



## Milwaukee Ave Commercial Land

6313 Milwaukee Ave, Lubbock, TX 79424

### Property Features

This 5.321-acre commercial site is available for ground lease or build-to-suit and features prominent frontage along Milwaukee Avenue, one of Lubbock's primary retail corridors. Located in a high-growth area, the property is surrounded by national chain restaurants, hotels, & service-oriented businesses, creating strong commercial synergy. The site is near Canyon West Shopping Center, one of Lubbock's major retail destinations, and offers convenient access to Spur 327, Marsha Sharp Freeway, & Loop 289, making it an ideal location for retail, restaurant, hospitality, or mixed-use development.

### Offering Summary

|            |                |
|------------|----------------|
| LOT SIZE   | 5.321 AC       |
| DIVISIBLE? | Yes            |
| RATE       | Contact Broker |

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# GROUND LEASE OR BUILD TO SUIT

## The Area:





# GROUND LEASE OR BUILD TO SUIT



## Demographic Summary

|               | 1 MILE    | 3 MILES  | 5 MILES  |
|---------------|-----------|----------|----------|
| POPULATION    | 6,067     | 79,110   | 170,916  |
| AVG HH INCOME | \$101,656 | \$91,103 | \$97,512 |
| HOUSEHOLDS    | 2,717     | 34,622   | 72,352   |
| MEDIAN AGE    | 34.3      | 34.8     | 35.5     |

## Location Advantages

- Located along Milwaukee Avenue, one of Lubbock's major retail corridors, offering excellent visibility in a high-growth commercial area.
- Surrounded by national chain restaurants, hotels, and service businesses, and near Canyon West Shopping Center, a major retail destination in Lubbock.
- Convenient access to Spur 327, the Marsha Sharp Freeway, and Loop 289 allows for easy connectivity across the city and strong customer draw.