

PRIME LAND FOR SALE

NWC Milwaukee & 82nd St.

PRICE: C - \$4.00/PSF (.476 AC)
 D - \$13.00/PSF (1.1476 AC)
 C+D - \$10.35 PSF

COMMENTS: The property can be divided. Lubbock National Bank will be on the corner. Three planned curb cuts with dedicated drives connecting to all sites. New Wal-Mart Super Center to the south. McDonald's is being built immediately to the south. Walgreen's is across Milwaukee to the east. Sites fronting Milwaukee can be included in Lubbock's sales district.

AREA: approx. 1.62 acres total

All contracts subject to bank's approval. No financial institutions.

FRONTAGE: D - approx 187 ft. on Milwaukee Ave.



- ★ excellent new developing intersection & area
- ★ neighbors include Wal-Mart, McDonald's, What-A-Burger & Walgreen's Pharmacy
- ★ one mile from Canyon West retail development
- ★ Main & Main site
- ★ can be divided
- ★ frontage on Milwaukee

THE WESTAR TEAM

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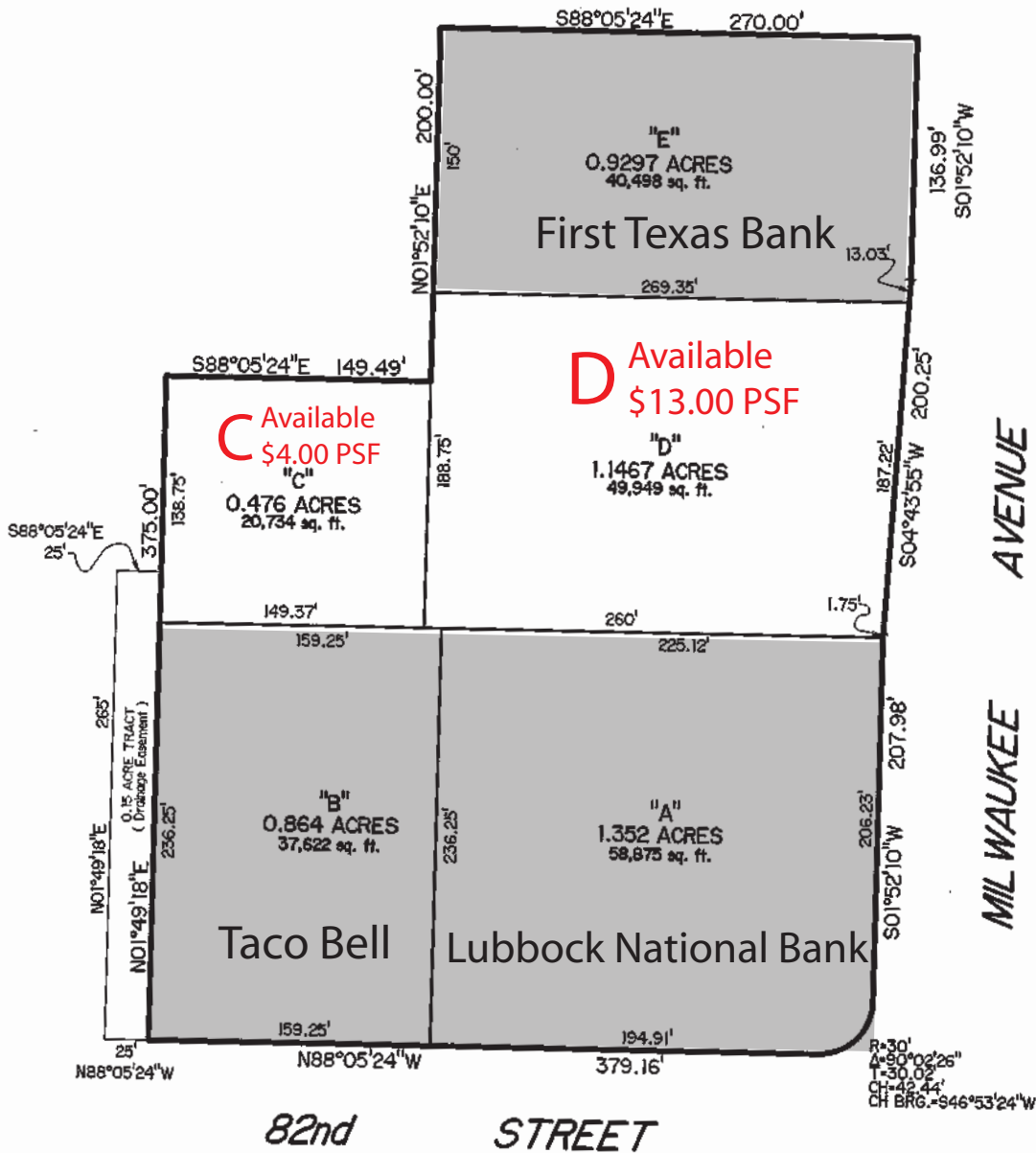
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LNB PROPERTY IN SECTION 30, BLOCK AK LUBBOCK COUNTY, TEXAS APPROXIMATE PARCEL AREAS

Total Available: 70,783 SF
Blended Price: \$10.35 PSF



Scale: 1:100

June 6, 2008
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AND ASSOCIATES, INC.
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