

AVAILABLE



South University Land

8233 University Avenue, Lubbock, TX 79423

Property Features

Prime 0.87 AC retail parcel ideally located just off University Avenue near the busy 82nd Street intersection in booming South Lubbock. Positioned directly across from Cinemark Tinseltown and United Supermarkets, this high-visibility site is surrounded by top national retailers including Chick-fil-A, Dutch Bros, Whataburger, Braum's, & more. With strong traffic counts and positioned in the path of major growth, this site offers an exceptional opportunity for retail, restaurant, or service-based users.

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NAI Wheelhouse

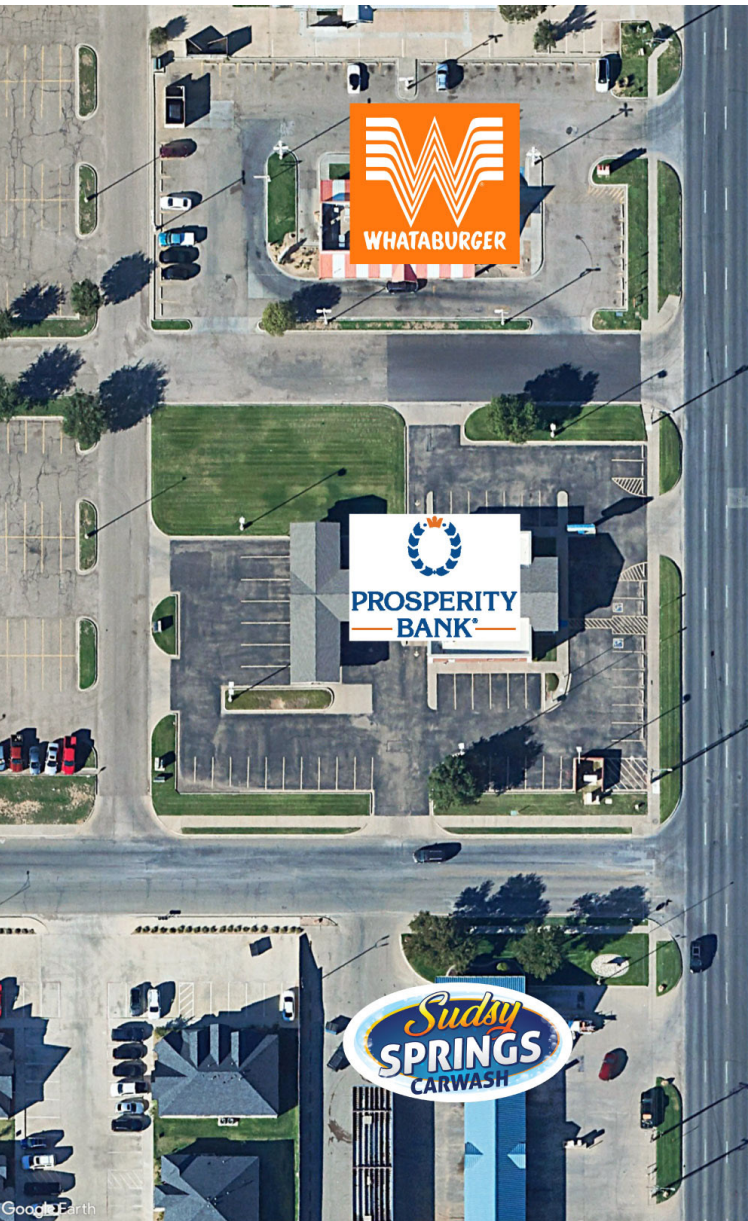
Offering Summary

LOT SIZE (AC)	0.87 AC
LOT SIZE (SF)	37,956 SF
PRICING	Contact Broker

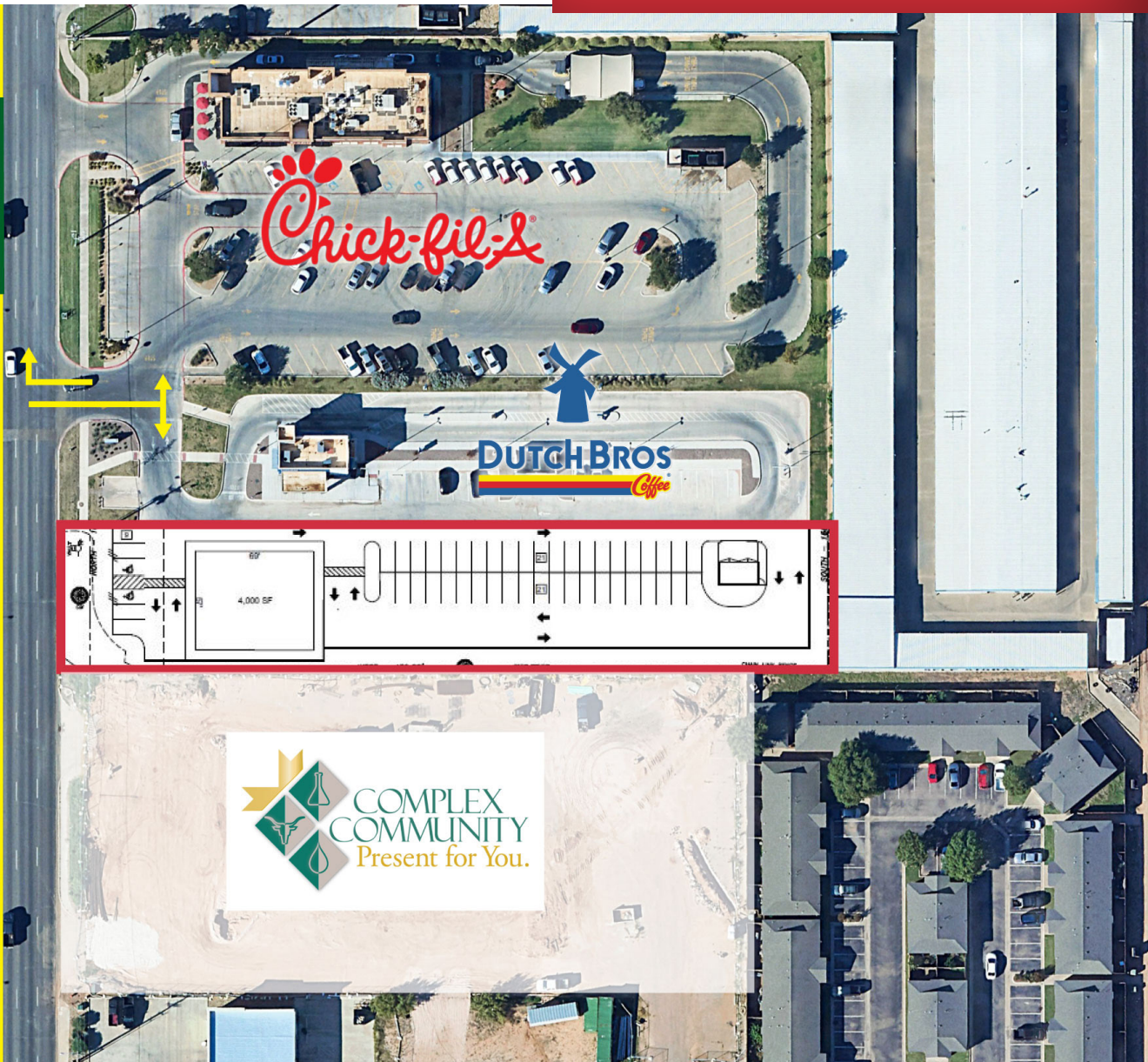
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Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	14,355	81,466	181,680
AVG HH INCOME	\$86,028	\$105,671	\$97,761
HOUSEHOLDS	6,049	32,500	70,208
MEDIAN AGE	34.6	36.5	33.4

Location Advantages

- Located in a dense area of booming south Lubbock, with over 14,000 people in a 1-mile radius
- Located directly across the street from Cinemark Tinseltown movie theater, bringing plenty of traffic to the area
- Surrounded by multiple popular national retail and restaurant chains, including Dutch Bros, Chick-fil-A, Braums, & more