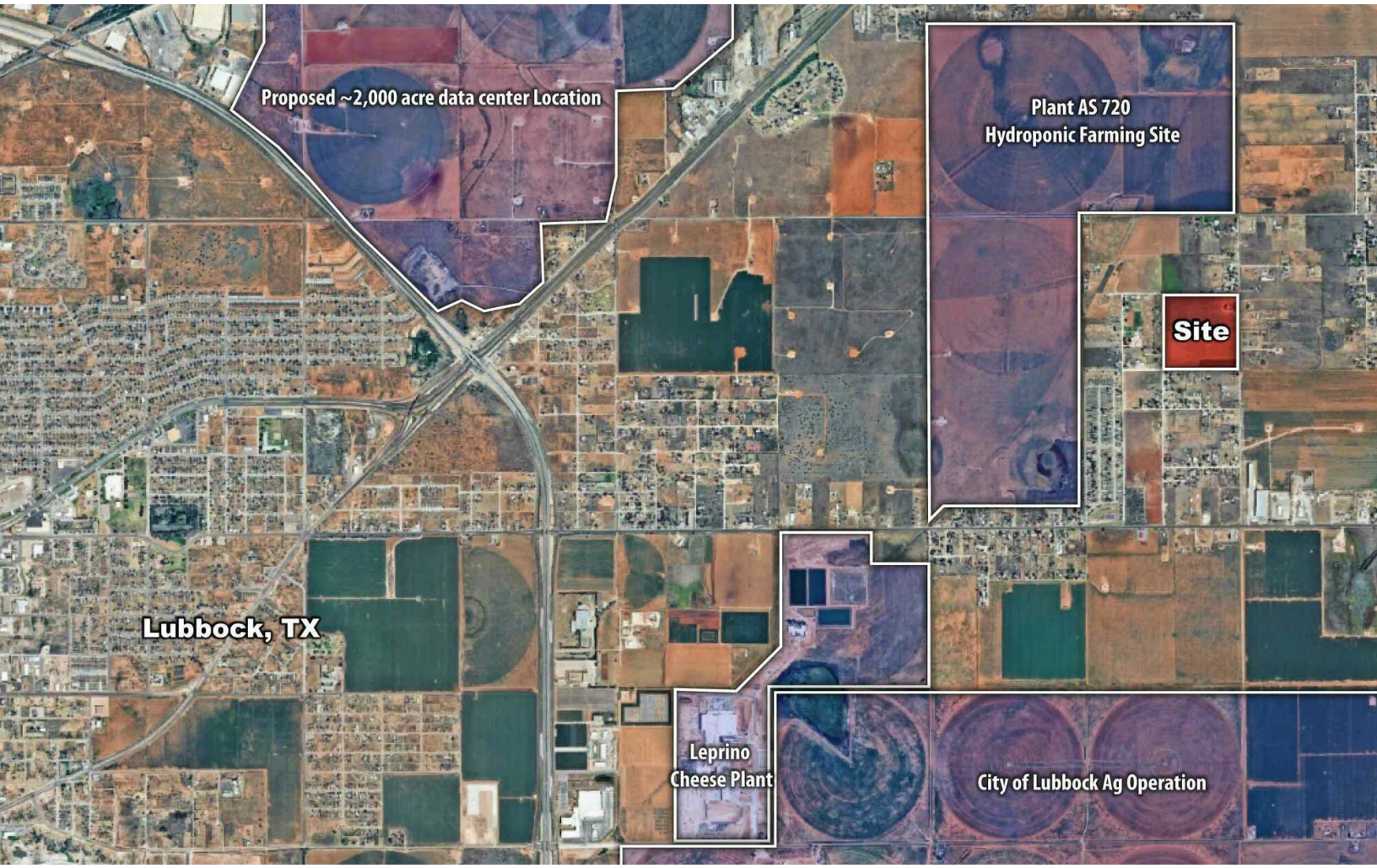
# EAST LUBBOCK DEVELOPMENT LAND

E CR 6540, Lubbock, TX 79403
Land For Sale

LAND




## QUICK FACTS

| PRICE | TOTAL ACREAGE | ZONING |
|---|---|---|
| Call Broker | 40 Acres | Ranch |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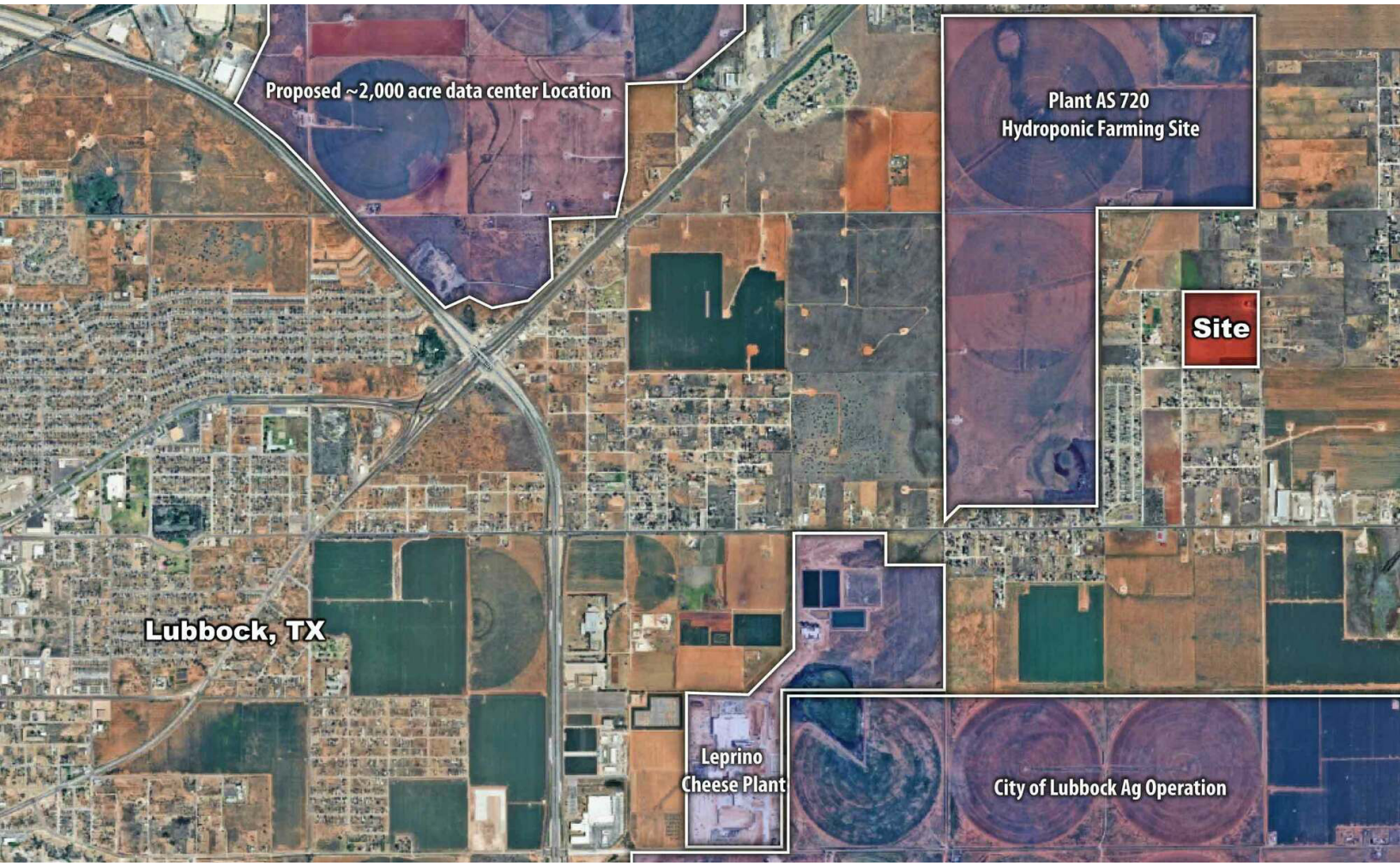
# Trade Area & Information




## PROPERTY DESCRIPTION

Exceptional development opportunity suited for industrial or residential use. Ideally positioned on a paved roadway less than one mile from the Lubbock city limits, this property offers both accessibility and long-term growth potential. The area is rapidly expanding, with major industrial agriculture operations and large-scale data center developments emerging nearby.

## LOCATION DESCRIPTION

Just East of the Lubbock city limits between Hwy 62 and FM 40

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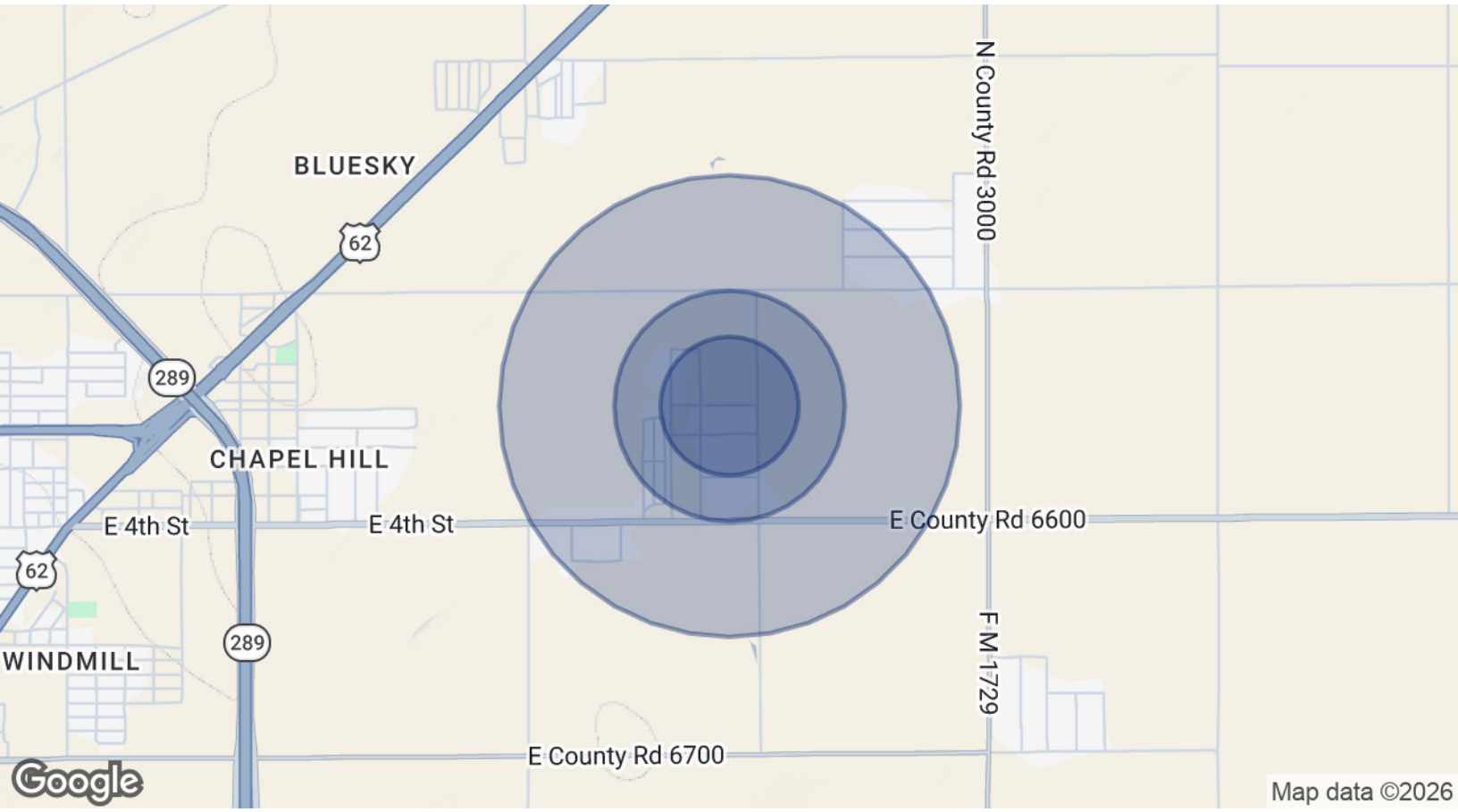
# Demographics






| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Population | 247 | 544 | 1,055 |
| Average Age | 39 | 39 | 39 |
| Average Age (Male) | 37 | 37 | 37 |
| Average Age (Female) | 40 | 40 | 40 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Households | 95 | 209 | 399 |
| # of Persons per HH | 2.6 | 2.6 | 2.6 |
| Average HH Income | $105,689 | $105,651 | $102,083 |
| Average House Value | $245,849 | $245,802 | $241,400 |

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