

# FOR SALE



## West Lubbock Commercial Lot

NEC W 19th Street & Rochester Avenue, Lubbock TX

## NAI Wheelhouse

### Property Features

- 3.53 Acres on the NE corner of 19th & Rochester, situated at the entrance to Burgamy Park and Bushland Springs neighborhoods
- This parcel boasts excellent visibility and access along West 19th St, a fast-growing residential and commercial area of Lubbock with plenty of new neighborhoods and schools open and under construction.
- This is an excellent development opportunity for a large variety of uses.

### Offering Summary

LOT SIZE (AC)	3.35 Acres
LOT SIZE (SF)	143,748 SF
PRICE	\$7/SF
DIVISIBLE?	Yes

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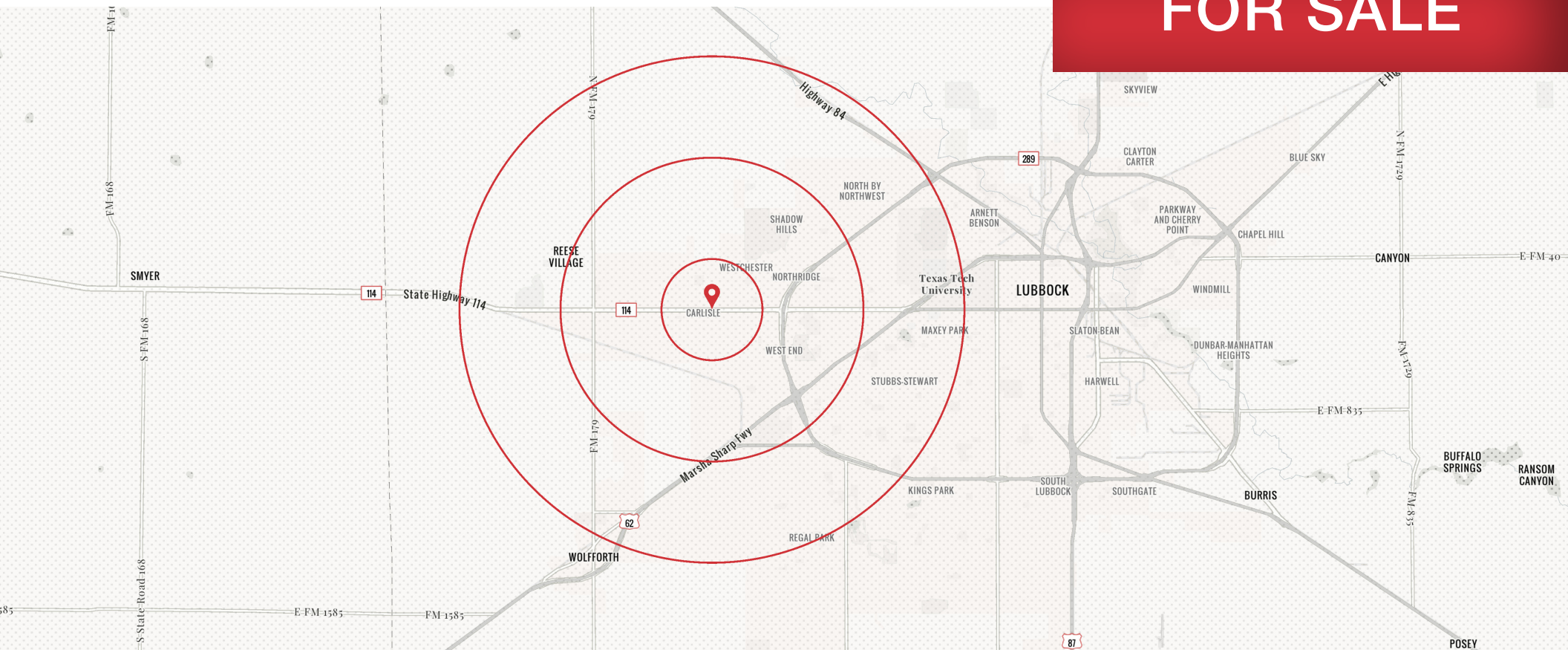


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## Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	8,259	48,721	130,580
AVG HH INCOME	\$74,515	\$79,031	\$88,750
ANNUAL GROWTH	2.74%	1.53%	0.93%
MEDIAN AGE	29.5	31.4	32.5

## Location Advantages

- Located in the fastest-growing residential area of West Lubbock, with an average of 2.74% Annual Growth in a 1-mile radius
- More homes are currently under construction or planned in Burgamy Park & Bushland Springs, two 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