

## SPECIAL PURPOSE FOR SALE

# HIGHLY VISIBLE LOCATION

711-34th Street, Lubbock, TX 79404



<b>SALE PRICE:</b>	\$450,000
<b>LOT SIZE:</b>	1.36 Acres
<b>BUILDING SIZE:</b>	10,648 SF
<b>CROSS STREETS:</b>	I-27 34th Street

### PROPERTY OVERVIEW

Property is listed for sale at \$450,000. Located near the intersection of I-27 and 34th Street. The property has had prior updating with new plumbing and restrooms. Call Leigh Anne Wikle, CCIM for a showing.

### PROPERTY FEATURES

- Located two blocks east of I-27
- Highly visible location
- Ample parking
- Ideal for an event center, church, restaurant, night club
- Tables, stools, chairs, lighting and equipment remain with the sale
- Building is sprinkled

**KW COMMERCIAL**  
10210 Quaker Avenue  
Lubbock, TX 79424

**LEIGH ANNE WIKLE, CCIM**  
Commercial Agent  
806.577.5986  
lwikle@kw.com  
TX #0463808

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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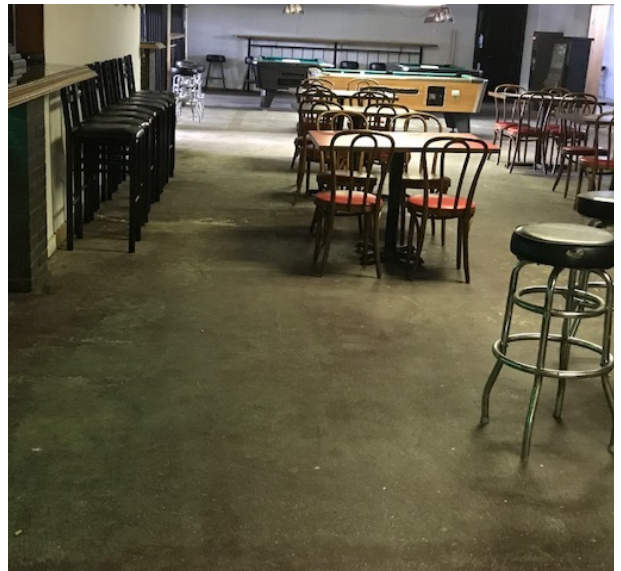
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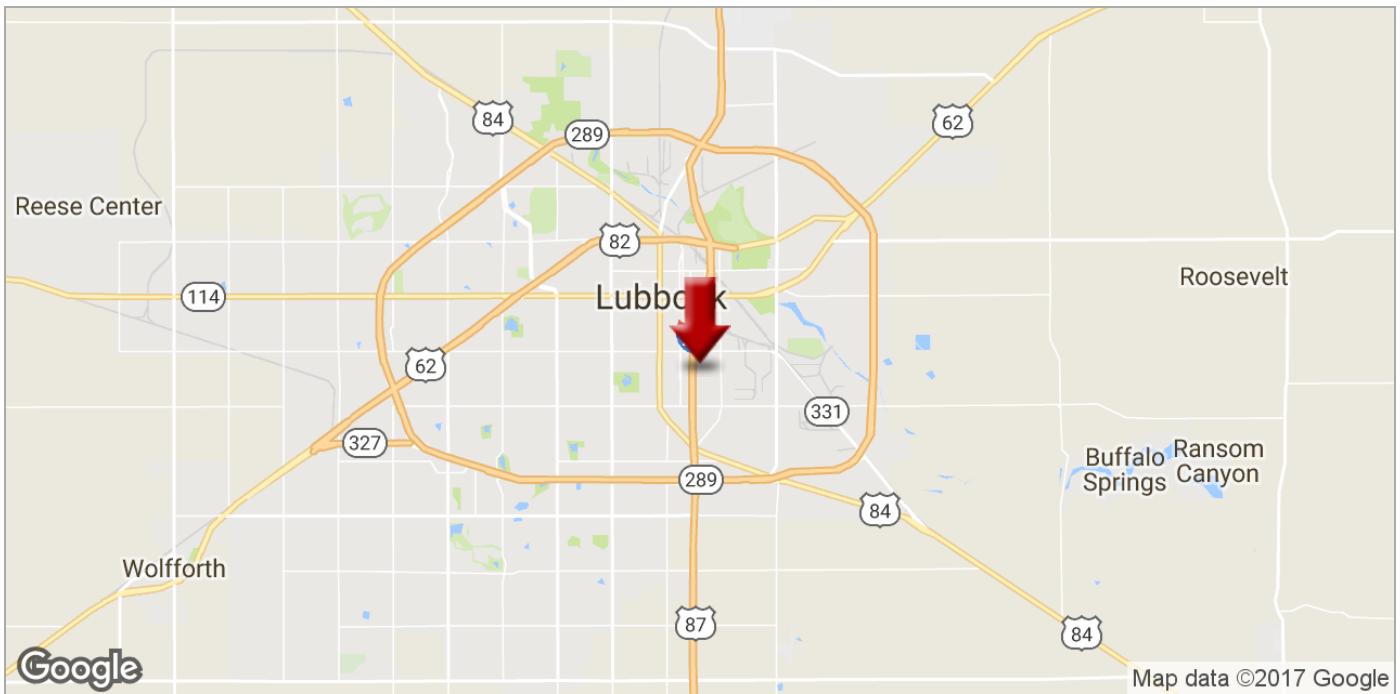
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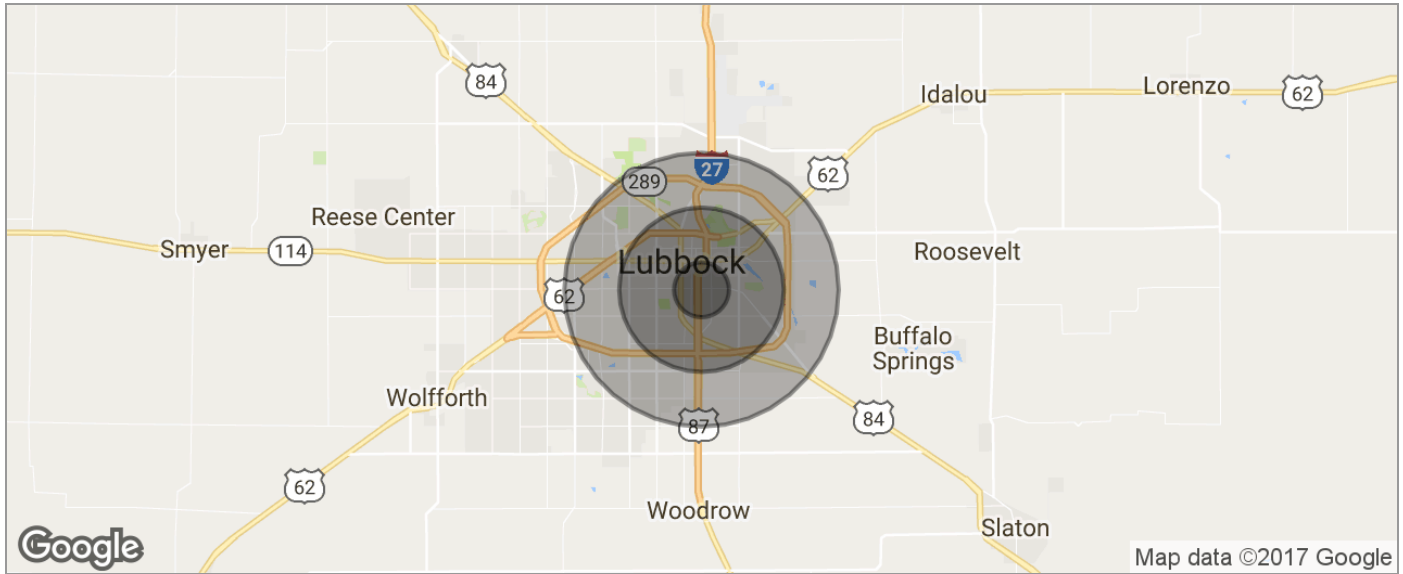
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	7,992	64,718	144,712
MEDIAN AGE	29.1	28.9	30.4
MEDIAN AGE (MALE)	26.0	27.8	29.1
MEDIAN AGE (FEMALE)	31.2	30.1	31.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,784	24,559	53,946
# OF PERSONS PER HH	2.9	2.6	2.7
AVERAGE HH INCOME	\$31,349	\$39,661	\$48,181
AVERAGE HOUSE VALUE	\$80,847	\$120,518	\$134,193
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	66.2%	70.4%	72.7%
% BLACK	7.2%	11.5%	10.9%
% ASIAN	0.3%	1.1%	1.7%
% HAWAIIAN	0.3%	0.2%	0.1%
% INDIAN	1.4%	0.8%	0.7%
% OTHER	20.5%	12.8%	10.9%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	72.9%	46.5%	37.4%

\* Demographic data derived from 2010 US Census

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