

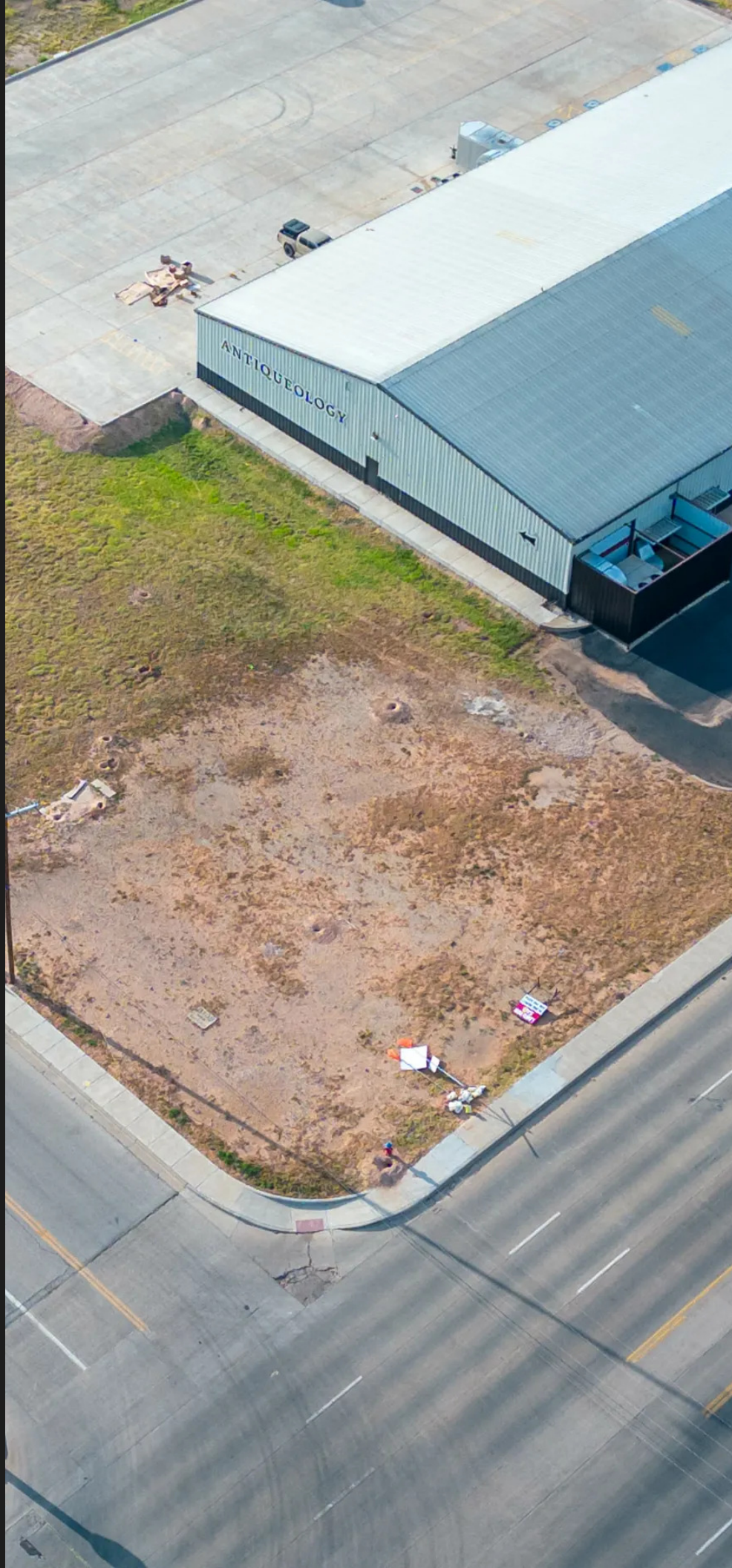
11601 Indiana Ave

Lubbock, TX
79423

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real



PROPERTY SUMMARY

Lubbock, TX 79423

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PROPERTY DESCRIPTION

Experience the unparalleled potential of this 0.74-acre commercial land situated in auto-urban zoning within the vibrant city of Lubbock. Nestled on a prime corner lot along the south Indiana Ave corridor, this location boasts a daily traffic count of 15,000, making it an ideal site for quick-service restaurants (QSR) and a range of auto-urban service businesses. With its strategic positioning and diverse zoning opportunities, this property offers an exceptional chance for investors to capitalize on the thriving commercial landscape of this dynamic area.

OFFERING SUMMARY

Sale Price:	\$499,500
Number of Units:	1
Lot Size:	32,129 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	116	691	2,753
Total Population	315	1,810	7,150
Average HH Income	\$124,922	\$106,867	\$113,827



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PROPERTY DESCRIPTION

Lubbock, TX 79423

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PROPERTY DESCRIPTION

Exceptional commercial development opportunity located on highly traveled Indiana Avenue in South Lubbock. This vacant tract offers excellent visibility, convenient access, and strong frontage along one of the areas fastest-growing commercial corridors. Positioned adjacent to established residential development, the property is well suited for a variety of commercial uses, including retail, office, service, automotive, or investment purposes.

With flat, usable terrain and a prime location in a rapidly developing area, this site provides an outstanding opportunity for business or investors looking to establish a presence in one of Lubbock's strongest growing markets. The property's accessibility, exposure, and surrounding development makes it an ideal location for future commercial projects.

LOCATION DESCRIPTION

Located at the highly visible northwest corner of Indiana Avenue and 114th street, 11601 Indiana ave offers excellent frontage in one of South Lubbock's fastest-growing commercial corridors. The property benefits from strong daily traffic counts and is surrounded by established residential neighborhoods, making it an ideal location for retail, office, automotive, or service-oriented businesses. Within approximately one mile are major retailers including Walmart and H-E-B, along with numerous restaurants, medical offices, and national retailers. the site also provides convenient access to Loop 88/FM 1585, allowing quick connectivity to the rest of Lubbock. With continued residential and commercial growth in the surrounding area and strong household demographics, this location offers exceptional visibility and long-term investment potential.

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COMPLETE HIGHLIGHTS

Lubbock, TX 79423

LOCATION INFORMATION

Street Address	11601 Indiana Ave
City, State, Zip	Lubbock, TX 79423
County	Lubbock



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AERIAL MAP

Lubbock, TX 79423



Google

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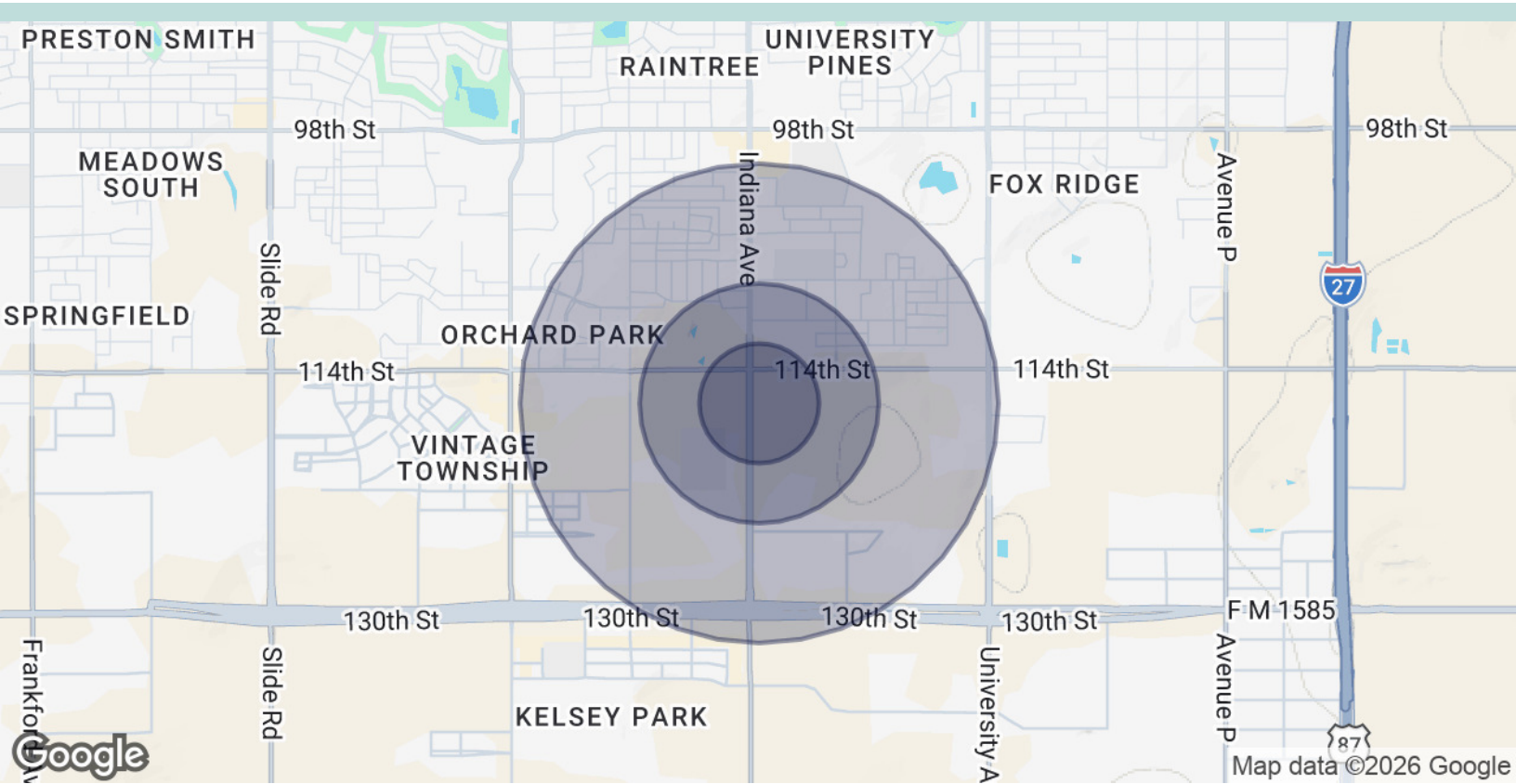
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DEMOGRAPHICS MAP & REPORT

Lubbock, TX 79423

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	315	1,810	7,150
Average Age	37.1	36.4	36.9
Average Age (Male)	37.9	37.4	37.3
Average Age (Female)	36.2	35.7	36.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	116	691	2,753
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$124,922	\$106,867	\$113,827
Average House Value	\$334,443	\$289,029	\$317,906

2023 American Community Survey (ACS)



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