

Land For Sale

3208 116TH ST



WILLIAMS & CO

COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

This .58-acre parcel offers prime frontage along 116th Street just off Indiana Avenue. The site presents an excellent opportunity for commercial development and to take advantage of the rapid growth occurring on the south side of town. Zoned Heavy Commercial (HC), the property supports a wide range of potential uses, including retail, medical office, restaurant, and service businesses.

OFFERING SUMMARY

Sale Price:	\$7.50 / SF
Lot Size:	25,173 SF

PROPERTY HIGHLIGHTS

- Located in a growing commercial corridor
- Surrounded by active business growth
- Close to established residential areas
- Versatile zoning supports many business types

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	154	677	2,963
Total Population	378	1,700	7,618
Average HH Income	\$115,565	\$121,678	\$122,670

Nick Eyhorn, SIOR

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Abbi Rankin

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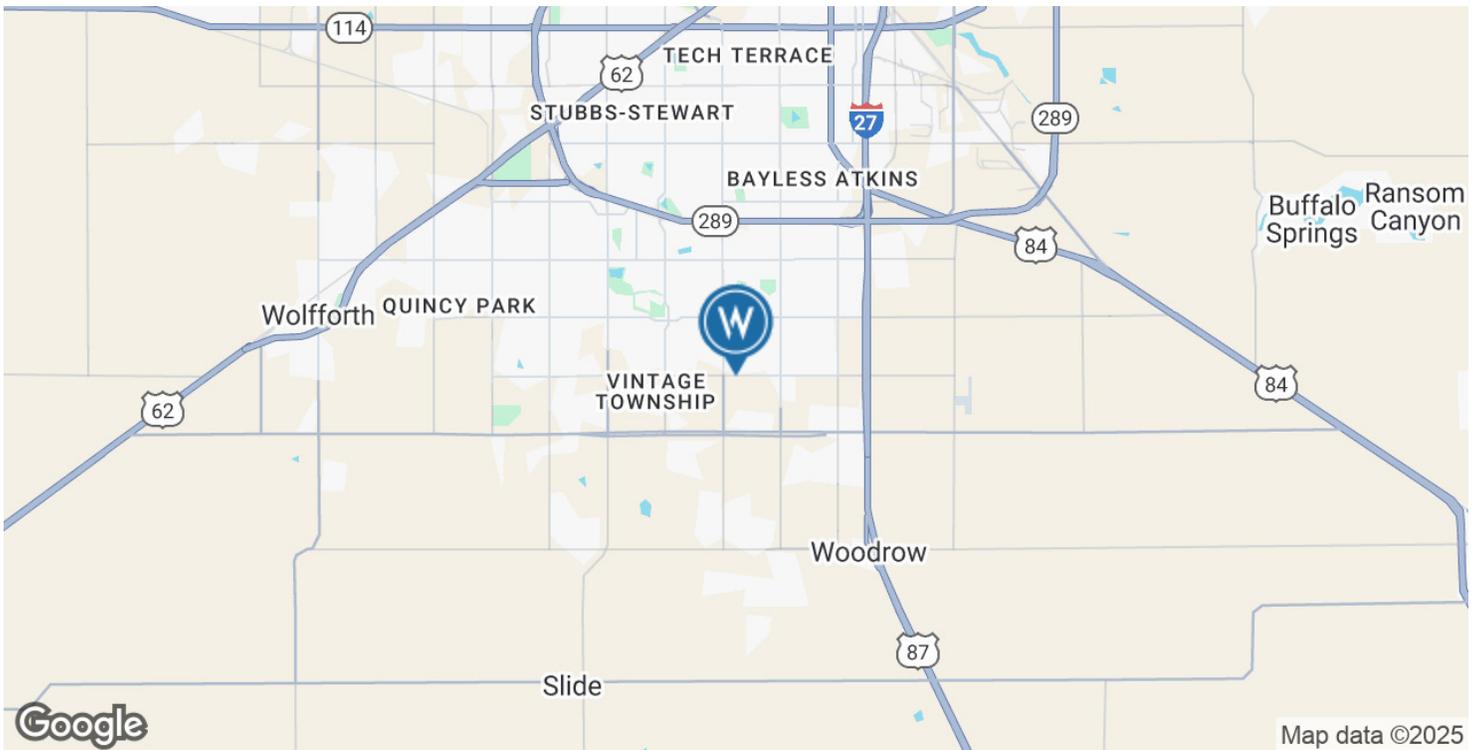
918 Ave J Lubbock, TX 79401

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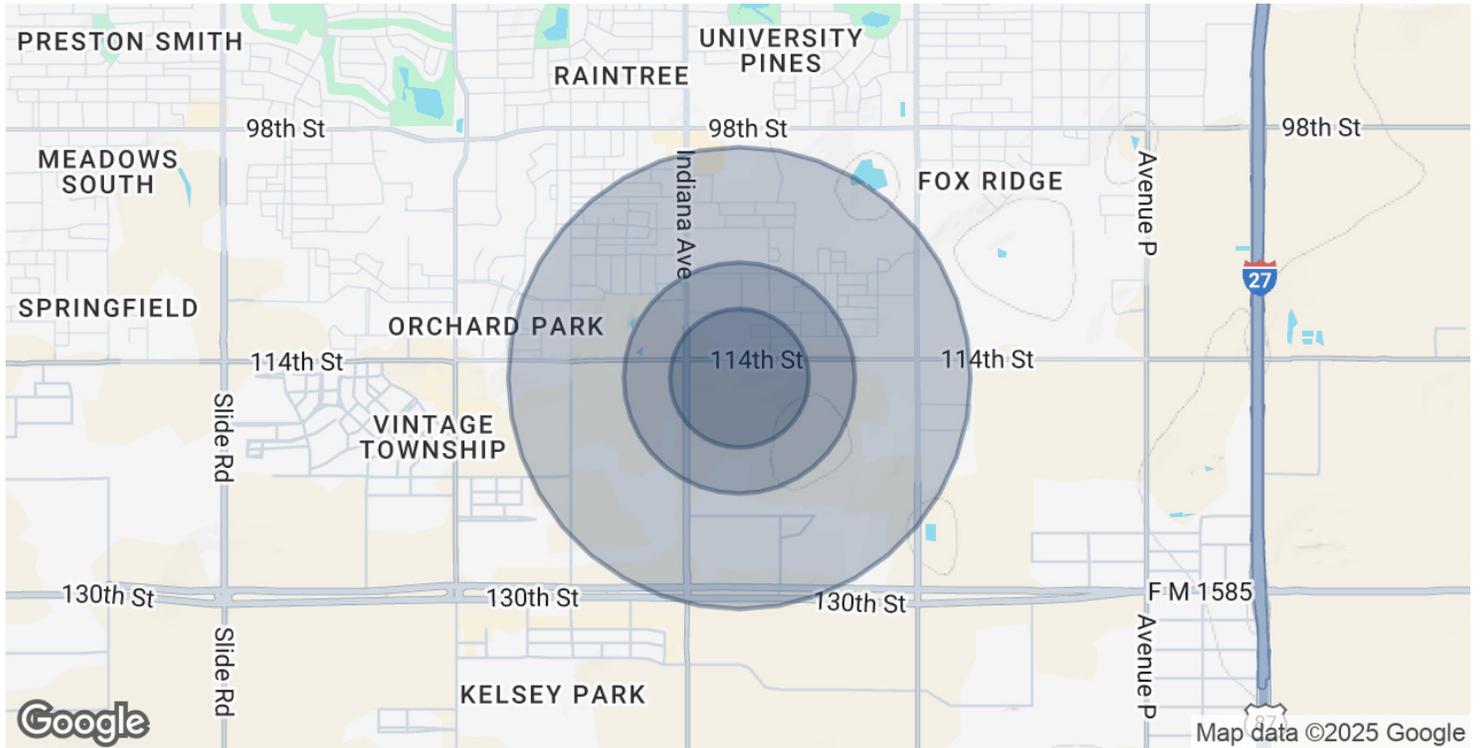
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	378	1,700	7,618
Average Age	36	36	37
Average Age (Male)	35	35	36
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	154	677	2,963
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$115,565	\$121,678	\$122,670
Average House Value	\$295,890	\$309,289	\$322,230

Demographics data derived from AlphaMap

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