



Land For Sale

Loop 289 & N University Land

April 02, 2026



Dan Williams

Broker

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806.777.1310

WILLIAMS & CO Real Estate

918 Ave J Lubbock, TX 79401

Land For Sale

2404 N UNIVERSITY LAND



WILLIAMS & CO
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

Strategically positioned at Loop 289 & North University, this high-profile tract sits directly in the path of explosive North Lubbock growth — adjacent to the planned Lubbock County Expo Center, a future regional destination expected to drive significant traffic and economic activity.

With Lennar Homes breaking ground immediately north, expanding infrastructure, and increasing institutional investment surrounding the site, momentum is no longer coming — it's here.

This site, with hard corner visibility with exceptional access and immediate connectivity to I-27 & Loop 289, offers proximity to Texas Tech University & major hospital systems, and Lubbock International Airport.

This location offers the rare combination of visibility, accessibility, and future upside — ideal for retail, QSR, medical, hospitality, or mixed-use development. Secure your position in Lubbock's fastest-growing corridor today.

PROPERTY HIGHLIGHTS

- Prime corner commercial tract at Loop 289 & North University
- Located in the path of future development in North Lubbock
- Adjacent to the planned Lubbock County Expo Center, a major regional destination
- Excellent access to I-27 and Loop 289 for strong regional connectivity
- Short drive to Texas Tech University and both major hospital systems
- Convenient proximity to Lubbock International Airport
- Lennar Homes has broken ground on residential development immediately north of the site
- Surrounded by expanding infrastructure, rooftops, and institutional investment
- Strong visibility and accessibility ideal for a variety of commercial uses
- Rare opportunity in a rapidly growing corridor with long-term upside
- Ag exempt status for the land is great for long term hold possibilities

OFFERING SUMMARY

Sale Price:	\$3.25 / SF
Lot Size:	12.6 Acres

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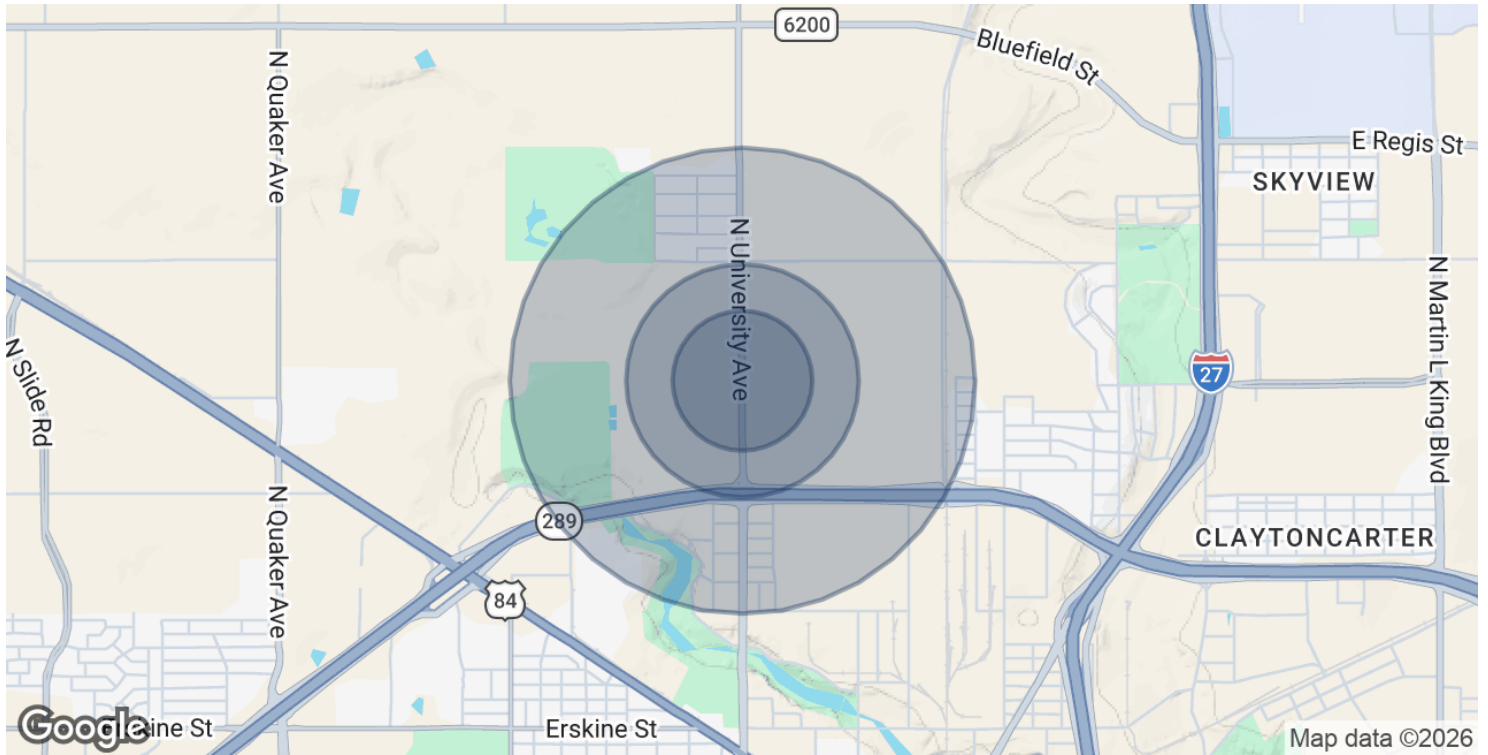
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	39	152	961
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	41	265
# of Persons per HH	3.9	3.7	3.6
Average HH Income	\$132,105	\$131,836	\$128,646
Average House Value	\$270,819	\$270,537	\$267,746

Demographics data derived from AlphaMap

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date