



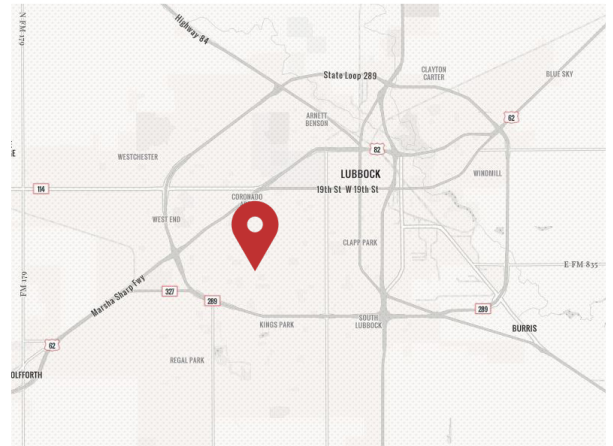
50th & Quaker Hard Corner

4402 50th Street, Lubbock, TX 79414

Property Features

- This retail pad site sits on the corner of the lighted intersection of 50th Street & Quaker Avenue, two major arterial roads in Lubbock
- With its location in an extremely dense area of central Lubbock & the close proximity to Texas Tech University, this site is ideal for various retail, restaurant, & QSR users
- The property is available for ground lease, build-to-suit, and for sale

Area Retailers:



LOT SIZE (AC)	0.58 AC
SALES PRICE	Contact Broker
LEASE PRICE	Contact Broker

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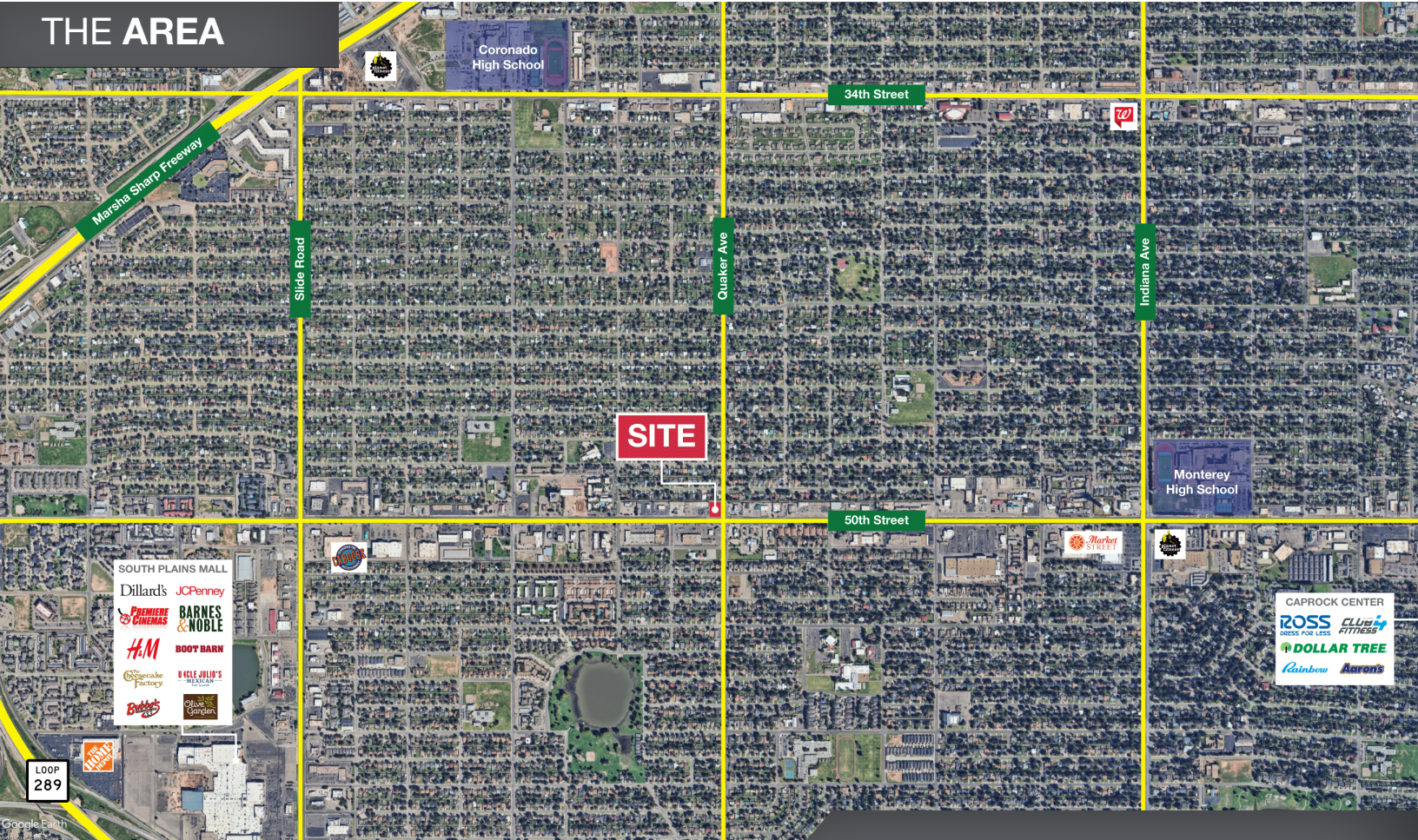
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THE SITE



AVAILABLE

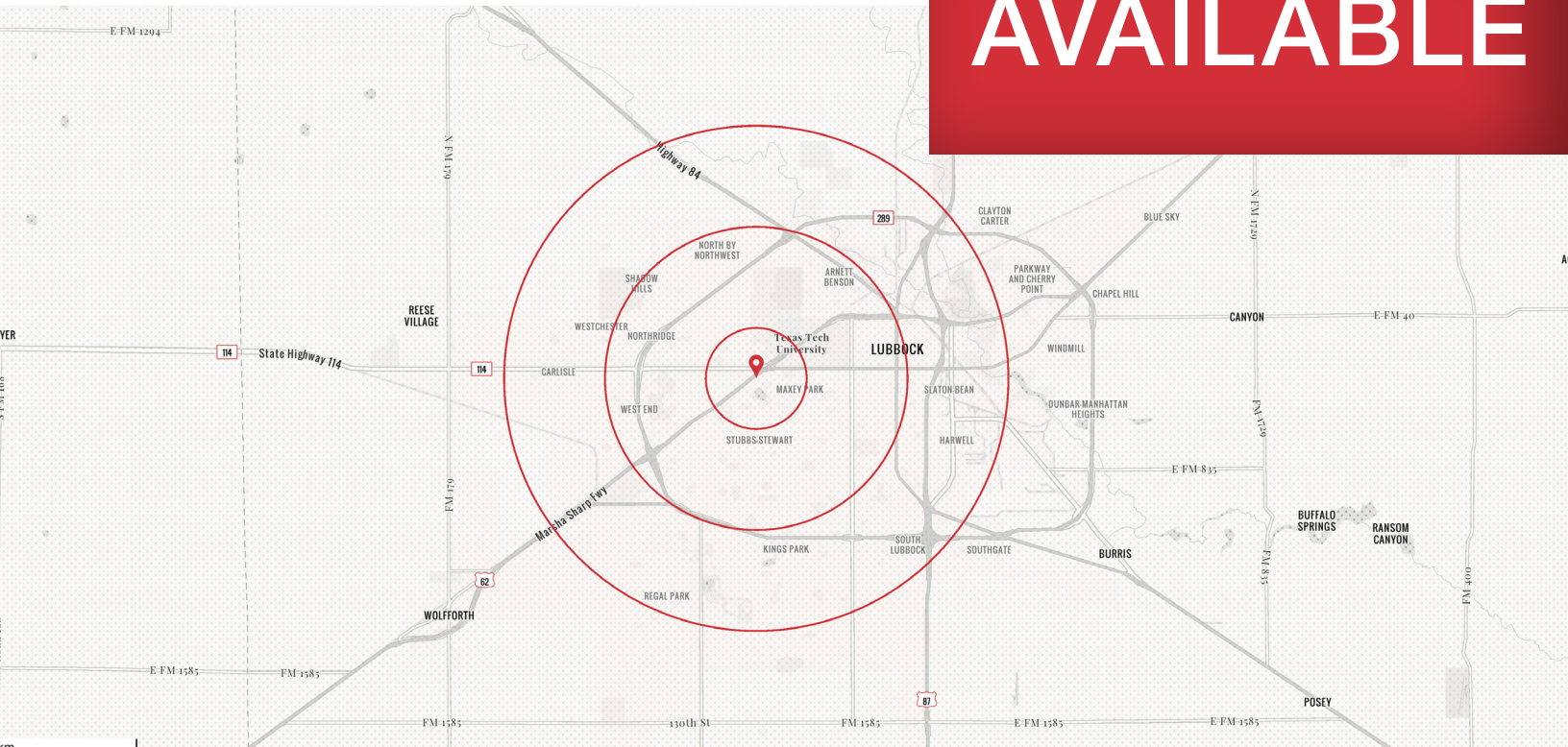
THE AREA



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AVAILABLE



Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	15,619	114,347	243,374
AVG HH INCOME	\$80,091	\$88,771	\$89,573
HOUSEHOLDS	6,285	45,662	97,013
MEDIAN AGE	34.1	33.0	32.2

Location Advantages

- Located directly on the lighted intersection of 50th & Quaker, two major arterial roads in Lubbock
- Located in an extremely dense residential area of central Lubbock, serving over 100,000 people in a 3 mile radius
- Easy access to the Marsha Sharp Freeway makes this location easy to get to from anywhere in Lubbock