

LAND

FOR SALE



COLDWELL  
BANKER  
COMMERCIAL

CAPITAL ADVISORS

## NWC 4TH STREET & HOMESTEAD AVENUE LUBBOCK, TX 79416



**Beau Tucker, CCIM**  
**The Land Man**

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### PROPERTY INFORMATION

#### LOCATION:

This property sits on the northwest corner of 4th Street and Homestead Avenue just northwest of Walmart and W. Loop 289.

#### DESCRIPTION:

A uniquely large development tract in established northwest Lubbock is now available. New life has been brought to this immediate area by the northern expansion of the Milwaukee Corridor to the west and the Northpark Development to the east.

#### FLOODZONE:

Property is not in the floodplain.

#### SIZE:

3.5 Acres

#### SALES PRICE:

\$3.45 per square foot





## DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
TOTAL POPULATION	7,038	53,746	124,232
AVERAGE AGE	27.3	27.7	29.2
AVERAGE AGE (MALE)	26.6	27.3	28.4
AVERAGE AGE (FEMALE)	28.8	28.8	30.5
HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,896	21,213	47,931
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$56,159	\$57,950	\$54,396
AVERAGE HOUSE VALUE	\$120,096	\$135,061	\$136,715

### Mini-Map and Location

