



LAND | 10.9 ACRES | \$4.25/SF | \$2,017,917

**5402 146TH ST LUBBOCK, TX 79404**



**Carrigan Williams**  
COMMERCIAL REALTOR

📞 806.215.7023

✉️ CARRIGAN.WILLIAMS@MCDOUGAL.COM

📍 1500 BROADWAY ST, STE 1400,  
LUBBOCK, TX 79401

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#### PROJECT SCOPE

10.9-Acres now available in Booming South Lubbock

Nestled in the southern growth corridor of Lubbock, 5402 146th St. presents a 10.9-acre canvas for pragmatic development. This prime parcel offers accessibility and strategic positioning within the flourishing expansion of the area. Explore the potential for diverse projects and position yourself at the forefront of growth.

#### DETAILS

- Asking Price: \$2,017,917 | \$4.25/sf
- Size: 10.9 AC | 474,804 sq ft
- 146th Frontage
- Slide Rd Traffic Count: 16,372 VPD

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**RETAILERS WITHIN 4 MILE RADIUS**



**UNIVERSITY MEDICAL CENTER**  
Opened 12/2023  
250,000 SF | 13.6 AC campus



**TEXAS TECH UNIVERSITY**  
> 40,000 Students enrolled  
21,000 Employees



**SLIDE RD**  
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10.9 AC

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