

LAND

FOR SALE



RICK CANUP, REALTORS®
Each office is Independently Owned and Operated

7408 FM 179
LUBBOCK, TX



PROPERTY INFORMATION

DESCRIPTION: A rectangular tract of land in a developing area of Wolfforth. This property fronts FM 179, a major thoroughfare connecting Wolfforth, TX and Shallowater, TX.

LOCATION: Located in the northeastern part of the city near Frenship High School. This tract is directly west of Preston Manor, a subdivision consisting of 400+ upscale homes.

SF: 4.75 Acres

PRICE: \$775,000



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LUBBOCK FACTS

- Lubbock, Texas has long been known as the "Hub" of the South Plains of Texas. **Lubbock is a thriving city of over 236,000 people with a MSA of over 295,000 people.** Lubbock has a strong, diverse economy that is based on agriculture, health care, manufacturing, wholesale and retail trade, and education. Lubbock is home to five institutions of higher learning, showcased by Texas Tech University, which currently serves over 50,000 students annually.
- Lubbock's trade area population of 596,900+ people** consists of a 26-county region of West Texas and Eastern New Mexico. Lubbock also serves as a medical center for 77 counties with four major medical centers offering the most comprehensive health care services between Dallas/Ft. Worth and Phoenix. Lubbock Preston Smith International Airport, and official U.S. Customs Port of Entry, offers three major commercial air carriers as well as FedEx (distribution center) and UPS.
- Texas Tech University** is close to becoming a Tier 1 university and their undergraduate enrollment is expected to grow 2.5% annually.
- Five colleges and universities** with 50,000 students enrolled annually.
- 596,900+ people live within a 90-minute drive** time who look to Lubbock for shopping, dining, entertainment, and medical services.

