

LAND

FOR SALE



COLDWELL
BANKER
COMMERCIAL

CAPITAL ADVISORS

SWC 66TH STREET & IOLA AVENUE
LUBBOCK, TX 79424



Beau Tucker, CCIM
The Land Man
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PROPERTY INFORMATION

LOCATION:

This tract fronts 66th Street and Iola Avenue, a highly trafficked road that connects Spur 327 & 82nd Street. Major surrounding businesses include Canyon West Shopping Center, Costco, and Wal-Mart Supercenter.

DESCRIPTION:

PRIME DEVELOPMENT LAND in the Milwaukee Corridor, a rapidly developing region in Southwest Lubbock.

FLOOD ZONE:

Property is in the flood plain.

ZONING:

Currently zoned as A2 (can be rezoned)

SIZE:

16.2 Acres

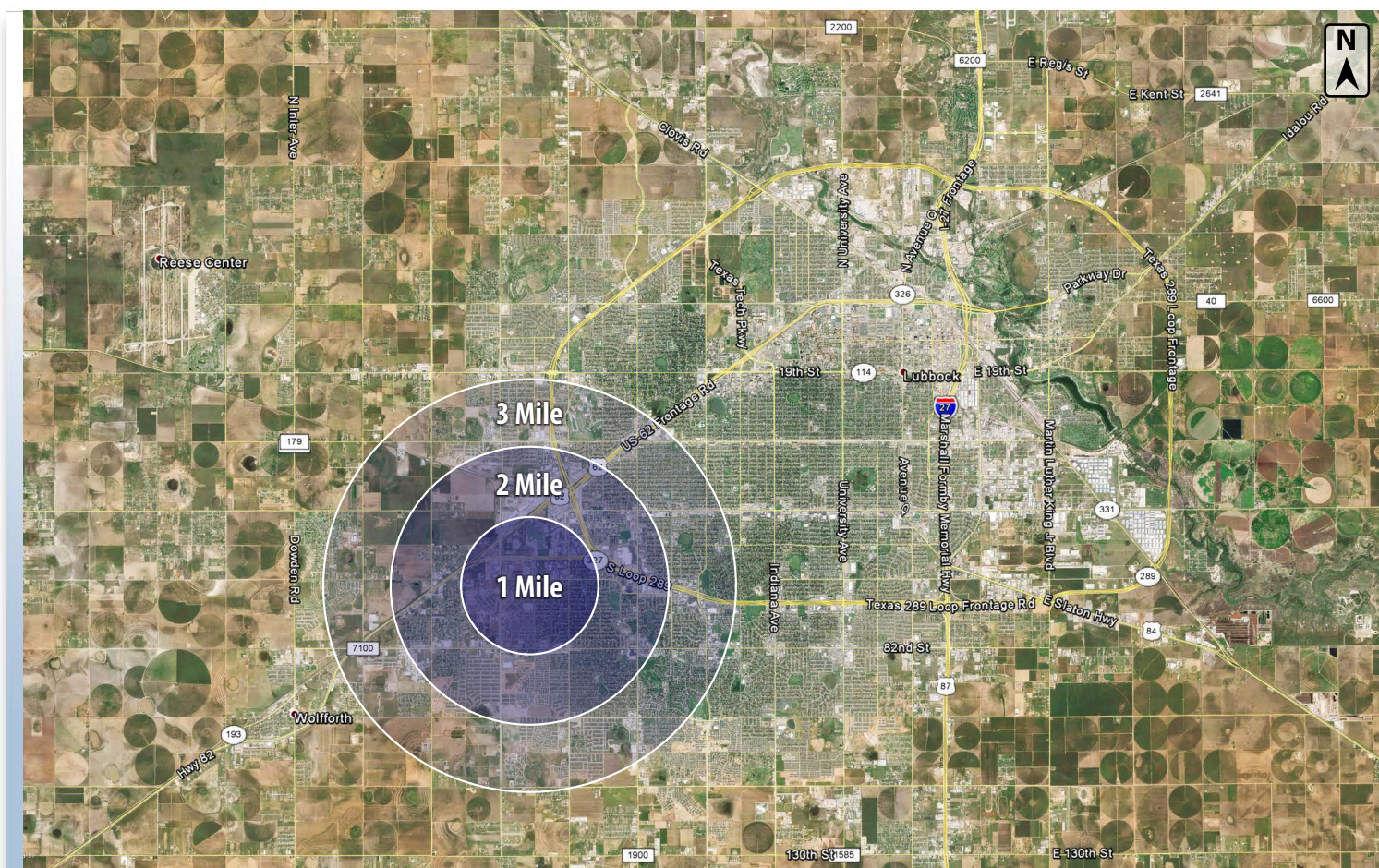
SALES PRICE:

\$3,528,360 (\$5.00 per sq. ft.)

AERIAL



CAPITAL ADVISORS



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,347	61,182	135,940
AVERAGE AGE	35.9	34.0	36.2
AVERAGE AGE (MALE)	34.8	33.1	34.2
AVERAGE AGE (FEMALE)	36.9	35.0	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,370	35,647	56,094
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$68,261	\$65,812	\$69,715
AVERAGE HOUSE VALUE	\$170,614	\$150,361	\$152,357

Mini-Map and Location

