



## 50th Street Office

2136 50th Street Lubbock, TX 79412

### Property Features

Highly visible office building located along 50th Street, one of Lubbock's busiest arterial roads with over 21,000 vehicles passing daily. The property offers excellent frontage, easy accessibility, and strong exposure to the surrounding trade area. Featuring durable concrete construction, the building provides a solid foundation for a variety of uses. Its flexible layout makes it ideal for office, medical, or small retail users.

### Offering Summary

BUILDING SIZE	1,440 SF
LOT SIZE	0.47 AC
PRICE	\$165,000.00

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Levi Murphy  
[levi@naiwheelhouse.com](mailto:levi@naiwheelhouse.com)  
+1 806 773 6590  
[naiwheelhouse.com](http://naiwheelhouse.com)



# FOR SALE

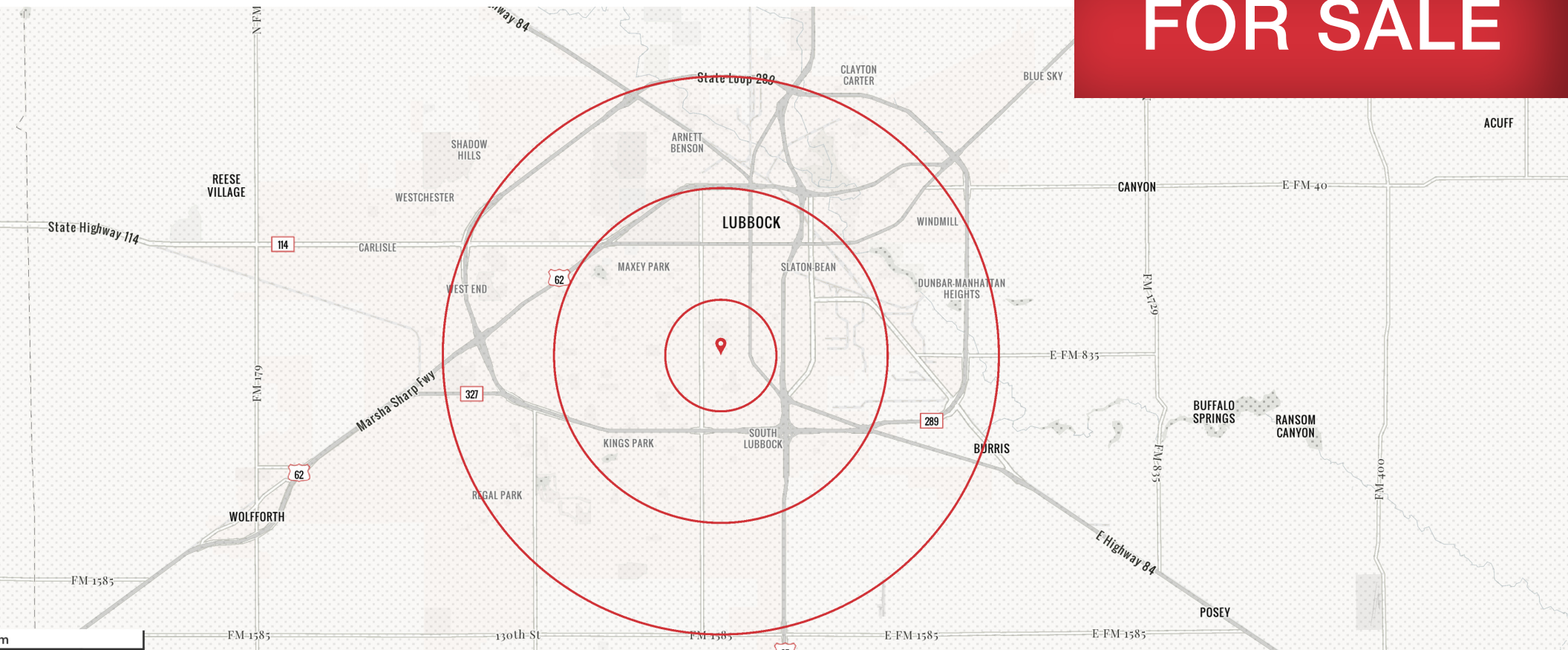


**NAI**Wheelhouse

Levi Murphy  
levi@naiwheelhouse.com  
+1 806 773 6590  
naiwheelhouse.com



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## Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	13,860	98,188	192,367
AVG HH INCOME	\$58,819	\$71,006	\$79,604
TOTAL HOUSEHOLDS	5,428	37,505	77,781
MEDIAN AGE	33.8	30.5	32.9

## Location Advantages

- Prime frontage along busy 50th Street with 21,000+ vehicles per day
- Centrally located for easy access across Lubbock
- Surrounded by established businesses and dense residential neighborhoods