



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.

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GROUND LEASE OR BUILD TO SUIT

Offering Summary

LOT SIZE 5.321 AC

DIVISIBLE? Yes

RATE [Contact Broker](#)

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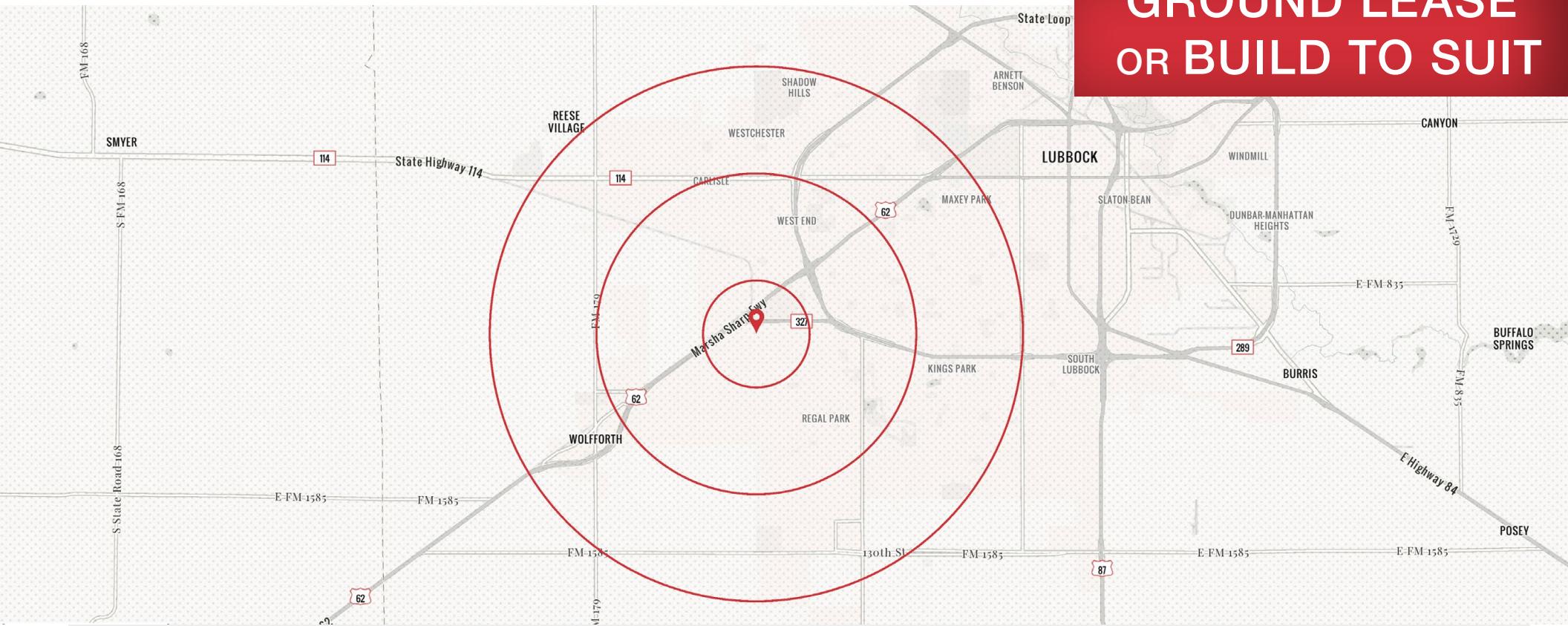
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GROUND LEASE OR BUILD TO SUIT

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.