

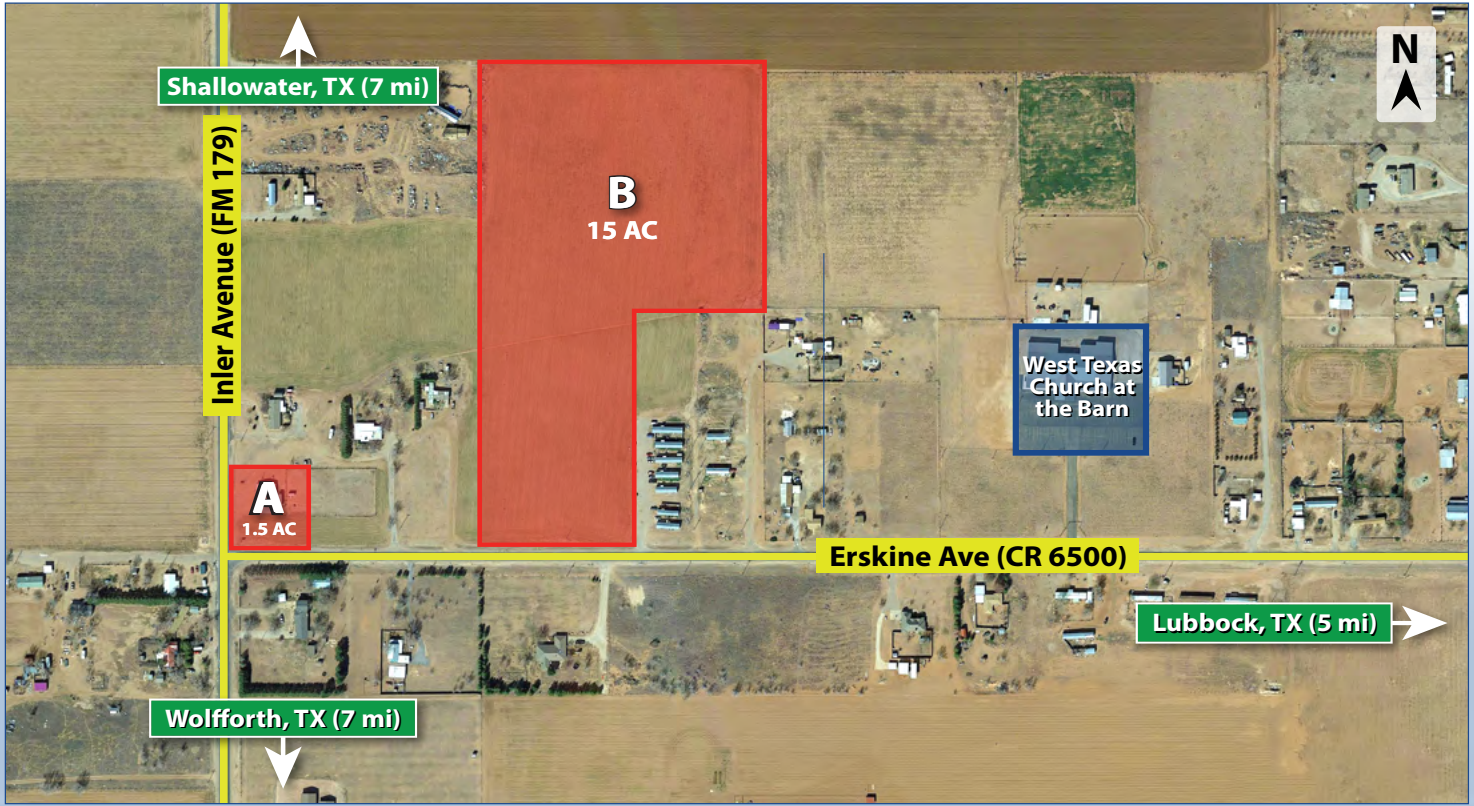
LAND

FOR SALE



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

FM 179 & ERSKINE ST.
LUBBOCK, TX



PROPERTY INFORMATION



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

DESCRIPTION:

Two tracts of land fronting Erskine Street (CR 6500). Tract A is a hard corner tract that also fronts FM 179, a major north-south thoroughfare connecting Wolfforth, TX (7 mi south) to Shallowater, TX (6.2 mi north). Tract B is an L shaped tract just east of Tract A.

LOCATION:

These properties are located just outside of the western boundary of Lubbock city limits.

SIZE:

Tract A: 1.5 AC + 40 x 60 building
Tract B: 15 AC

SALE PRICE:

Tract A: \$100,000
Tract B: \$149,000

FLOOD ZONE:

Not in a flood zone.

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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.

