

FOR SALE



1.6 AC Commercial Lot

7330 34th Street, Lubbock, TX 79407

Property Features

- 1.62 Acres near the corner of 34th & Upland, perfect for office or retail use - utilities in place!
- Located in a fast-growing residential corridor, with over 1,000 homes within a 1/3 mile radius and more currently under construction or planned in Upland Heights, Milwaukee Ridge & Bushland Springs
- Close distance to the brand new Frenship High School currently under construction and 2 major power centers: Canyon West and West End

NAI Wheelhouse

Offering Summary

LOT SIZE (AC)	1.62 Acres
LOT SIZE (SF)	70,619 SF
PRICE	Contact Broker
DIVISIBLE?	Yes

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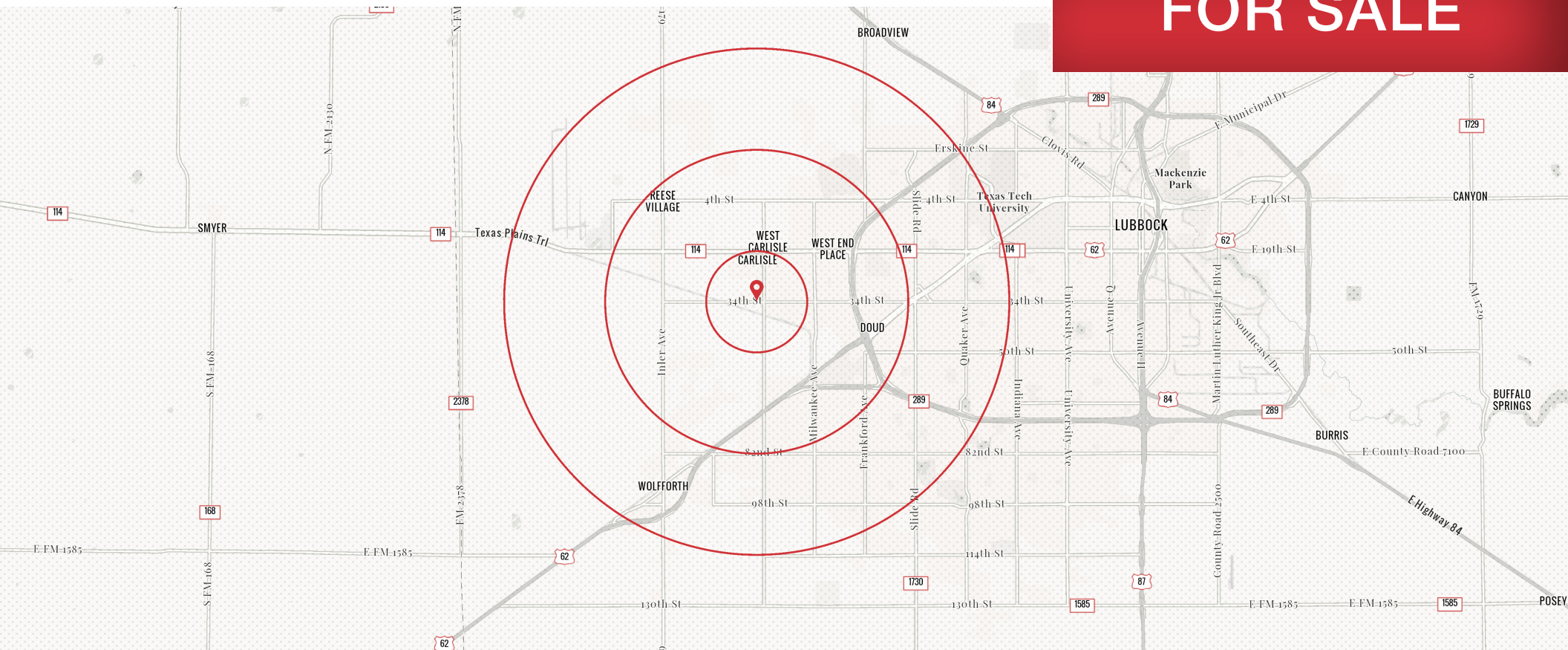
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Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	5,279	44,799	132,789
AVG HH INCOME	\$89,639	\$81,430	\$90,828
ANNUAL GROWTH	3.22%	2.84%	2.47%
MEDIAN AGE	34.7	31.7	33.5

Location Advantages

- Located in the fastest-growing residential area of West Lubbock, with an average of 3.22% Annual Growth in a 1-mile radius
- More homes are currently under construction or planned in Upland Heights, Milwaukee Ridge & Bushland Springs, all major residential developments surrounding the site
- Close distance to the brand new Frenship High School currently under construction and 2 major power centers: Canyon West and West End