

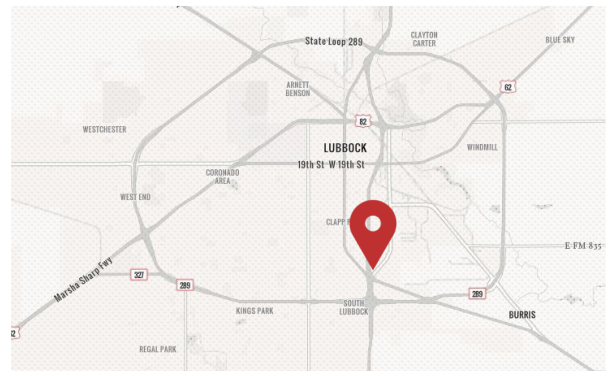


Highway Frontage Shop & Yard

5906 Avenue A, Lubbock, TX 79404

Property Features

- Outstanding visibility and access at the busy I-27 & Hwy 84 interchange, with over 45,800 vehicles passing daily; perfect for attracting attention and driving business
- Strategically positioned on the expanding I-27 Ports-to-Plains Corridor, offering long-term growth potential and enhanced connectivity from Laredo to Amarillo and beyond
- Versatile layout with a well-maintained yard, functional office space, and a small shop, ideal for contractors, service providers, or any business needing both workspace and storage
- Tenant pays property taxes (estimated at \$223/month)



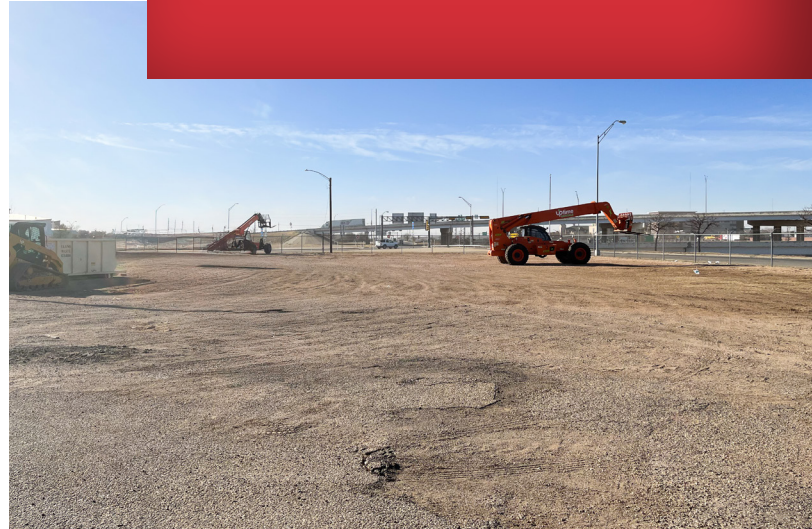
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|---------------|---------------|
| BUILDING SIZE | 1,120 SF |
| LOT SIZE | 2.126 AC |
| SALE PRICE | \$625,000.00 |
| LEASE RATE | \$4,500.00/Mo |

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FOR SALE

THE SITE



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THE SITE



No.

HIGHWAY

INTERSTATE

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