

LAND

FOR SALE



COLDWELL
BANKER
COMMERCIAL

CAPITAL ADVISORS

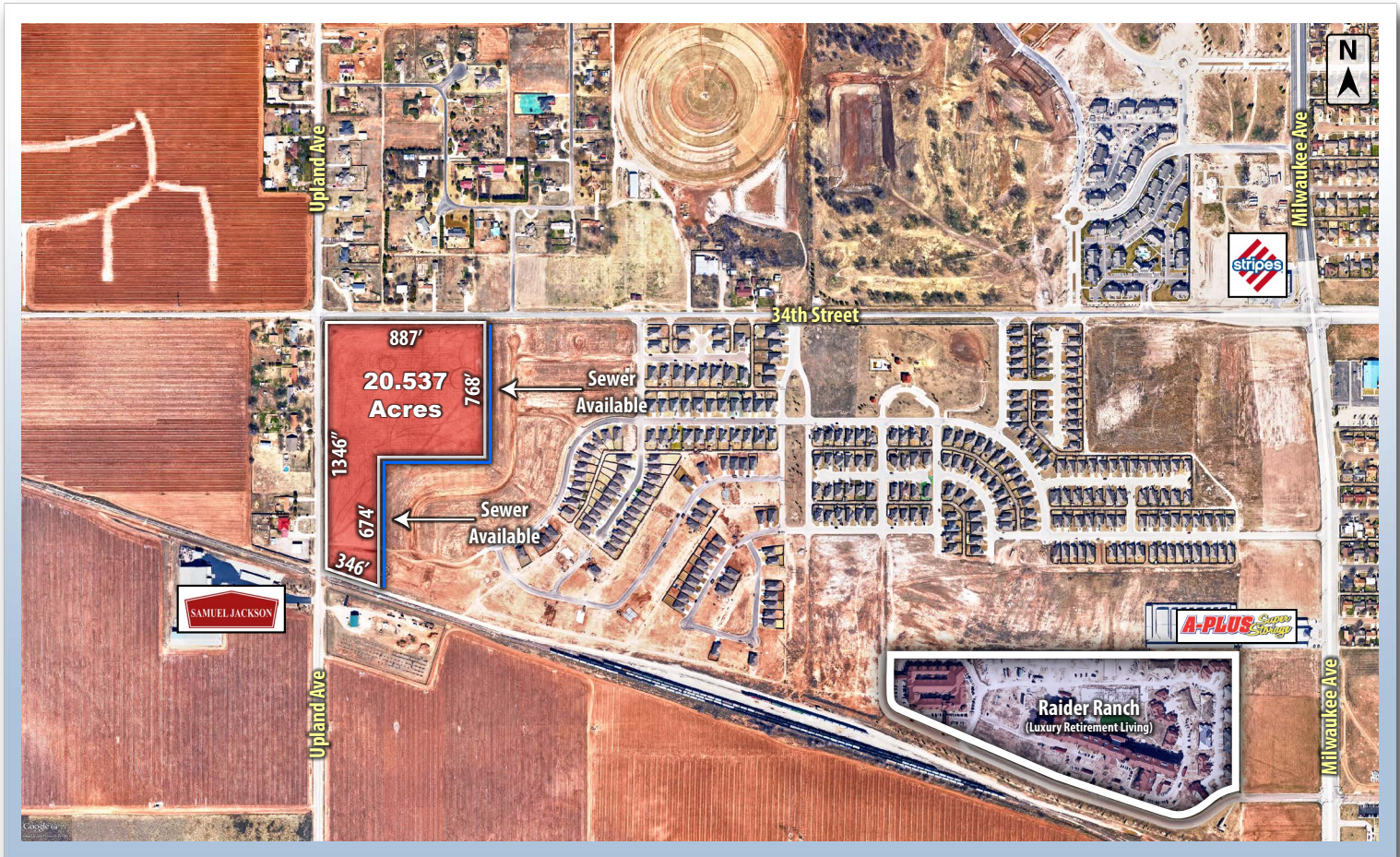
SEC 34TH & UPLAND
LUBBOCK, TX 79407



Beau Tucker, CCIM
The Land Man
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PROPERTY INFORMATION

- LOCATION:** Located on the southeast corner of 34th Street and Upland Avenue.
- DESCRIPTION:** A single tract with frontage along 34th Street and Upland Avenue. This property is located in the currently developing area of west Lubbock. Conveniently close to Loop 289 and the Marsha Sharp Freeway allows for 11 minute drive times to Texas Tech University and Lubbock Christian University. This tract also provides great accessibility to Lubbock's premiere shopping centers The Promenade at West End and Canyon West.
- FLOOD ZONE:** This property is not in the floodplain.
- SIZE:** 20.537 Acres
- SALES PRICE:** \$2,236,479.30 (\$2.50 sq. ft.)
- OPTIONS:** Can be subdivided.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,612	30,567	107,110
AVERAGE AGE	26.6	28.8	31.8
AVERAGE AGE (MALE)	25.2	28.1	31.1
AVERAGE AGE (FEMALE)	28.7	30.4	32.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	631	12,590	43,696
# OF PERSONS PER HH	2.6	2.4	2.5
AVERAGE HH INCOME	\$48,948	\$55,385	\$62,784
AVERAGE HOUSE VALUE	\$74,307	\$127,454	\$147,910

Mini-Map and Location

