

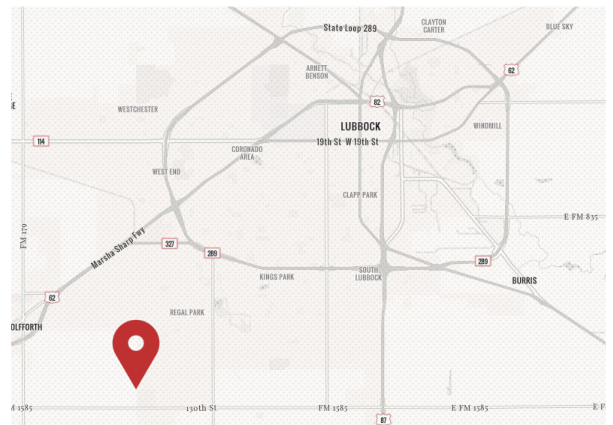
## 114th & Milwaukee Hard Corner

Lubbock, TX 79424

### Property Features

- This retail pad site sits on the corner of the intersection of 114th street & Milwaukee Avenue, two major arterial roads in Lubbock
- With its location in the path of major development in South Lubbock & the close proximity to the new Loop 88, this site is ideal for various retail, restaurant, & QSR users
- The property is near the Thomas Martin Youth Sports Complex which is currently undergoing an \$8 million expansion to accommodate heavy traffic & demand

### Area Retailers & Businesses:



LOT SIZE (AC)	12 AC
LOT SIZE (SF)	522,720 SF
PRICE	Contact Broker

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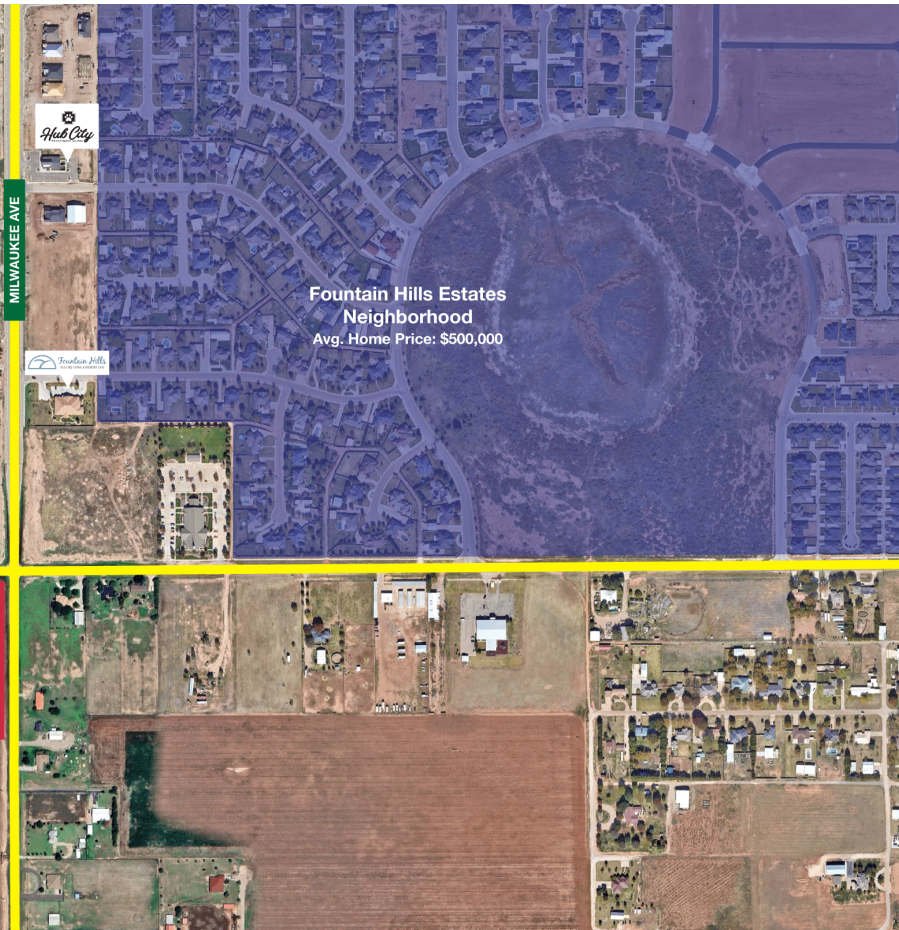


## THE SITE



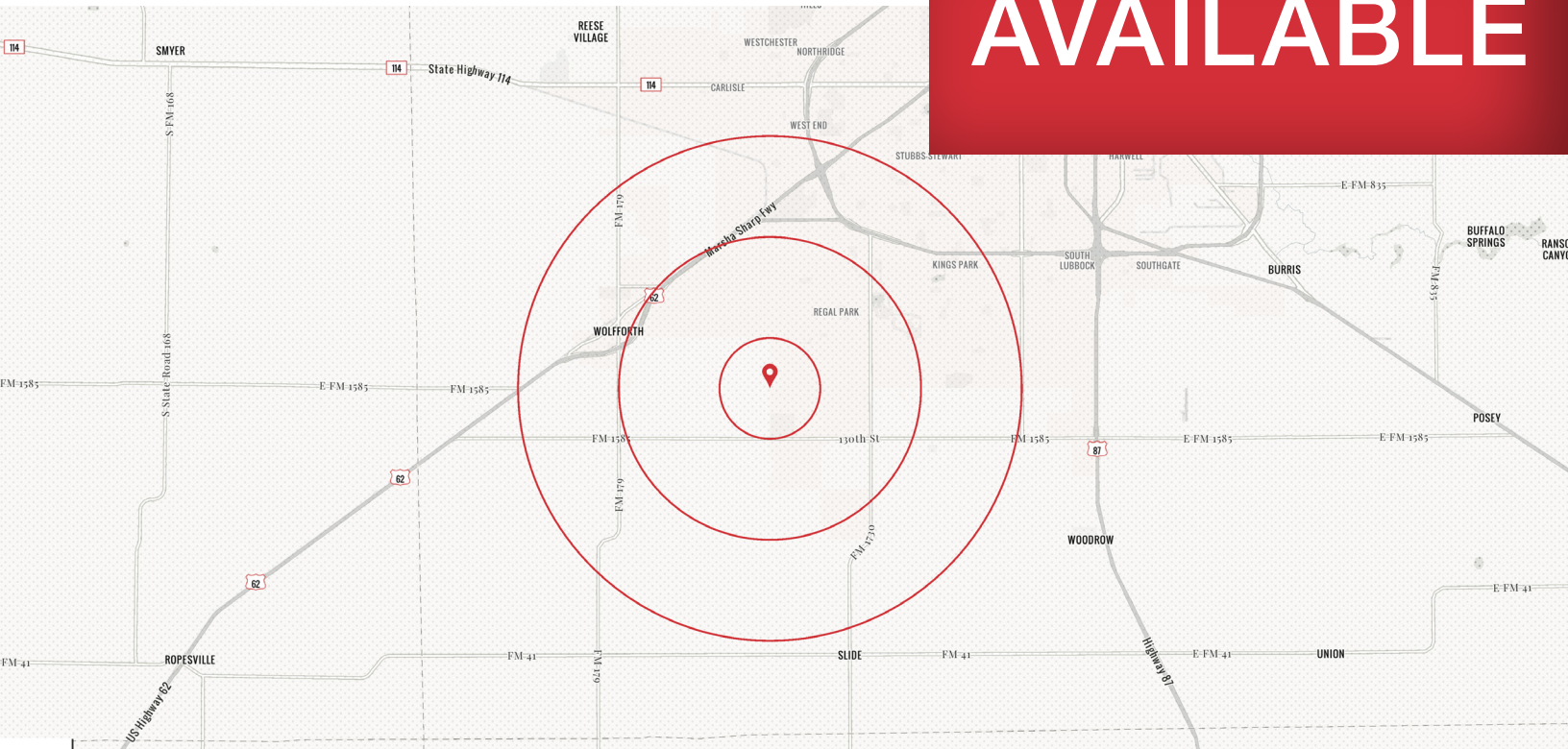
# AVAILABLE

## THE AREA





# AVAILABLE



## Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	2,923	44,651	110,843
AVG HH INCOME	\$141,732	\$139,932	\$122,491
HOUSEHOLDS	1,135	18,082	48,262
MEDIAN AGE	36.1	38.2	37.0

## Location Advantages

- Located in rapidly growing residential and commercial area in Lubbock, with multiple new housing developments & commercial developments planned for the area
- Quick access to the future Loop 88 will make this location easy to get to from anywhere in Lubbock
- Excellent visibility on Milwaukee Avenue & 114th Street, two major arterial roads in Lubbock