



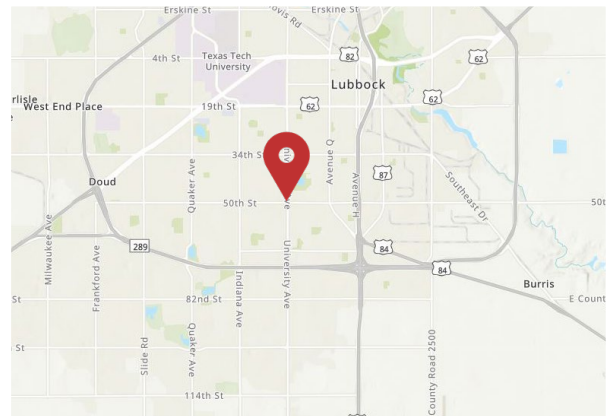
## Commercial Land Tracts

2520 50th Street Lubbock, TX 79413

### Property Features

- Join Lonestar Suds at this commercial redevelopment near 50th & University!
- These commercial tracts are available for sale or ground lease and are excellent properties for a number of various users, including a QSR or Freestanding Retailer.
- The property provides excellent frontage and visibility to 22,387 vehicles passing the site daily

### Area Retailers:



AVAILABLE SPACE 0.93 - 1.88 AC

SALE PRICE Contact Broker

GROUND LEASE PRICE Contact Broker

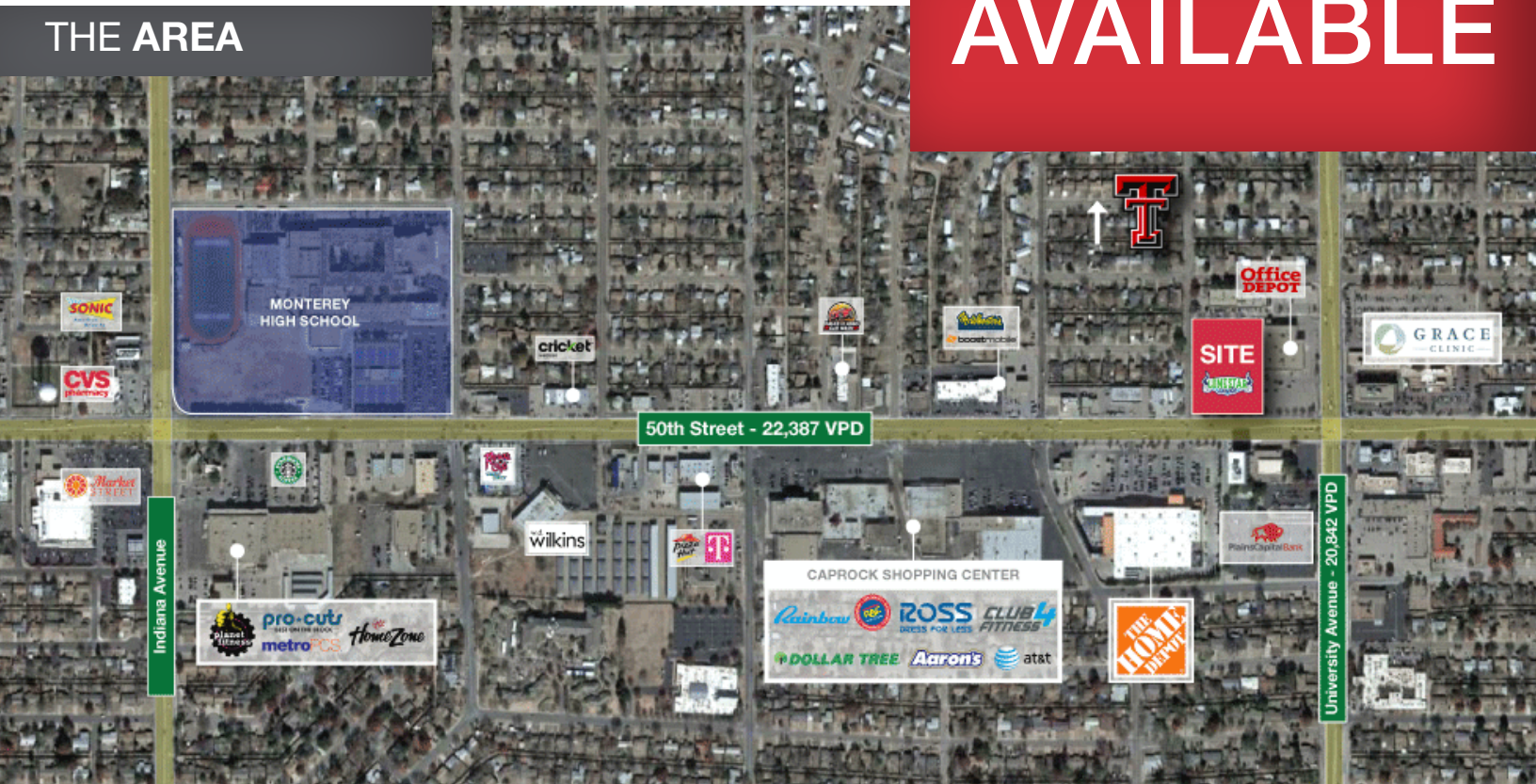
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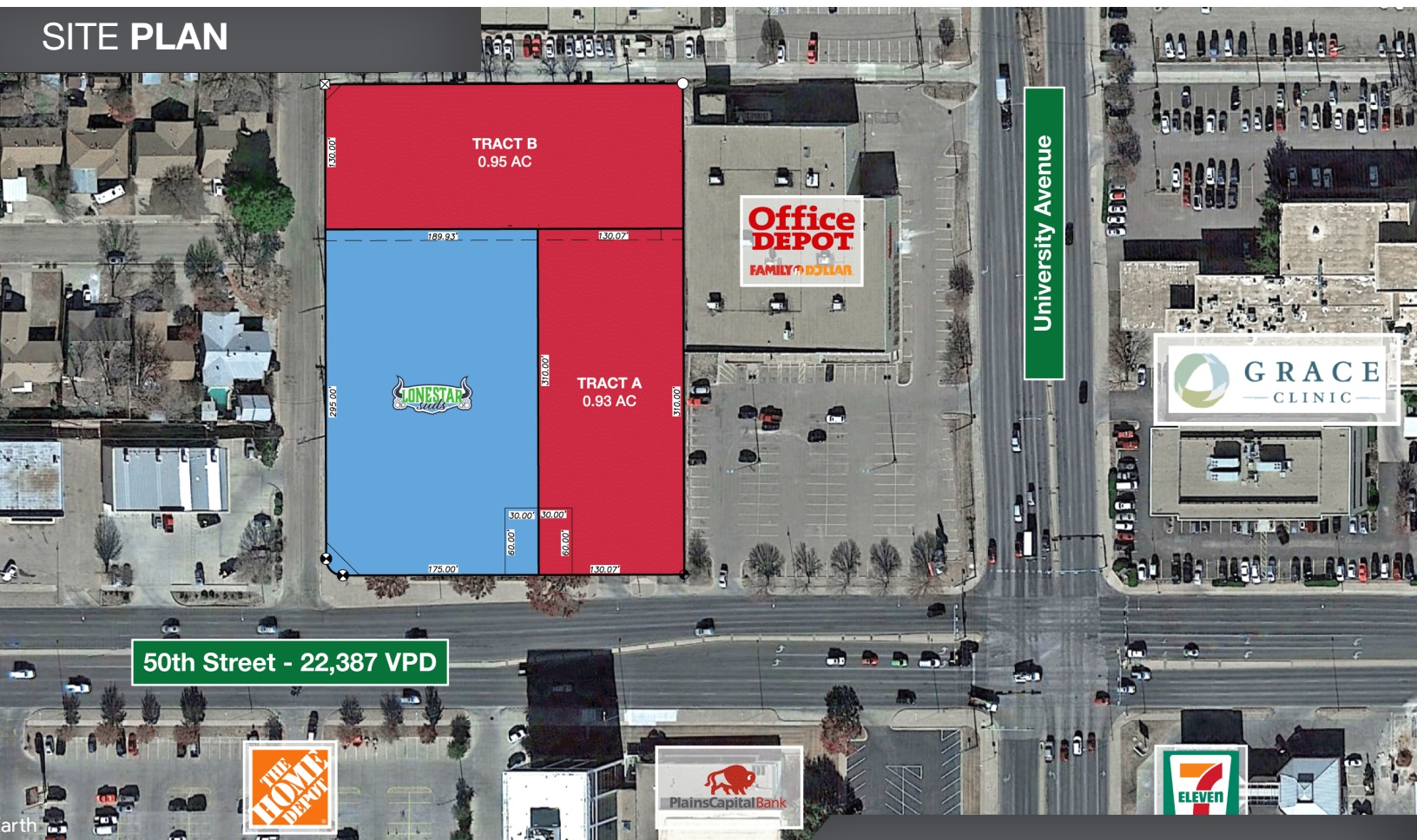


## THE AREA

# AVAILABLE

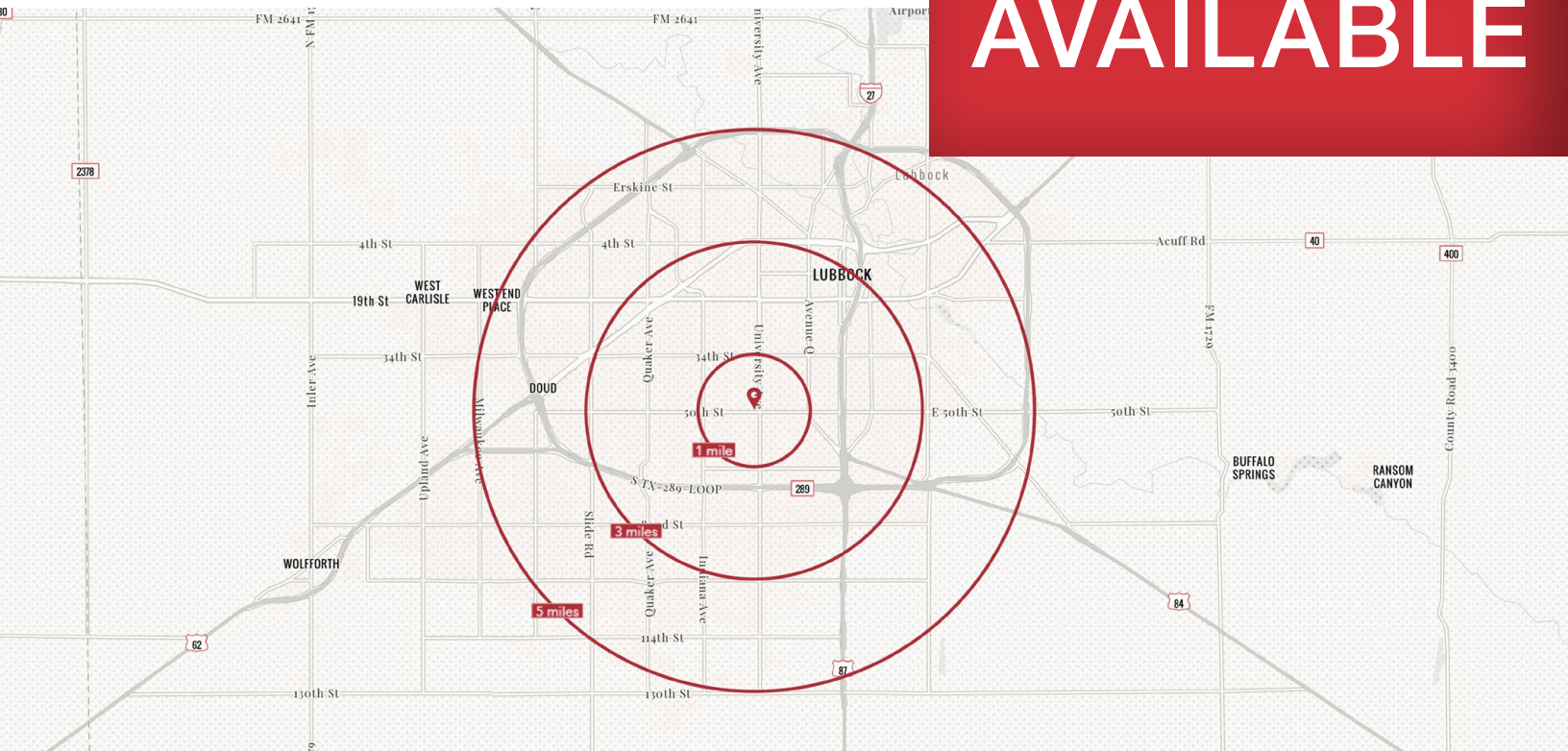


## SITE PLAN





# AVAILABLE



## Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	15,239	116,074	218,890
AVG HH INCOME	\$59,764	\$59,460	\$64,353
HOUSEHOLDS	5,592	43,217	83,940
MEDIAN AGE	34.0	30.7	31.2

## Location Advantages

- Located near the busy intersection of 50th & University
- 2 miles away from Texas Tech University, serving over 40,000 students every year
- Quick access to Loop 289 & I-27 makes this location easy to get to from anywhere in Lubbock
- In an extremely dense residential and commercial area with many neighborhoods, schools, shopping centers & more.