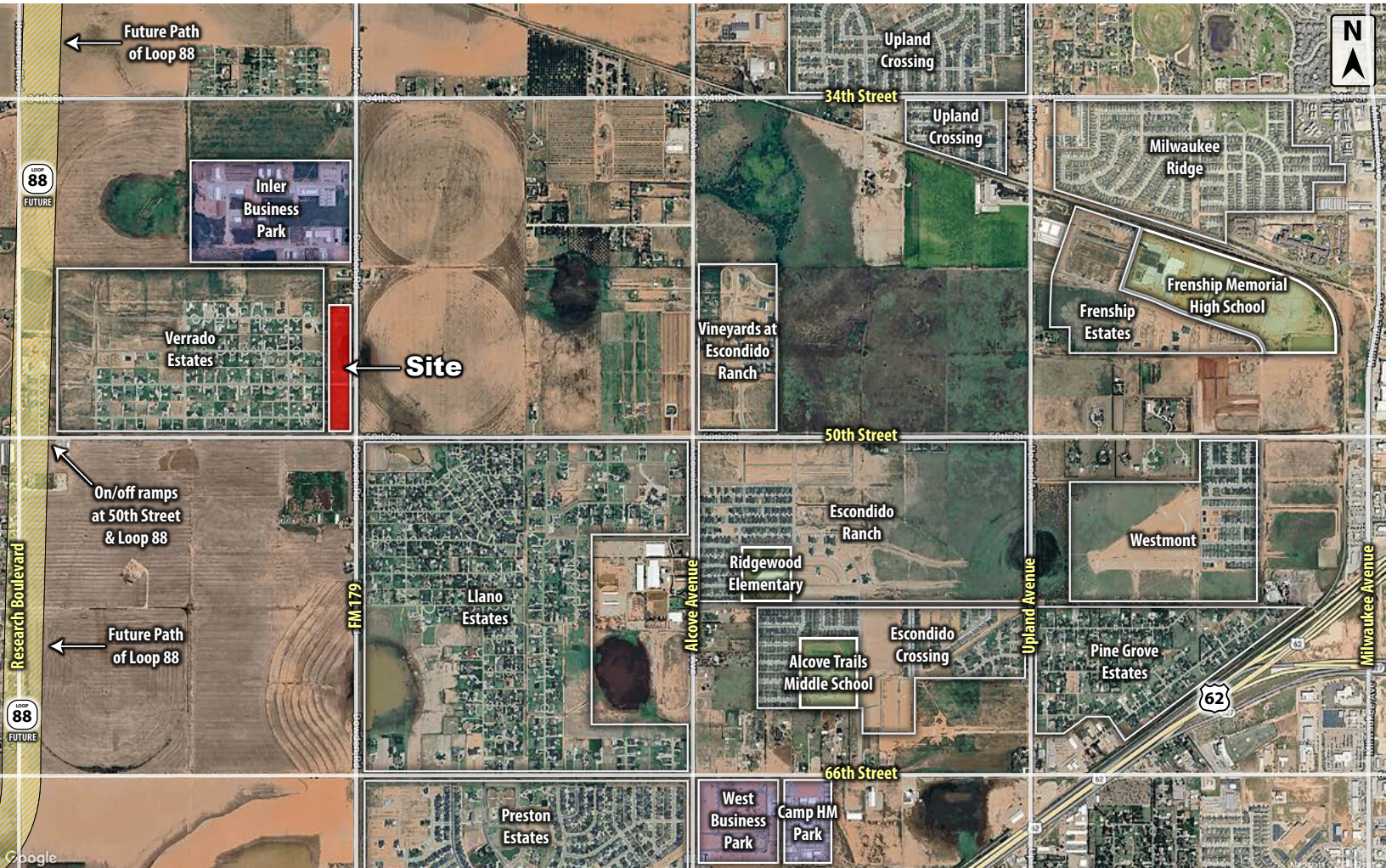




WEST LUBBOCK COMMERCIAL LAND

NWC 50th Street & FM 179 | Lubbock, TX 79407

LAND



QUICK FACTS



PURCHASE PRICE
CALL BROKER



TOTAL ACREAGE
6 - 18 AC



ZONING
COMMERCIAL

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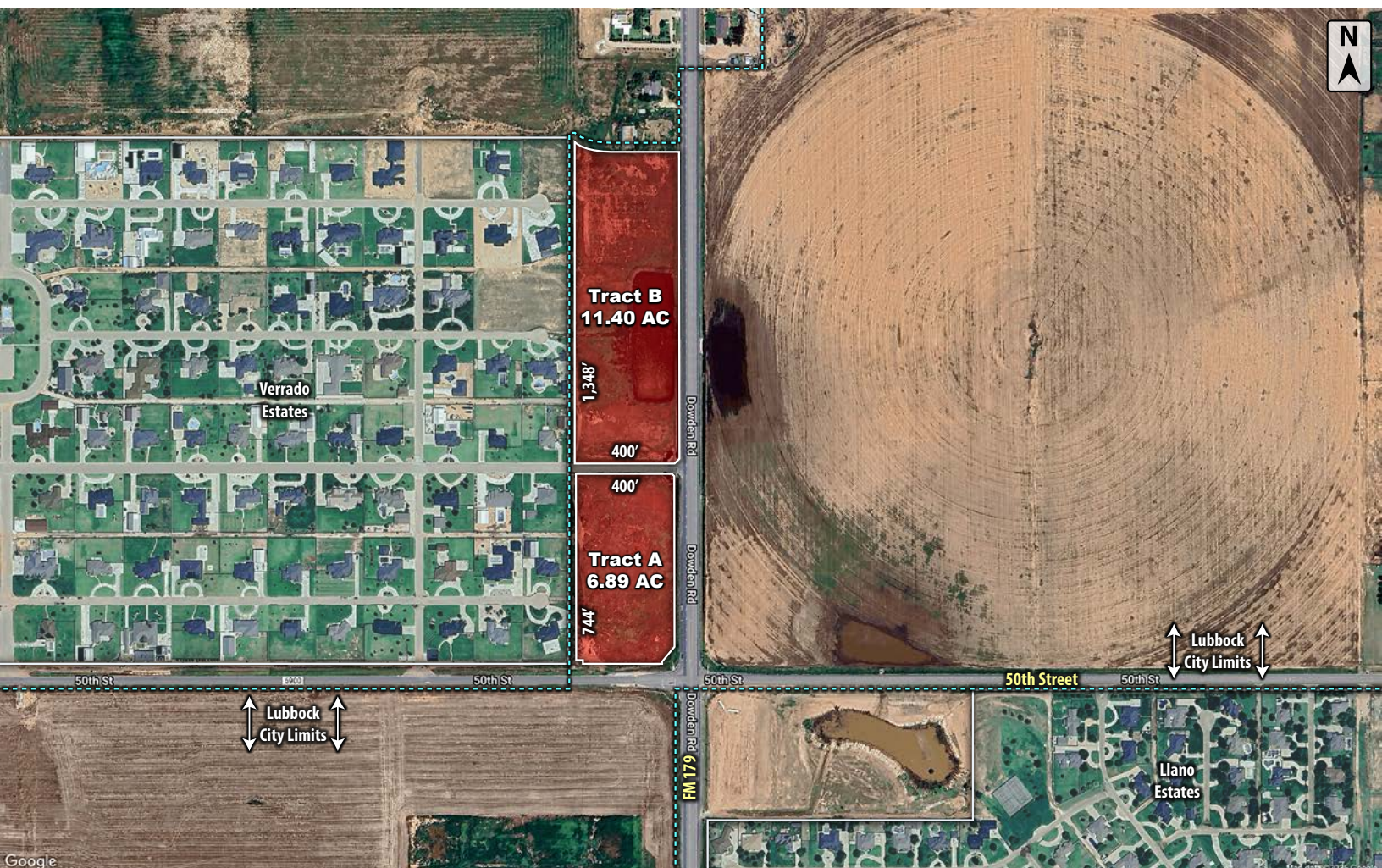
AARON HART
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TRADE AREA & INFORMATION



LOCATION

Located at the northwest corner of 50th Street & FM 179 in Lubbock, TX.

DESCRIPTION

This site sits within Lubbock's growing western corridor, along 50th Street—a major east-west road connecting Lubbock to Wolfforth—and FM 179, a key north-south route. The future Loop 88 is projected to begin construction just 1 mile west of the site in 2026, with on/off ramps at 50th Street enhancing its strategic position. It's 2 miles northwest of US 62/82 (Marsha Sharp Freeway), 4 miles west of Loop 289, less than 5 minutes from the Milwaukee Corridor and Canyon West retail center, and only 10 minutes from Texas Tech University, University Medical Center, and Covenant Health Systems. The area is booming with residential and commercial growth, fueled by the draw of the Frenship Independent School District, making it ideal for multifamily homes, retail stores, or a mixed-use project. This is a solid choice for developers eyeing a prime spot with excellent visibility and access.

OPTIONS

Tract A - 6.89 Acres

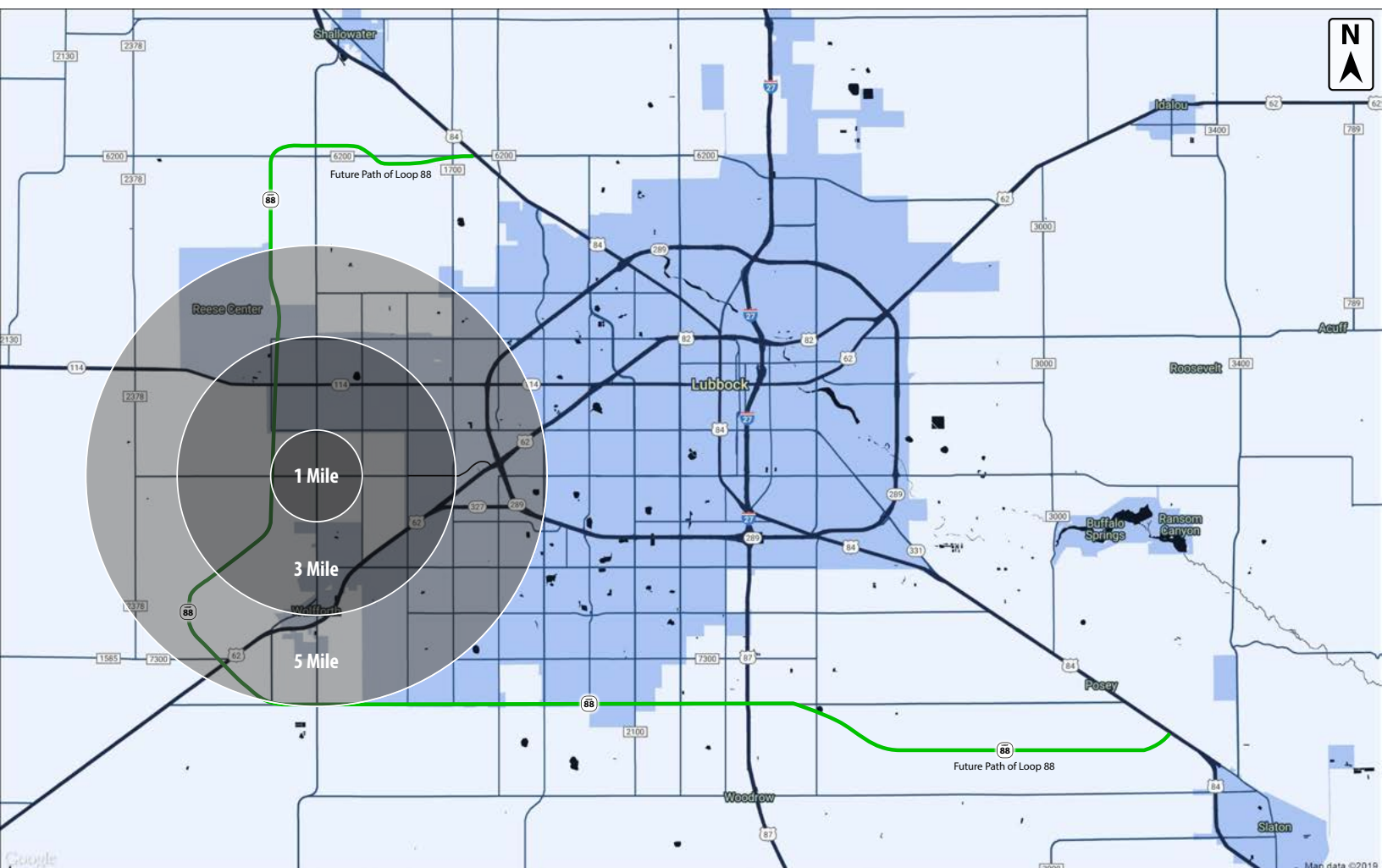
Tract B - 11.40 Acres



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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,104	17,960	79,253
MEDIAN AGE	31.3	32.5	32.1
MEDIAN AGE (MALE)	31.5	32.1	31.4
MEDIAN AGE (FEMALE)	31.1	32.9	32.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	360	6,800	32,817
# OF PERSONS PER HH	3.1	2.6	2.4
AVERAGE HH INCOME	\$174,256	\$121,683	\$97,983
AVERAGE HOUSE VALUE	\$296,227	\$236,846	\$225,404

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