

Westar Commercial Realty

Listing Agent: Bill Young
(806) 776-1270
byoung9478@lubbockwestar.com



Residential/Commercial Tracts Available



1265 West Marshall Howard Blvd, Littlefield, TX

List Price:..... **\$3.50/SF - Highway Frontage Commercial**
\$1.50/SF - Phelps Ave Commercial
\$7,500/Acre - Residential

Total Acreage: ... 15 Acres +/- Commercial, C-1
44 Acres +/- Residential

Utilities: To Sites, and Along Phelps Ave
Frontage: 1,842 +/- Feet on Hwy 84

* Tracts on Phelps Ave are platted

Littlefield is located 36 miles West of Lubbock, Texas on Highway 84. Littlefield is the county seat of Lamb County with a population of 6,372 at the 2010 census. Littlefield Houses the Texas Civil Commitment Center, a 310 bed medium security facility. Also, Littlefield is the new home of Select Milk Producers, one of the largest dairy coops in Texas, New Mexico, and the Midwest Region of the country producing over 7 billion pounds of milk a year. Select just recently bought the American Cotton Growers denim plant and are in the process of converting that facility into a plant that will process cheese, powder, and milk products. The conversion of the plant will cost between \$250 to \$300 million. With cotton farming being one of the largest industries in Littlefield, the dairy industry has expanded in the region over the last 10 years and has become big part of the overall economy in Littlefield. With Select Milk Producers establishing a plant in Littlefield this will create a huge impact on Littlefield's economy.

806.797.3231

4415 71st, Suite 12 • Lubbock, TX 79424 • 806 793-2130 (Fax)

EVEN though the material in this sales package was gathered from resources deemed reliable, WESTAR COMMERCIAL REALTY, INC. and/or its sales agents, do not take responsibility for any errors or omissions. This sales package is subject to withdrawal or price change without notice.

226_BY_17

www.lubbockwestar.com

Aerial Image

