

# PRIME COMMERCIAL LAND IN THE PATH OF GROWTH

7910 34th St, Lubbock, TX 79407

1



## PROPERTY DESCRIPTION

This 5-acre commercial tract offers exceptional visibility and access along one of Lubbock's most active westside growth corridors. With residential density accelerating rapidly to the north and east, demand for neighborhood-serving retail, food & beverage, and service commercial uses in this pocket is outpacing supply. The surrounding neighborhood has absorbed hundreds of new homes in the last 24 months, with ideal buyers in the QSR, Neighborhood Retail Strip, Medical Office or service stations.

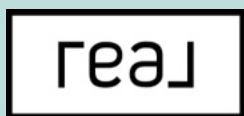
## PROPERTY HIGHLIGHTS

- Direct access off 34th Street
- 1,300+ existing rooftops within a 1-mile radius
- Upland Crossing Park nearby — strong family demographic
- No competing commercial pad sites in immediate submarket
- Growing westside Lubbock node with long-term upside
- 24 Lot Development Pre-sold Manned

## OFFERING SUMMARY

Sale Price:	\$550,000
Number of Units:	1
Lot Size:	196,951 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	36	158	656
Total Population	91	375	1,522
Average HH Income	\$113,873	\$106,614	\$104,112

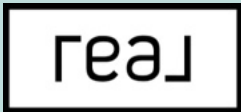
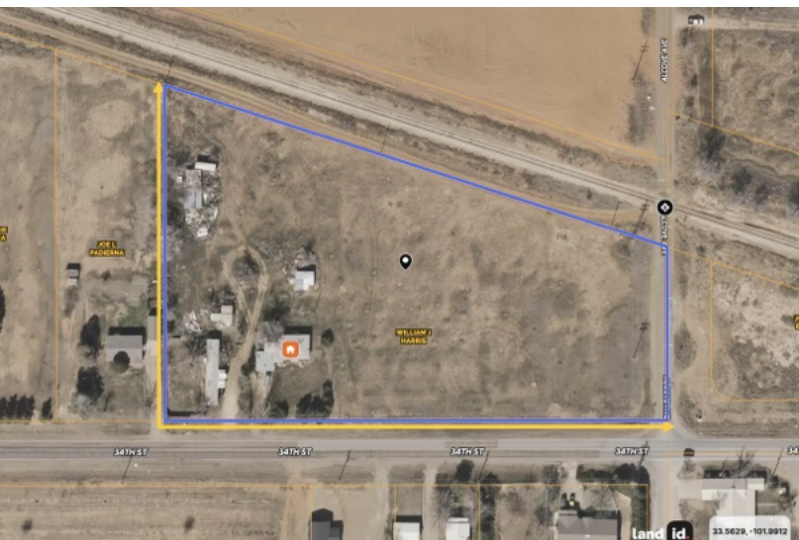


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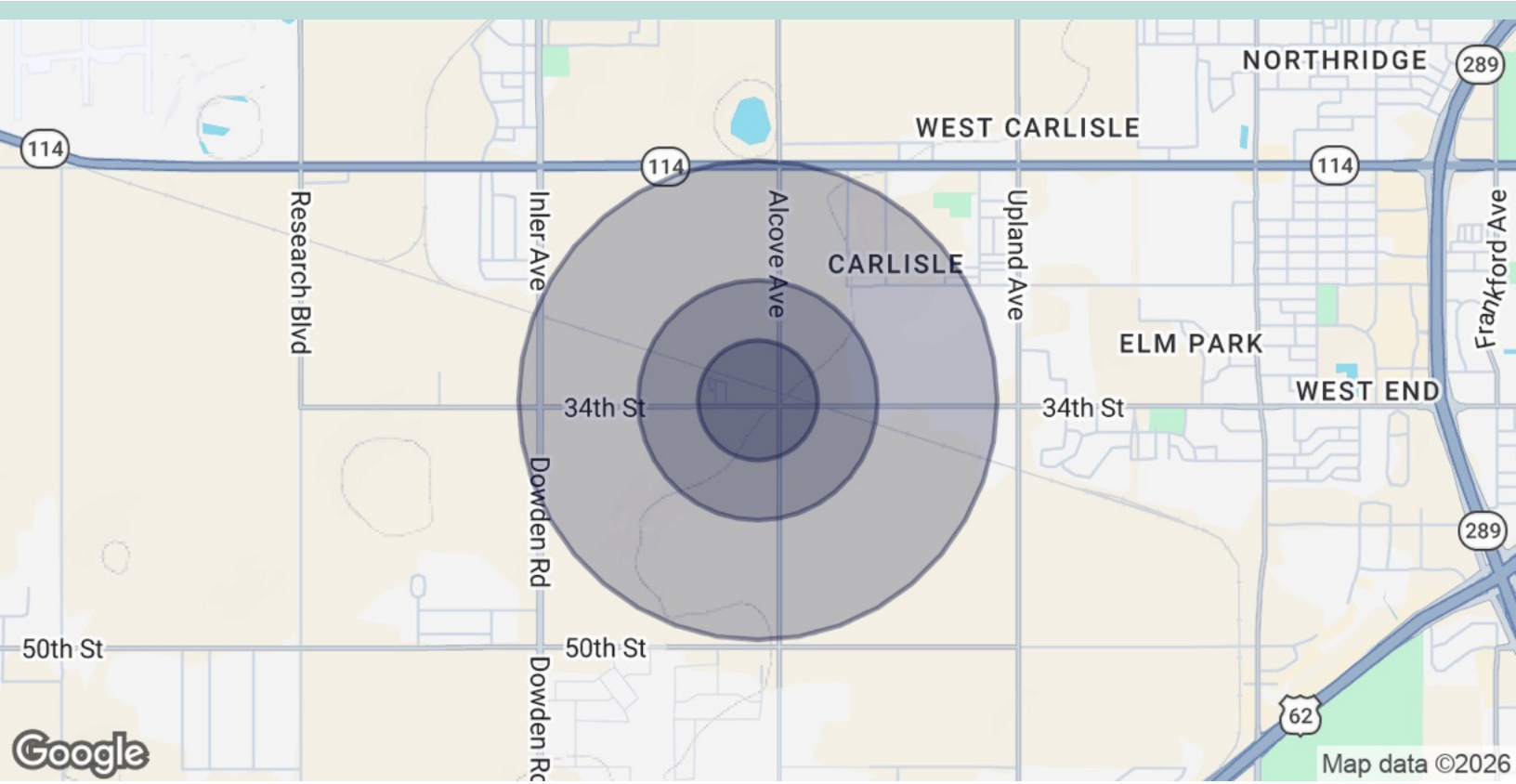


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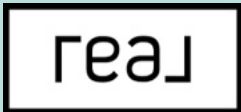


POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	91	375	1,522
Average Age	34.5	35.1	35.4
Average Age (Male)	36.0	36.5	36.8
Average Age (Female)	33.5	34.7	35.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	36	158	656
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$113,873	\$106,614	\$104,112
Average House Value	\$300,691	\$277,423	\$268,473

2023 American Community Survey (ACS)



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**PROPOSED SUB DIVISION**  
**BLK AK SEC 41 AB 185 TR 1 AC: 5**  
**4.99 ACRES**

