

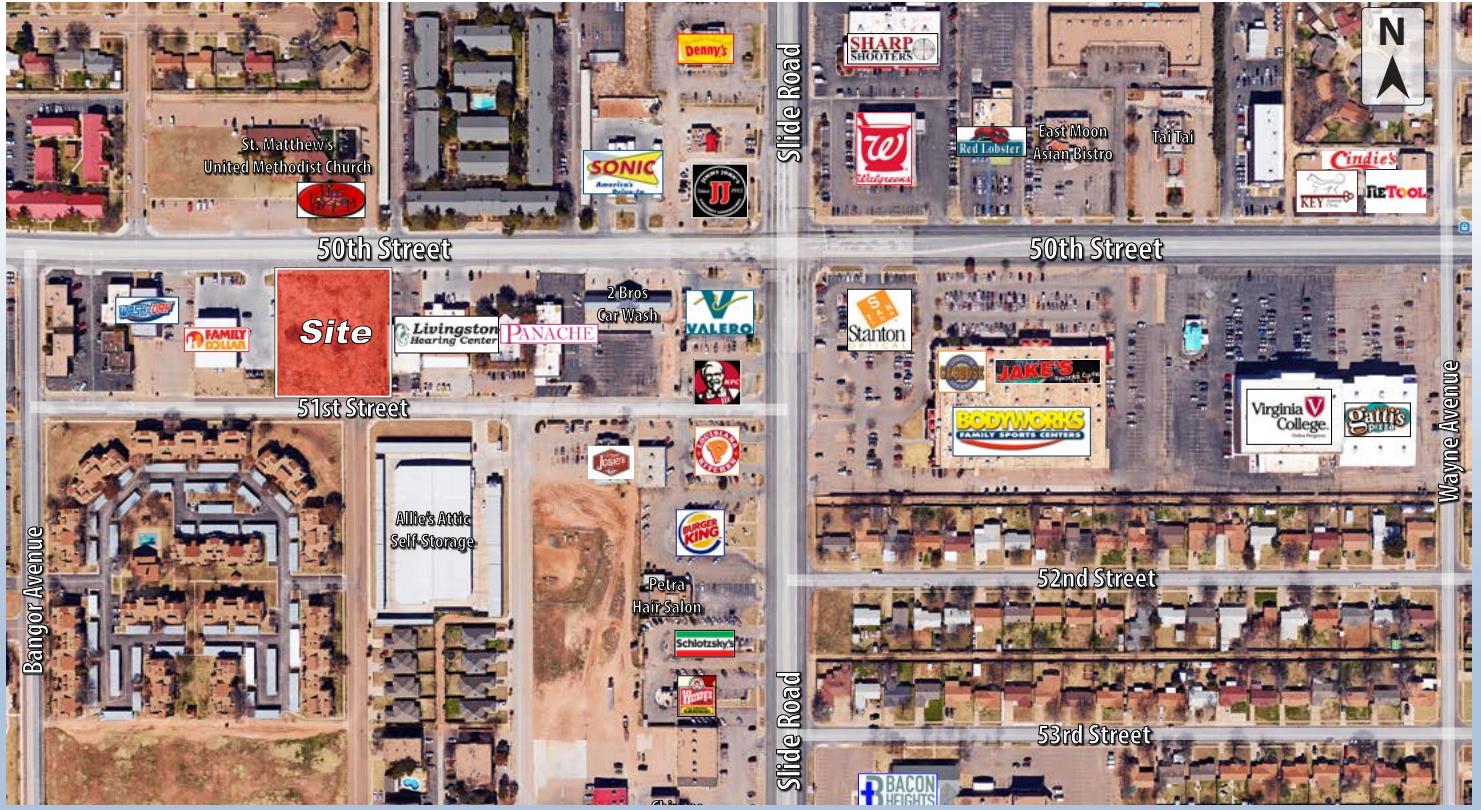
LAND

FOR SALE



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

5309 50TH STREET
LUBBOCK, TX 79414



PROPERTY INFORMATION



Beau Tucker, CCIM
The Land Man
806.784.3298 direct
806.470.3944 cell
BTucker@CBCWorldwide.com

DESCRIPTION:

A rectangular tract of land with approximately 210 feet fronting recently widened 50th Street. The property is located within a mile radius of Lubbock's South Plains Mall. This area has more than 200 retailers and businesses.

LOCATION:

Located on 50th Street just West of Slide Road with quick access to Loop 289 and the recently developed Marsha Sharp Freeway.

SIZE:

1.22 acres (approx.)

PRICE:

\$10.75 / SF

FLOODZONE:

This property is not within a flood zone.

LAND

5309 50TH STREET LUBBOCK, TX 79414

FOR SALE



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

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.

