

## READY FOR DEVELOPMENT - LAND FOR SALE

# PRIME CORNER LOT ON NORTH FRANKFORD

3901 N. FM 2528, Lubbock, TX 79416



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$450,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	3.574 Acres
<b>MARKET:</b>	Lubbock
<b>SUBMARKET:</b>	Shallowater
<b>PRICE / SF:</b>	\$2.89

### PROPERTY OVERVIEW

Prime corner lot with frontage on Frankford Avenue and easy access to HWY 84. Perfect layout for warehouse, storage, or industrial space. Could be used for many other purposes because it is out of the city limits. This location is situated perfectly between Lubbock and Shallowater with endless potential. Property is surrounded by industrial and retail use.

### PROPERTY HIGHLIGHTS

**KW COMMERCIAL**  
10210 Quaker Avenue  
Lubbock, TX 79424

**KENT HEBISON**  
Associate  
O: 806.577.3811  
kent.hebison@kw.com

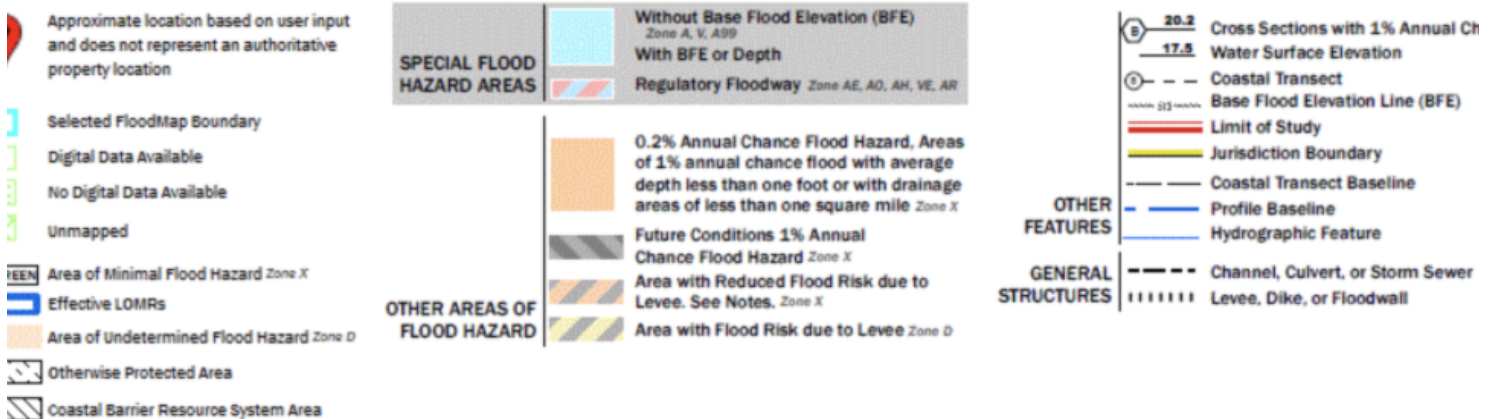
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## FLOOD MAP

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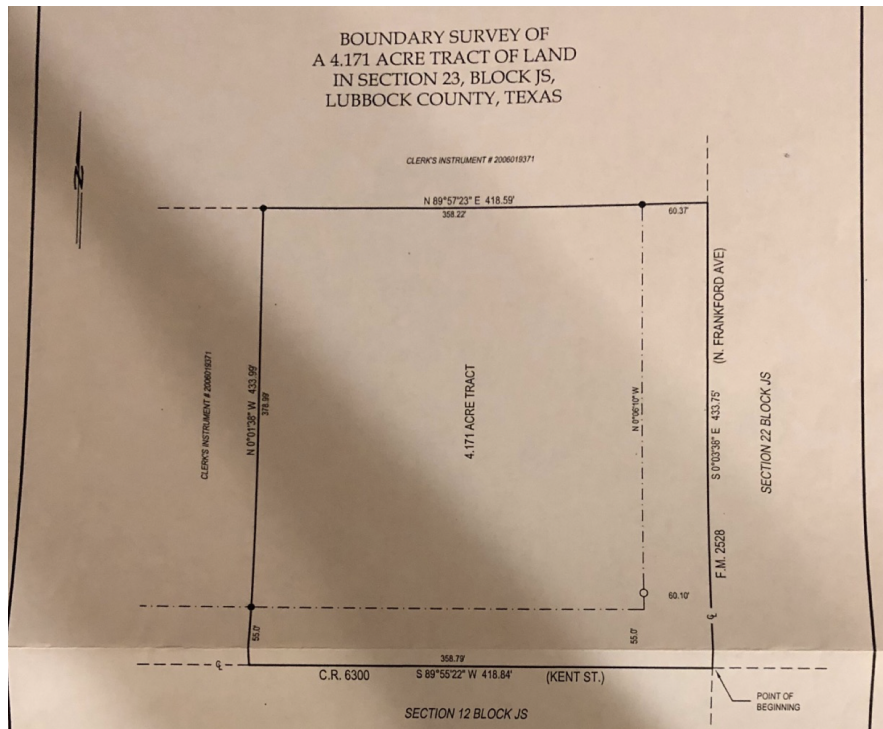
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**SECTION 12 BLOCK JS**

METES AND BOUNDS DESCRIPTION OF A 4.171 ACRE TRACT OF LAND IN SECTION 23, BLOCK JS, E.L. & R.R. RAILROAD COMPANY SURVEY, LUBBOCK COUNTY, TEXAS BEING A PORTION OF THAT TRACT DESCRIBED IN CLERK'S INSTRUMENT 2006018371 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23 AS SURVEYED BY NOBLE JAMES AUGUST 18, 1966 AND DESCRIBED IN VOLUME 1098 PAGE 663 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS BEING A POINT IN THE INTERSECTION OF COUNTY ROAD 6300 AND F.M. HIGHWAY 2528 FOR THE SOUTHEAST CORNER OF THIS TRACT:

THENCE S 89°57'22\"/>

THENCE N 0°01'38\"/>

THENCE N 89°57'23\"/>

THENCE S 0°03'38\"/>

I, ROBERT L. SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE INFORMATION HEREON REPRESENTS THE FINDINGS OF THIS SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYED:  
JUNE 10, 2008

ROBERT L. SMITH  
R.P.L.S. 3906

6310 DENNA AVE., STE A  
LUBBOCK, TEXAS 79424  
806-785-8543

PREPARED FOR: DAVID LEWIS  
REF. 03073016/recon  
JCEM 06-0504-6

MFS

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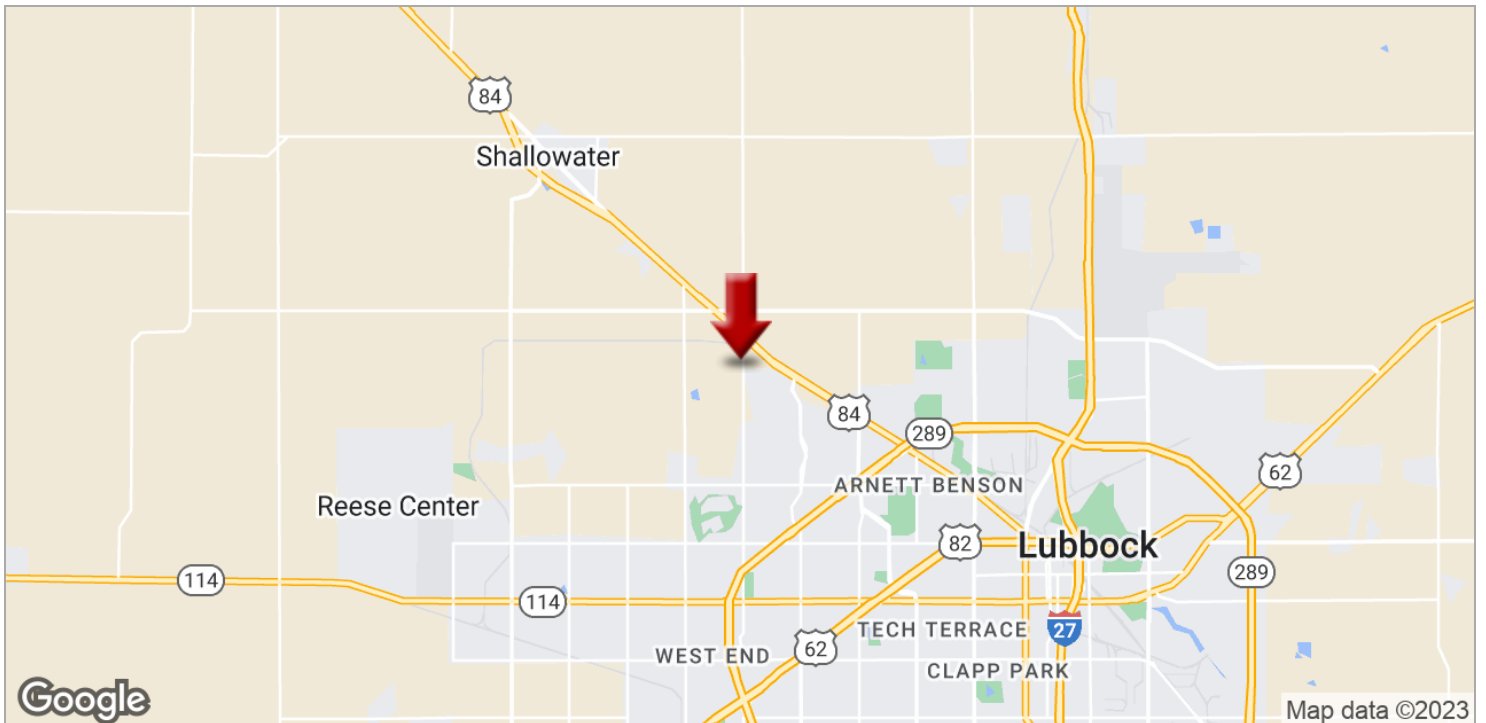
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**LAND FOR SALE**

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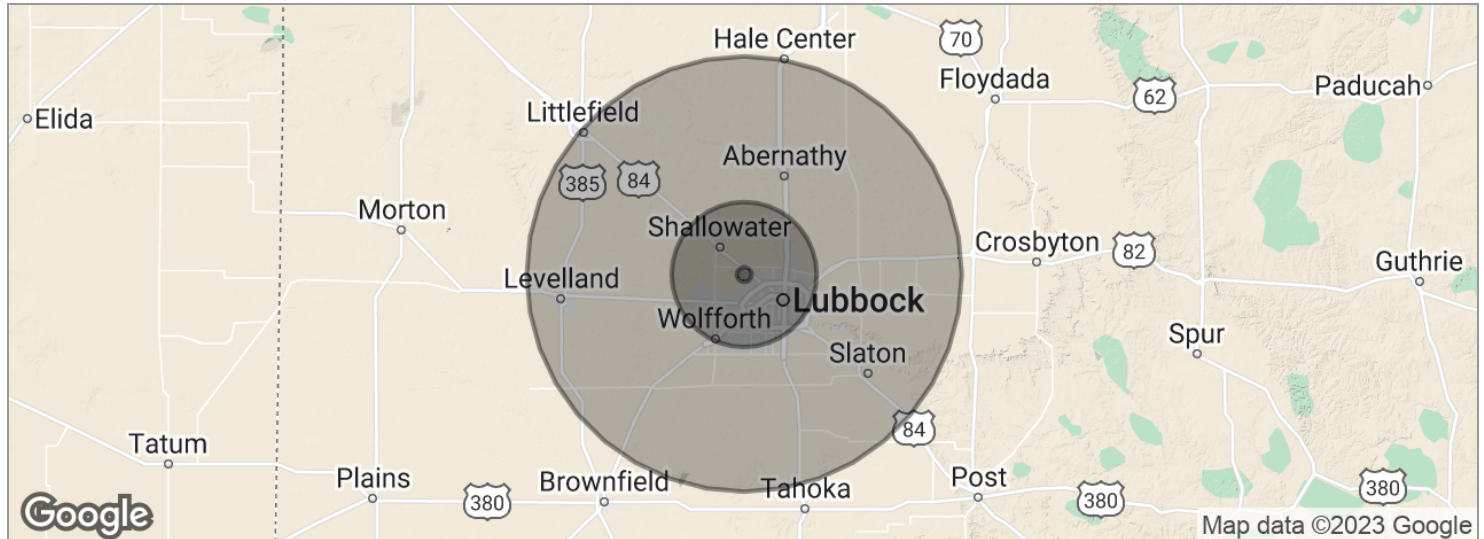
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	294	249,280	330,257
Median age	31.7	31.2	31.8
Median age (male)	34.9	30.3	31.0
Median age (Female)	30.4	32.4	32.6
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	108	96,495	124,587
# of persons per HH	2.7	2.6	2.7
Average HH income	\$65,012	\$57,051	\$57,442
Average house value	\$133,709	\$140,239	\$132,176

\* Demographic data derived from 2020 ACS - US Census

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