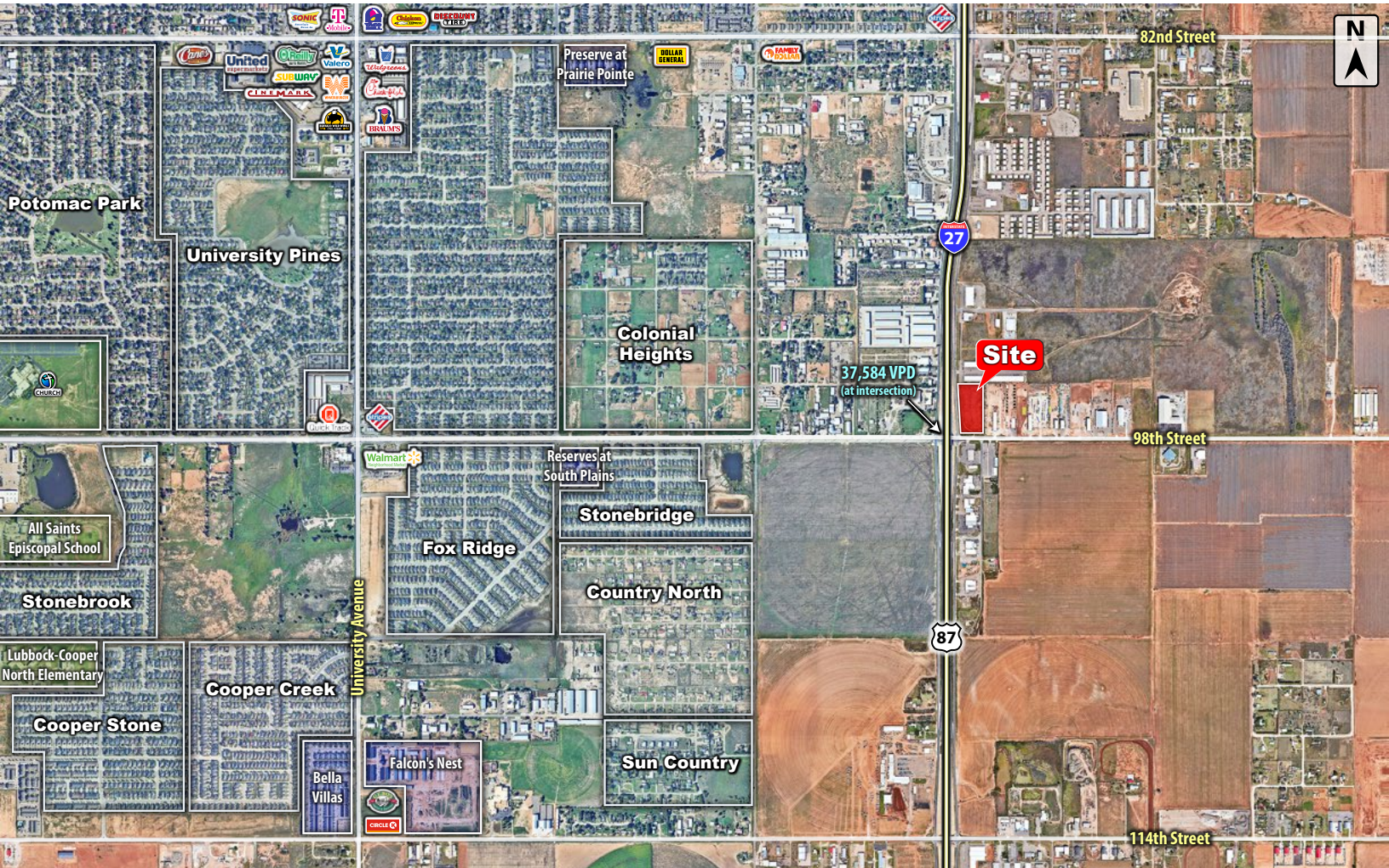




HARDCORNER HIGHWAY 87 & 98TH STREET

9711 Highway 87 | Lubbock, TX, 79404

LAND



QUICK FACTS



PURCHASE PRICE

CALL BROKER



TOTAL ACREAGE

5.01 AC



ZONING

**HEAVY
COMMERCIAL (HC)**



TRAFFIC COUNT

**37,584 VPD
(AT INTERSECTION)**

CBCWORLDWIDE.COM

BEAU TUCKER, CCIM
806.784.3298
BTUCKER@CBCLUBBOCK.COM
CBCLANDMAN.COM

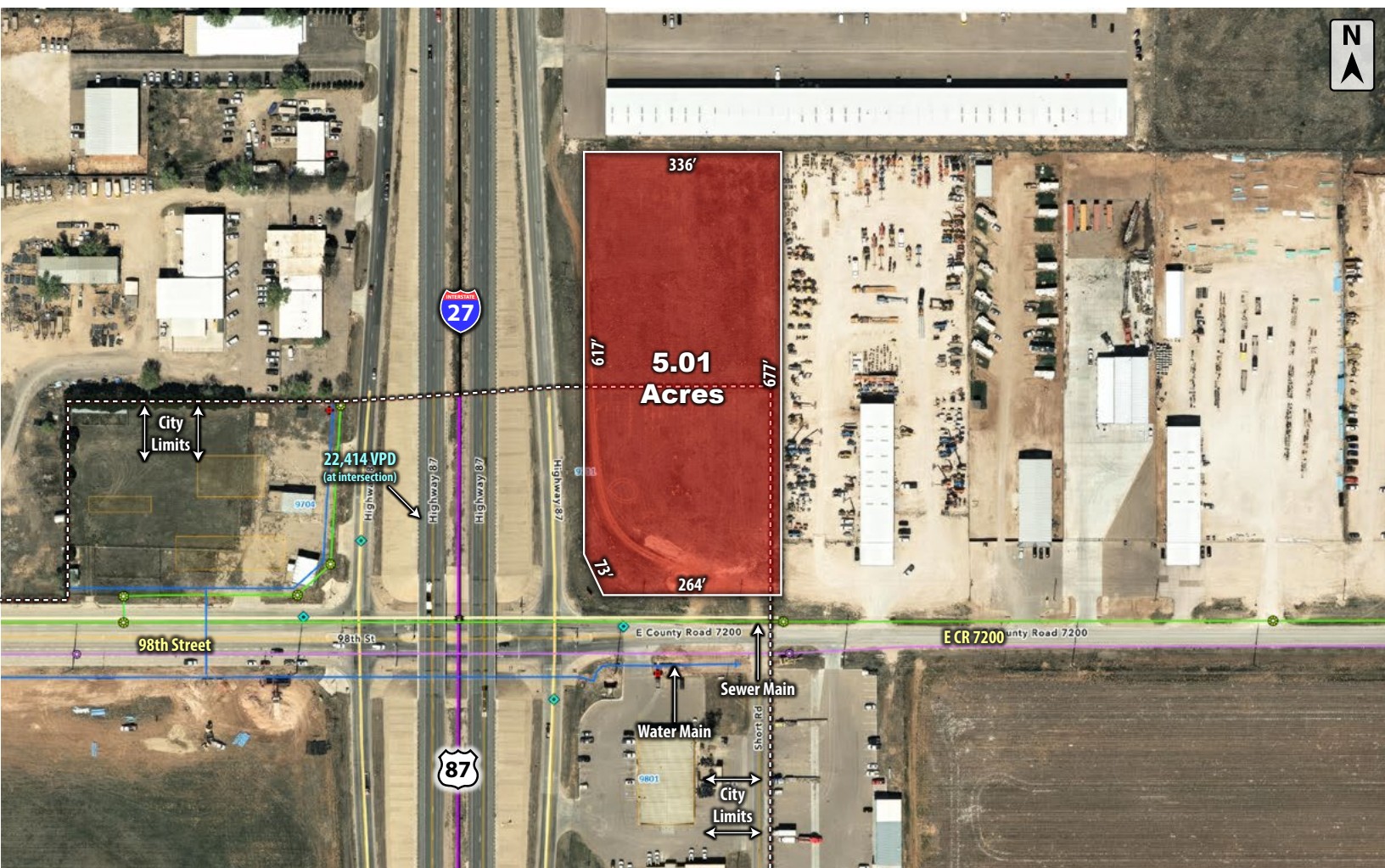
ERIC EBERHARDT
806.784.3239
ERIC@CBCCAPITALADVISORS.COM
CBCCAPITALADVISORS.COM



**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS



TRADE AREA & INFORMATION



LOCATION

Located at the northeast corner of Highway 87 (Interstate 27) and 98th Street in Lubbock, TX.

DESCRIPTION

This high-exposure commercial tract offers direct access to a major arterial corridor with strong daily traffic counts, making it ideal for retail, service, or mixed-use development. Proximity to Lubbock-Cooper High School, Middle School, and Central Elementary supports a robust local demographic and workforce. Ongoing residential developments in the area are driving continued population growth. Accessibility is further enhanced by interstate/highway traffic. All utilities are available at the site, and the corner frontage provides optimal visibility and ingress/egress, appealing to national retailers, medical users, and developers targeting this high-traffic corridor of south Lubbock.

OPTIONS

5.01 Acres - Call Broker for Pricing



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A map of Lubbock, Texas, showing the 1-mile, 3-mile, and 5-mile buffer zones around the city center. The map includes major highways (Interstates 40, 70, 80, 100, 120, 140, 160, 180, 200, 220, 240, 260, 280, 300, 320, 340, 360, 380, 400, 420, 440, 460, 480, 500, 520, 540, 560, 580, 600, 620, 640, 660, 680, 700, 720, 740, 760, 780, 800, 820, 840, 860, 880, 900, 920, 940, 960, 980, 1000) and surrounding areas like Shallowater, Reese Center, Wolforth, Woodrow, Possey, Slaton, Ransom Canyon, and Idalou. A north arrow is in the top right corner.



\$242.877

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