



FOR SALE

Commercial Land Tract

6516 37th St, Lubbock, TX 79407

Property Features

Prime development opportunity in West Lubbock! This well-located parcel sits just off Milwaukee Ave near 34th St, directly behind Lonestar Suds. Zoned Auto Urban Commercial, the site is ideal for a variety of uses including office suites, flex space, or auto-related businesses. With utility lines already at the site and neighboring a busy car wash, it's a natural fit for developers looking to capitalize on strong traffic and growing demand in the area.

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NAI Wheelhouse

Offering Summary

LOT SIZE (AC):	0.39 AC
LOT SIZE (SF):	16,881 SF
PRICE	\$11/SF

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Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	8,681	70,973	168,871
AVG HH INCOME	\$74,548	\$79,192	\$90,998
MEDIAN AGE	30.7	33.0	34.0
TOTAL HOUSEHOLDS	5,268	35,408	78,952

Location Advantages

- Strategic West Lubbock Location – Situated just off Milwaukee Avenue near 34th Street, offering easy access to major thoroughfares and high-traffic retail corridors.
- Surrounded by Growth – Located in a rapidly developing area with nearby residential neighborhoods, shopping centers, and service businesses.
- Near New Frenship Memorial High School – Located just minutes from the brand-new Frenship Memorial High School, opening Fall 2025, bringing increased traffic and long-term growth to the area.