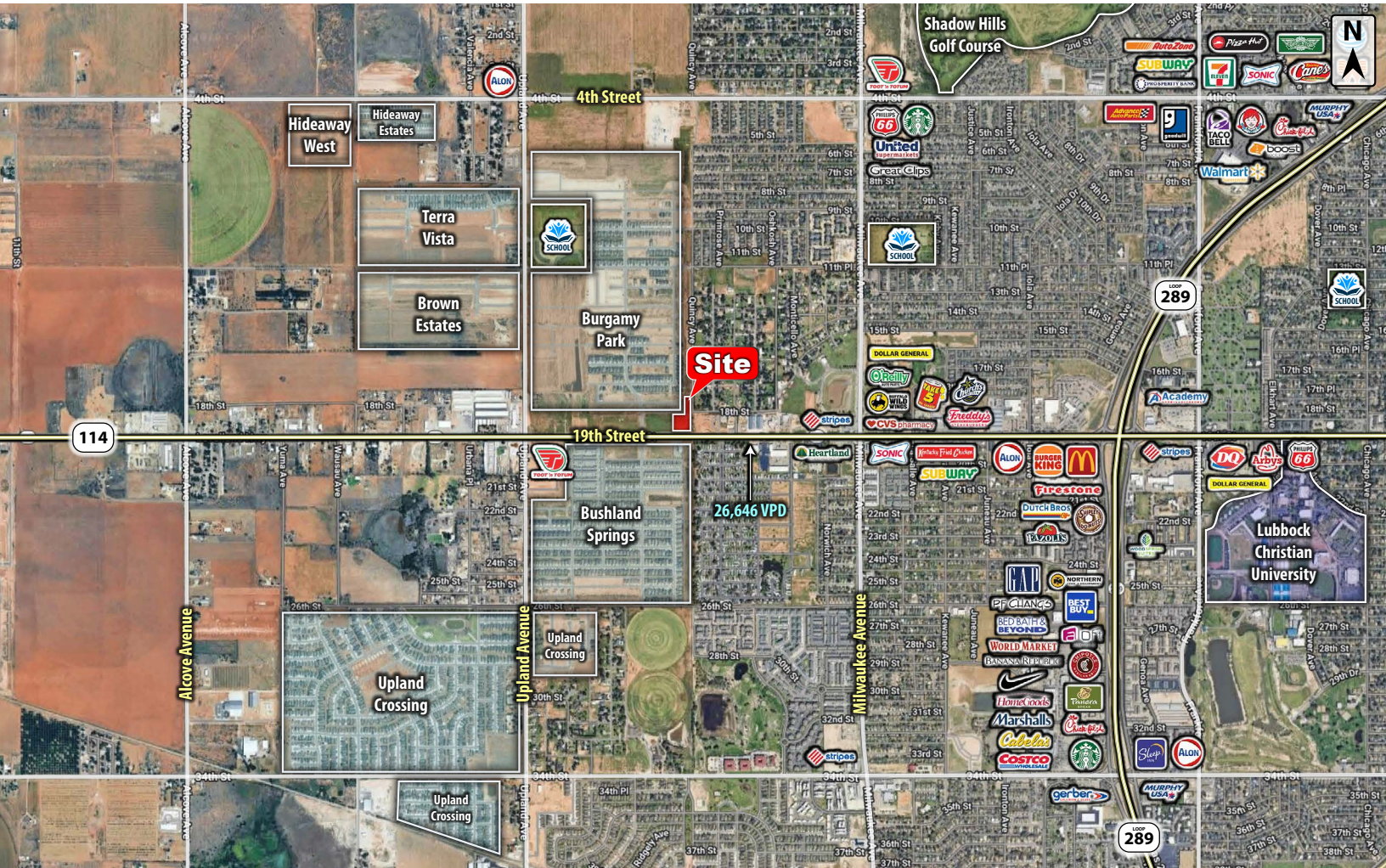




19TH STREET & QUINCY AVENUE

6902 19th Street | Lubbock, TX 79407

LAND



QUICK FACTS



PURCHASE PRICE

CALL BROKER



TOTAL ACREAGE

3.09 AC



ZONING

COMMERCIAL



TRAFFIC COUNT

26,646 VPD

CBCWORLDWIDE.COM

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

AARON HART
806.784.3254
AHART@CBCLUBBOCK.COM
CBCLANDMAN.COM



COLDWELL BANKER
COMMERCIAL
CAPITAL ADVISORS



TRADE AREA & INFORMATION



LOCATION

Located at the intersection of 19th Street and Wausau Avenue in Lubbock, TX.

DESCRIPTION

Positioned at the 19th Street and Quincy Avenue, this site offers strong frontage and convenient access within one of northwest Lubbock's fastest-developing corridors. Surrounded by expanding residential neighborhoods in Frenship ISD, including Burgamy Park and other nearby subdivisions, the property benefits from substantial housing growth, with approximately 47% expansion within a three-mile radius over the past four years (from 9,406 to 14,868 homes). Area schools include North Ridge Elementary, Heritage Middle School, and Frenship High School. The confirmed H-E-B development at 19th Street and West Loop 289, planned as a full-service store with fuel and car wash and anticipated for completion in 2027, further strengthens the corridor's long-term retail momentum, positioning this site to capitalize on increasing traffic and commercial activity.

OPTIONS

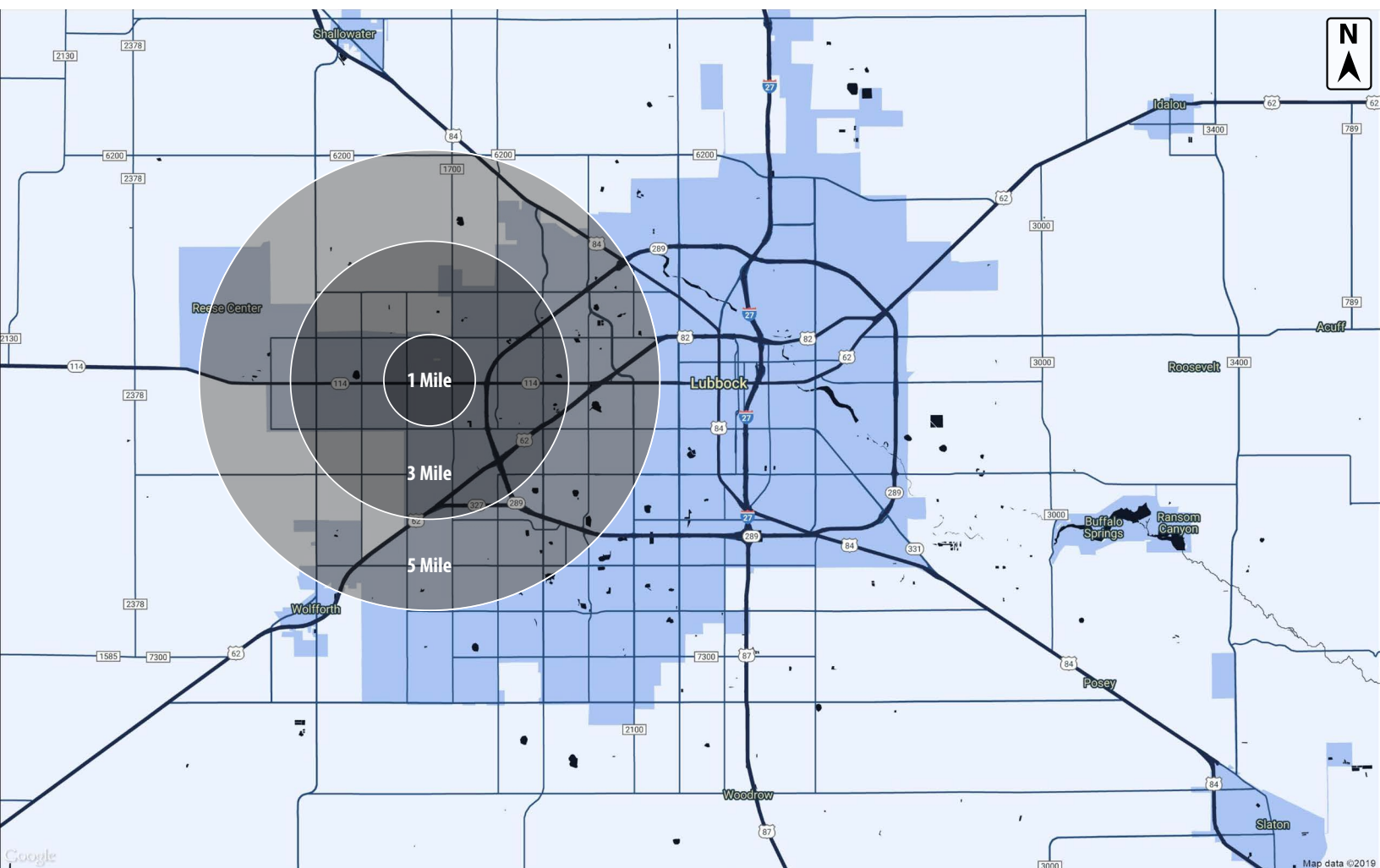
3.09 Acres — Low Density Single Family (SF-2) — Call Broker for Pricing



**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,940	49,784	128,978
MEDIAN AGE	34	36	37
MEDIAN AGE (MALE)	34	35	36
MEDIAN AGE (FEMALE)	35	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,188	21,487	52,912
# OF PERSONS PER HH	2.1	2.3	2.4
AVERAGE HH INCOME	\$76,256	\$78,530	\$89,224
AVERAGE HOUSE VALUE	\$168,304	\$216,415	\$246,808

CBCWORLDWIDE.COM

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

©2026 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, 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