

INDUSTRIAL | 50,472 SQ FT | \$3,800,000

**901 E 66TH ST, LUBBOCK, TX 79404**



**Carrigan Williams**  
COMMERCIAL REALTOR

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✉️ CARRIGAN.WILLIAMS@MCDOUGAL.COM

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

🌐 MCDOUGAL.COM



#### PROJECT SCOPE

McDougal Realtors is pleased to present a highly sought-after industrial property located at 901 E 66th St in Lubbock, TX. This meticulously maintained, food-grade facility is exceptionally suited for manufacturing and processing operations, with ample high-power capacity to support your business needs. The property is equipped with four dock-high doors and one bay door, ensuring efficient and streamlined logistics. Office area includes numerous private offices, providing a functional and professional workspace for your team. Additionally, the site offers extensive outdoor storage and includes 2 acres of land available for future development or expansion. This versatile property is an outstanding opportunity for businesses seeking a well-equipped and strategically located industrial facility.

#### DETAILS

- For Sale
- \$3,800,000
- Year built- 1985
- Available SF- 50,472 sq ft
- Lot Size- 4.788 AC
- Zoning- Light Industrial (LI)
- Power- 240v 3ph 200amp

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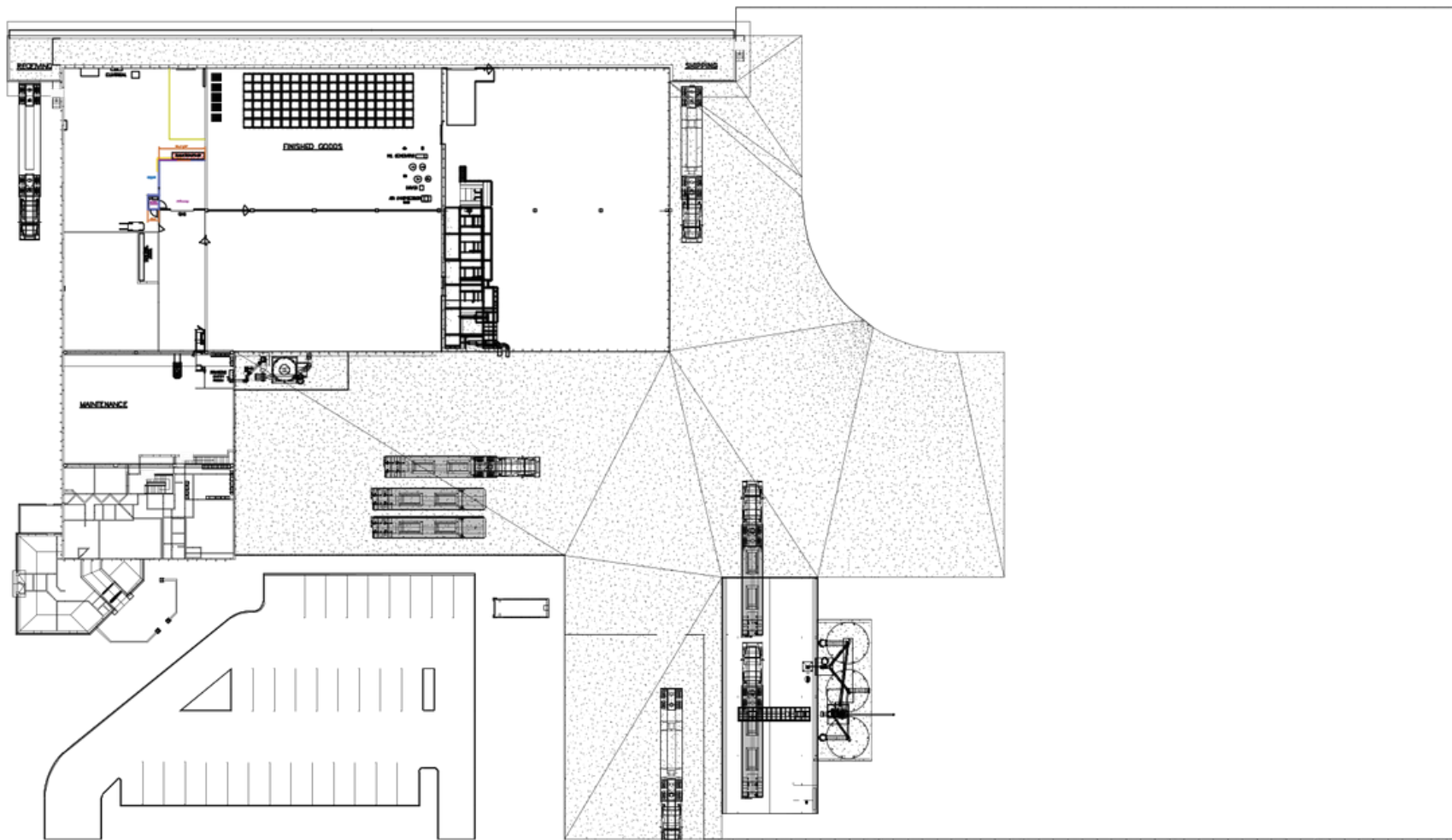
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SITE PLAN



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1ST FLOOR - FLOOR PLAN



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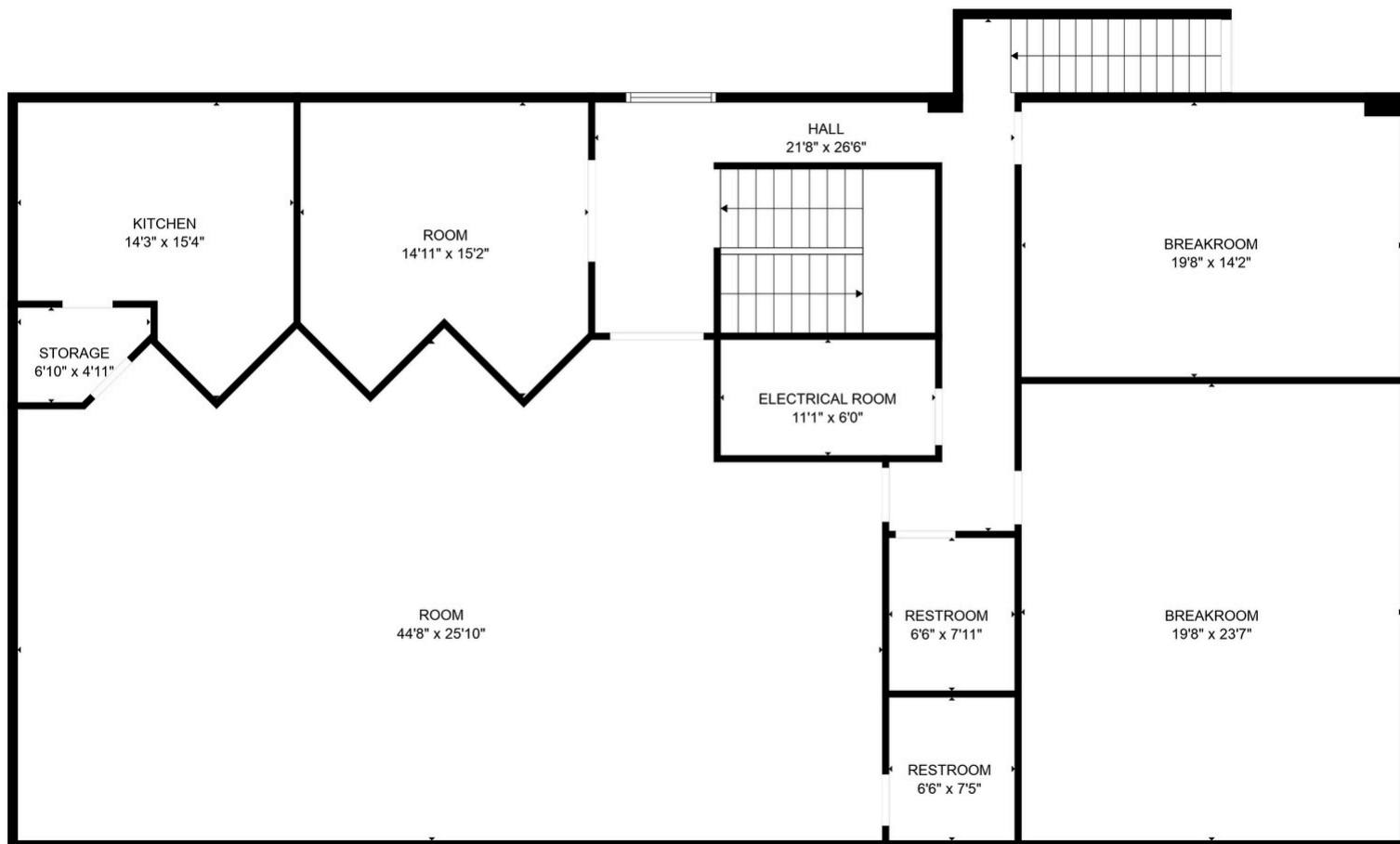
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2ND FLOOR - FLOOR PLAN



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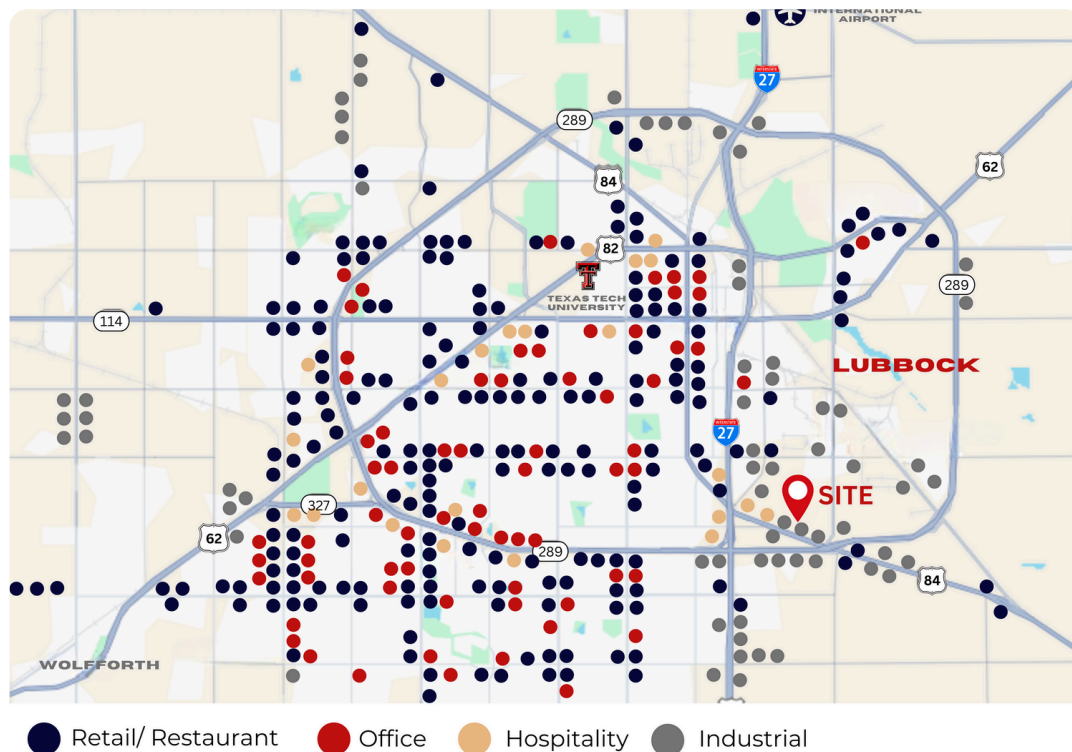
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### ECONOMY

Lubbock, Texas, has a diverse and growing economy anchored by agriculture, education, and healthcare. The city is known as a major cotton-growing region, contributing significantly to the local and state economy. Texas Tech University is a key driver of economic activity, attracting students, faculty, and research investments, which support local businesses and create jobs. The healthcare sector is also robust, with major medical centers like Covenant Health and University Medical Center serving as major employers. Additionally, Lubbock has a strong presence in the food processing, manufacturing, and energy sectors. The city's economic growth is supported by a favorable business climate, low cost of living, and a strategic location that provides easy access to major markets in Texas and surrounding states.

### DEMOGRAPHICS

POPULATION	1 MILE	5 MILE	10 MILE	INCOME	1 MILE	5 MILE	10 MILE
2024 Population	1,486	128,595	288,725	2024 Avg Income	\$82,222	\$95,067	\$107,896
HOUSEHOLDS	1 MILE	5 MILE	10 MILE				
2024 Households	527	48,499	113,257				

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