

LAND FOR SALE

SEC 19TH STREET AND FM 179

SH 114 And FM 179, Lubbock, TX 79407



SALE PRICE: Subject #1: \$3,500,000
Subject #2: \$1,273,306
Subject #3: \$76,656

PRICE PER ACRE: -Subject #1: \$102,941 (\$2.36 PSF)
-Subject #2&3: \$39,801 (\$.91 PSF)

LOT SIZE: 67.918 Acres Total
24 Acres Additional

TRAFFIC COUNT: 22,531

PROPERTY OVERVIEW

The properties listed are 3 tracts of land which can be divided in whatever configuration needed. Seller has additional acreage that is available to the adjoining subject properties. Reese Technology Center, Frenship Schools and several residential neighborhoods surround the properties. Owner would be willing to Owner Finance a portion of the sale.

PROPERTY FEATURES

- Proposed widening of FM 179 to seven lanes
- FM 179 Frontage of approx. 1,077' +/-
- 19th Street (SH 114) Frontage of approx. 1,662' +/-
- Located at Intersection of 19th Street (SH 114) and FM 179
- Access to Loop 289, US 62/82, and US 84
- FM 179 is a major thoroughfare to Wolfforth, TX (5 miles) and to Shallowater, TX (8 miles) (FM 179 goes to Lamesa, TX).
- 19th Street (SH 114) is a major thoroughfare to Eastern New Mexico, Levelland, TX (22 miles) and Lubbock, TX (4 miles)
- Gateway into Lubbock West and Northwest

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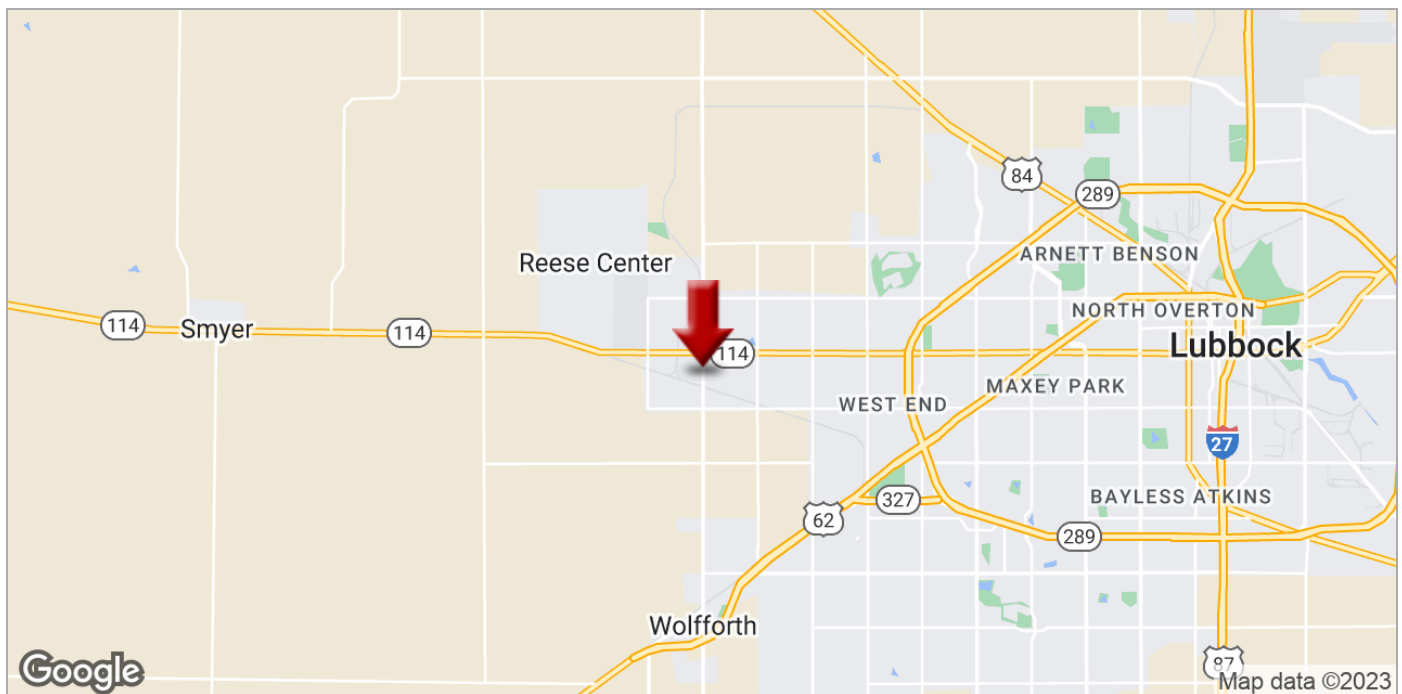
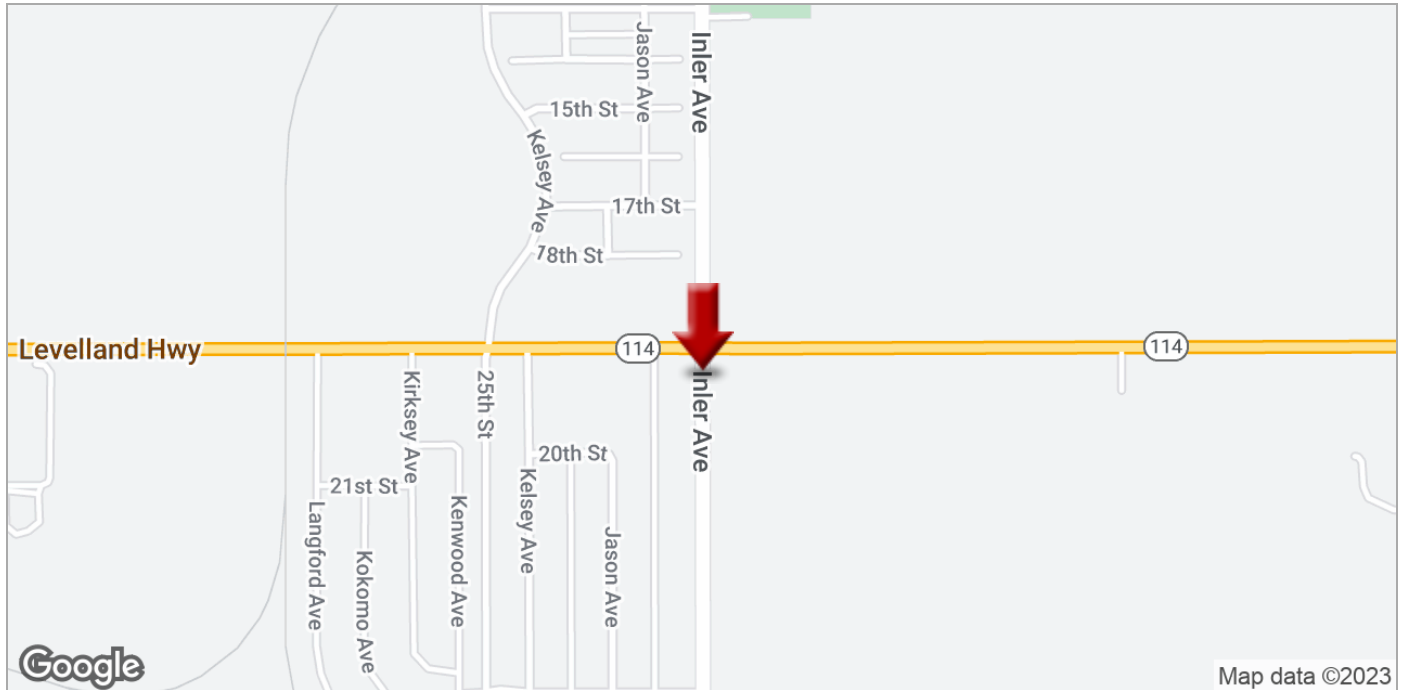
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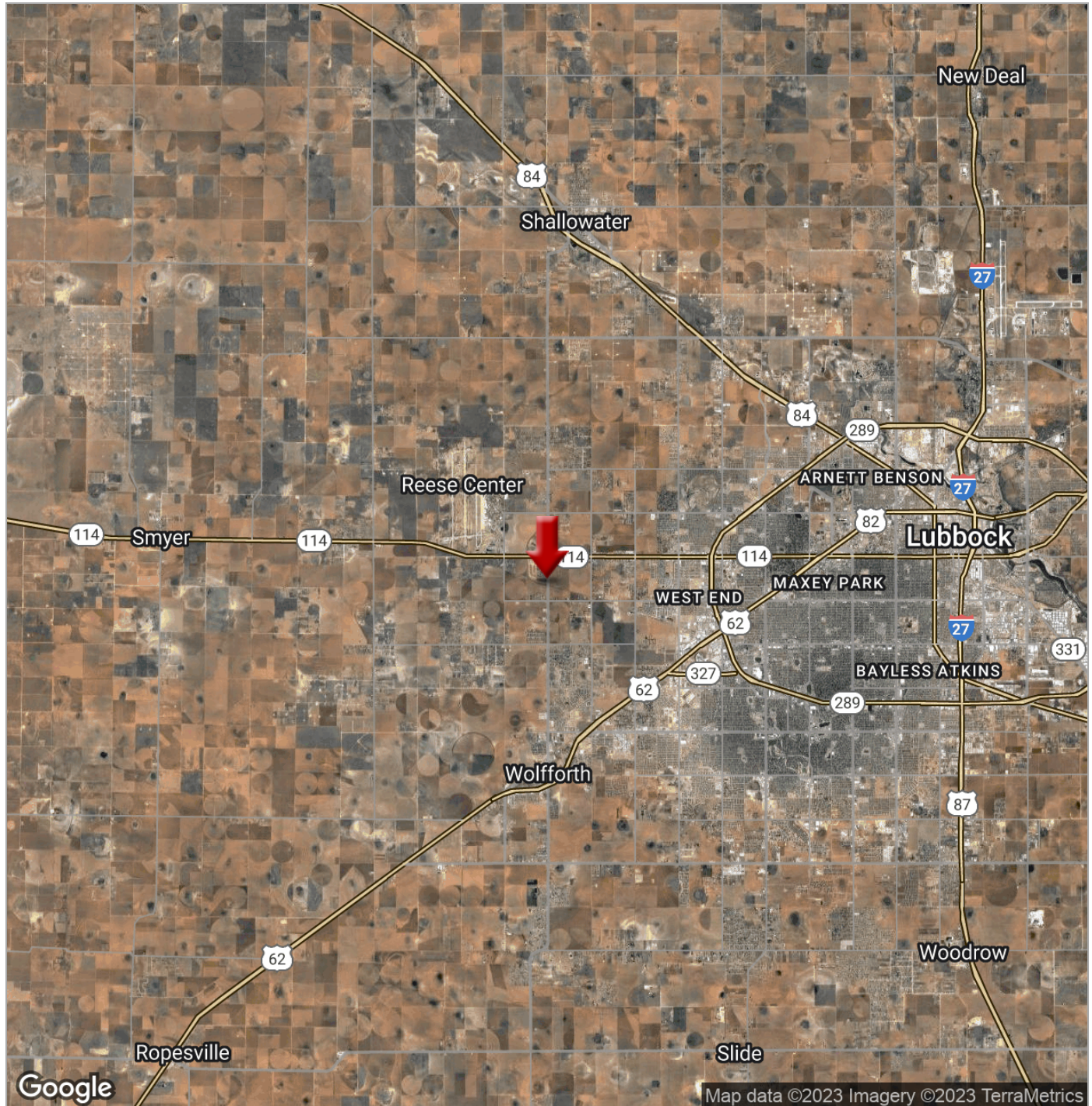
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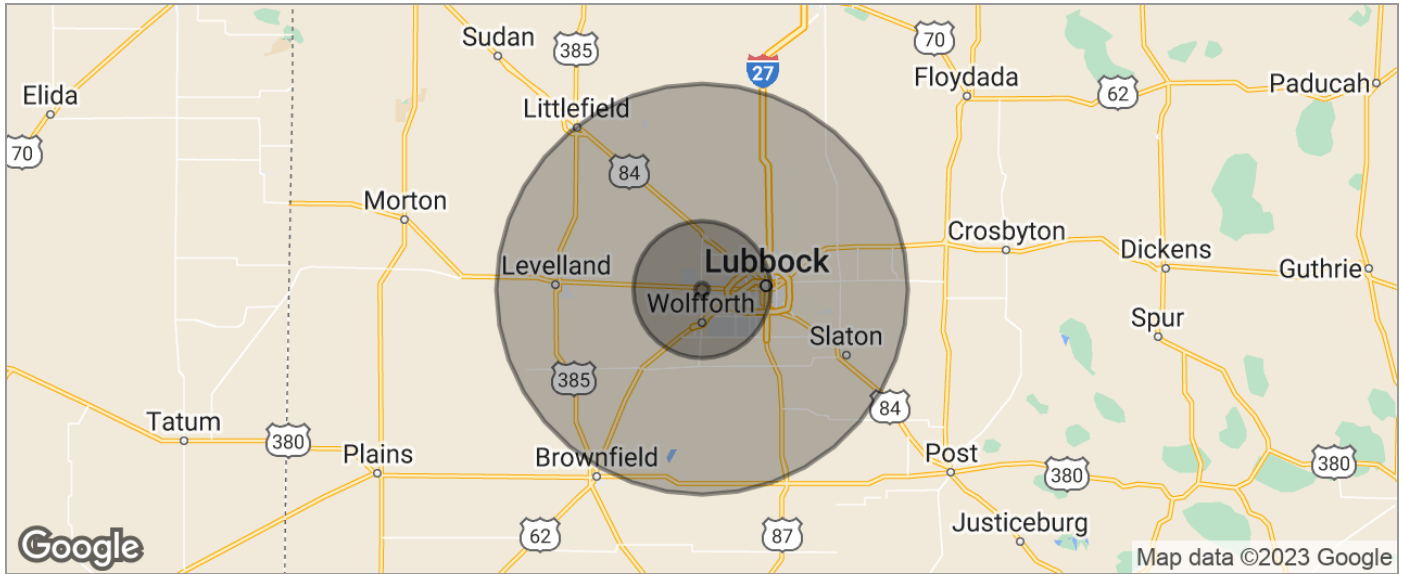
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POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	947	199,854	352,810
MEDIAN AGE	36.4	31.8	32.2
MEDIAN AGE (MALE)	33.6	30.9	31.3
MEDIAN AGE (FEMALE)	44.0	32.9	33.2
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	387	77,735	132,825
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$45,920	\$64,068	\$58,852
AVERAGE HOUSE VALUE	\$136,492	\$151,491	\$133,520
RACE	1 MILE	10 MILES	30 MILES
% WHITE	73.6%	82.6%	79.3%
% BLACK	7.0%	4.6%	7.0%
% ASIAN	0.0%	2.5%	2.0%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.9%	0.6%	0.7%
% OTHER	10.5%	7.4%	8.3%
ETHNICITY	1 MILE	10 MILES	30 MILES
% HISPANIC	32.6%	26.0%	31.8%

* Demographic data derived from 2020 ACS - US Census

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