



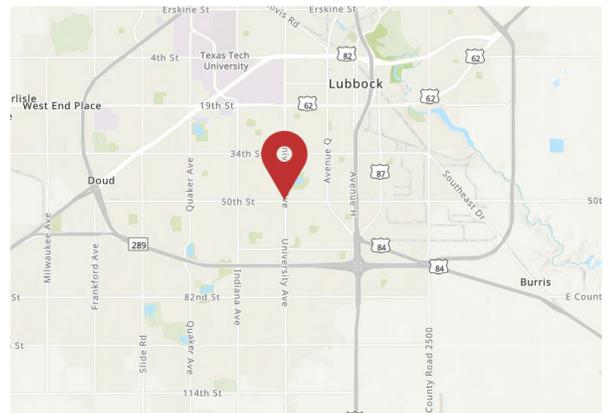
## 50th Street Commercial Land

2520 50th Street Lubbock, TX 79413

### Property Features

- Join Lonestar Suds at this commercial redevelopment near 50th & University!
- This commercial tract is available for sale or ground lease and is an excellent property 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:



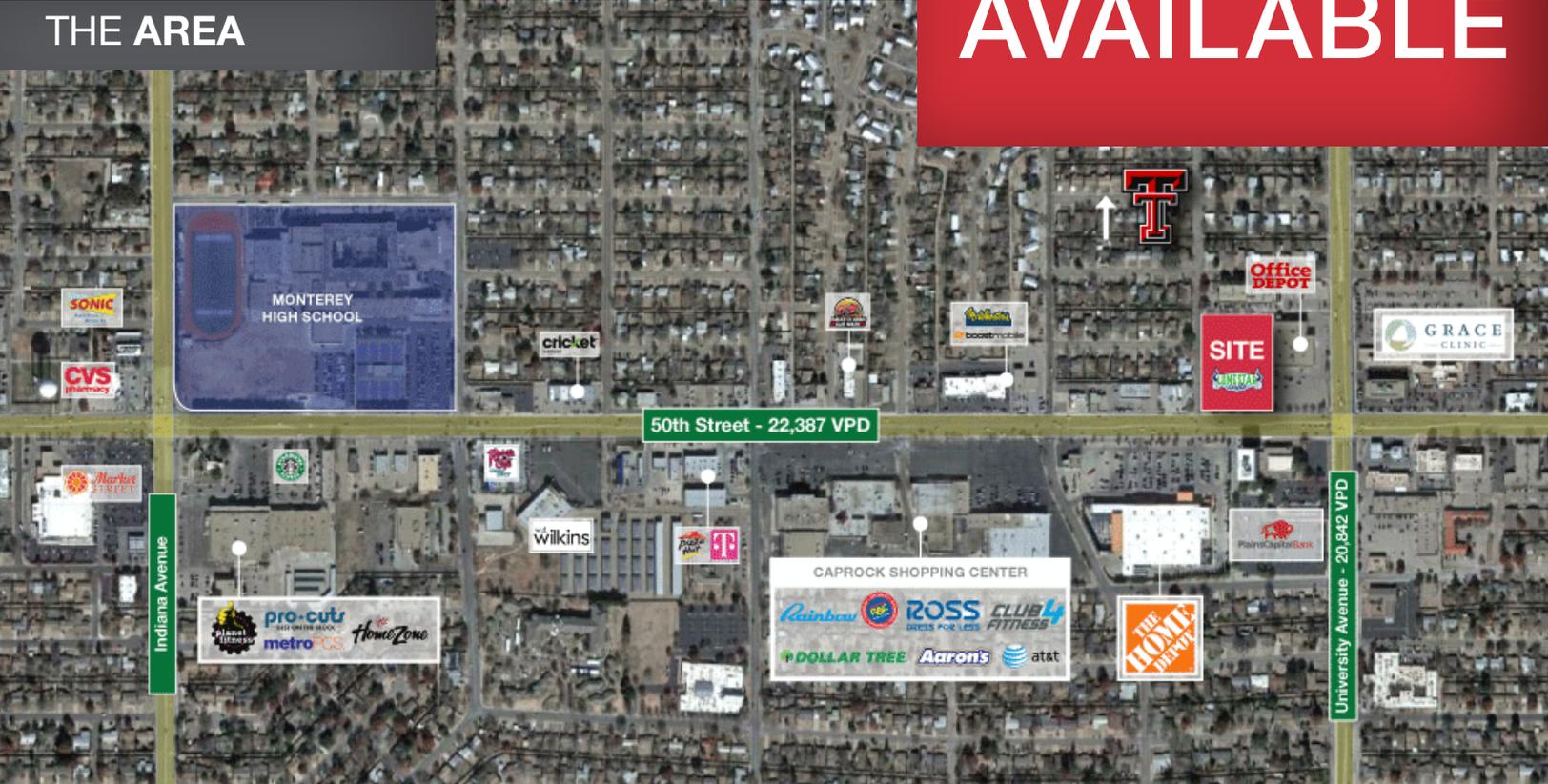
AVAILABLE SPACE	0.93 AC
SALE PRICE	Contact Broker
GROUND LEASE PRICE	Contact Broker

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Shannon Powell  
 shannon@naiwheelhouse.com  
 +1 281 788 1758  
 naiwheelhouse.com

# THE AREA

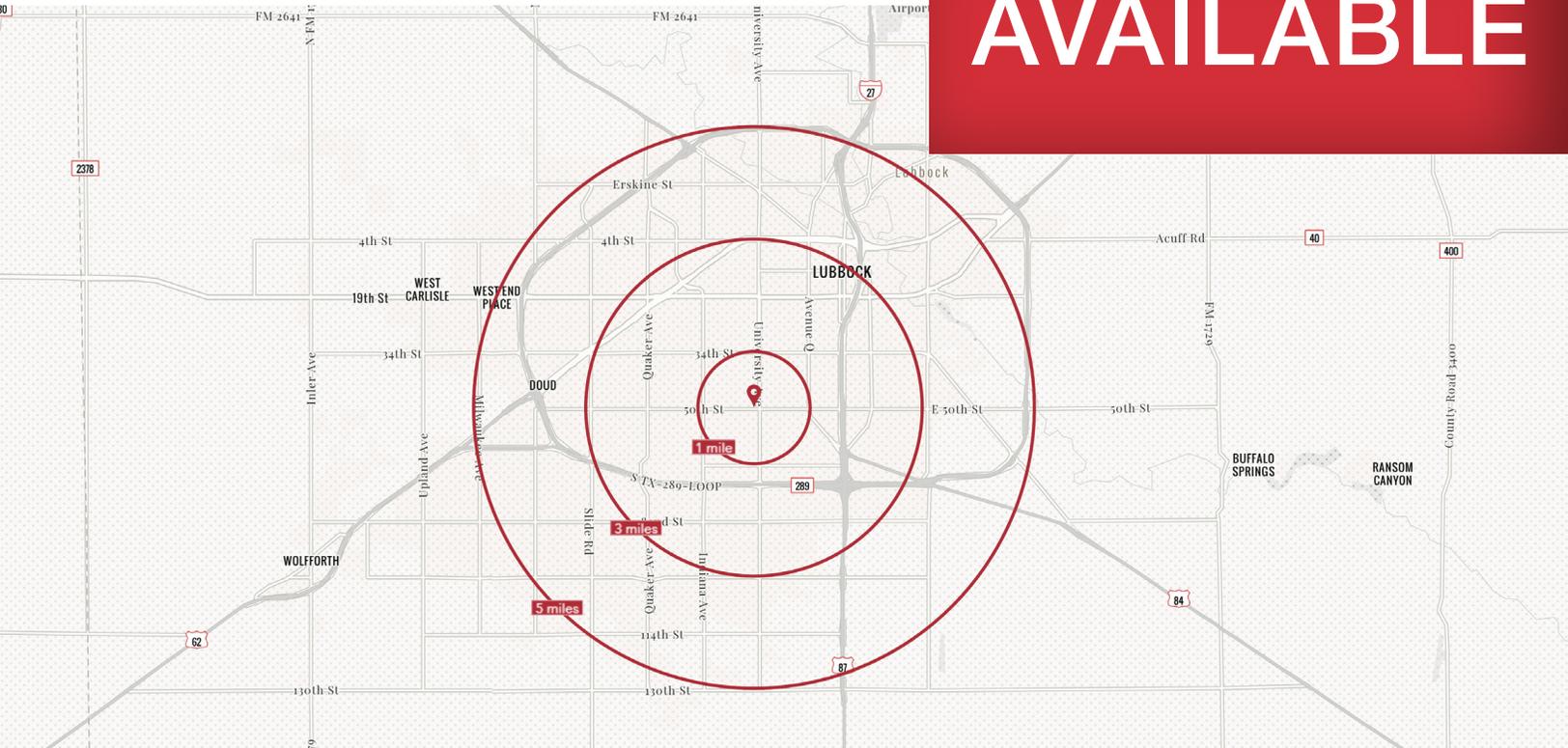
# AVAILABLE



# 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.