



ADRIAN ST LUBBOCK, TX 79415

RUBEN TRUJILLO

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611 Broadway, Lubbock, TX 79401



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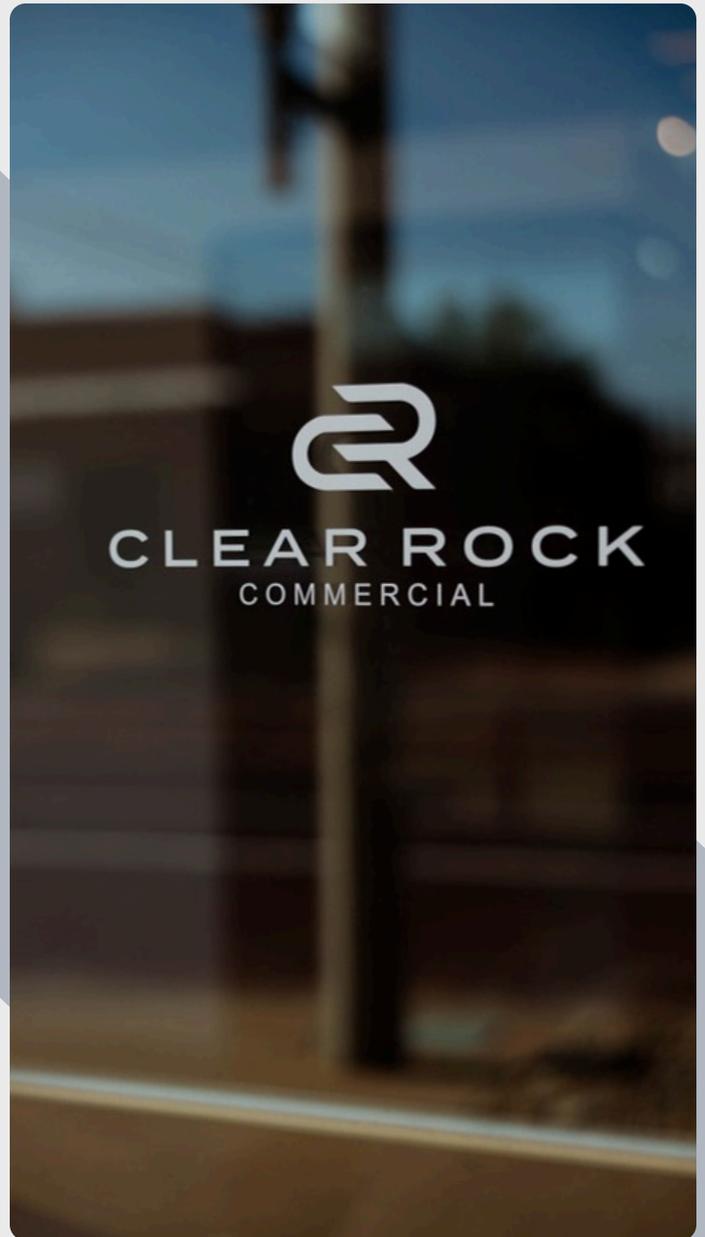
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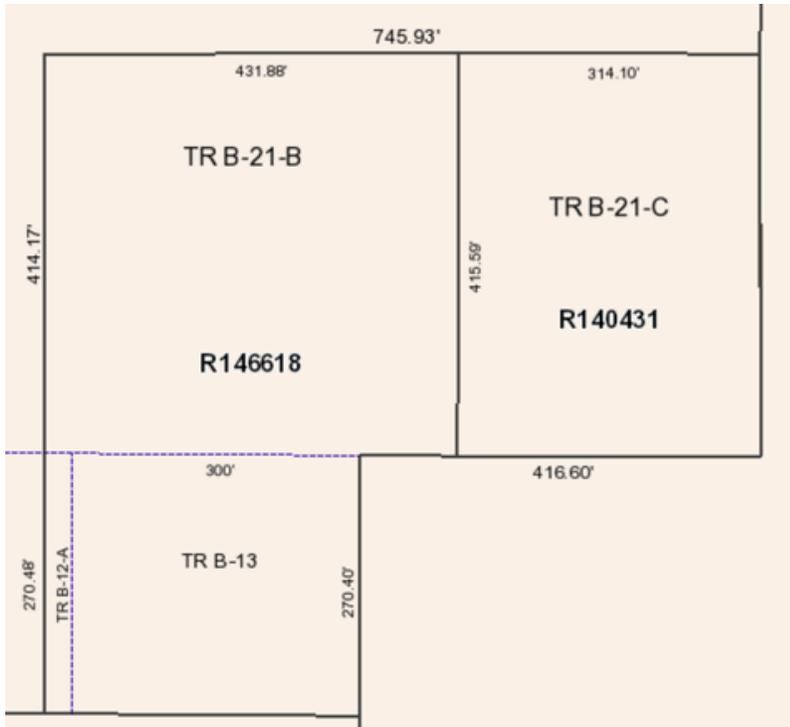
Clear Rock Commercial is a seasoned commercial real estate group focused on delivering results that align with each client's unique goals. With deep market knowledge and a commitment to personalized service, we help businesses make confident, strategic real estate decisions.

VISIT US AT

611 Broadway
Lubbock TX 79401
clearrockrealty.com



Adrian St. Lubbock, TX 79415



Offering Details

Price	\$298,500
Total Acres	9.16 Acres
Property Type	Land
Sub Type	Commercial/Industrial
Zoning	SF-2
Parcel 1	R146618
Size	6.16 Acres
Parcel 2	R140431
Size	3 Acres

Adrian St | Vacant Land Opportunity | Lubbock, TX

This is a rare opportunity to acquire two contiguous parcels totaling **9.16 acres** in a prime Lubbock location. The larger parcel measures 6.16 acres, and the second parcel is 3 acres, providing a substantial footprint for future development or investment.

Currently zoned **Vacant Land Unsubdivided**, the property was formerly used as a site for concrete related fill and material disposal, creating a unique blank slate for redevelopment. With its size and location, the site holds strong potential for various commercial or industrial uses.

Located in an established industrial corridor with **easy access to Loop 289, Clovis Rd, and I-27**, the property provides excellent connectivity for transportation, logistics, or service operations. It is surrounded by long-standing industrial, service-based, and commercial businesses, making it a strategic location for **contractors, developers, or investors** seeking flexibility and visibility.

Whether repurposed for **contractor yards, equipment storage, logistics operations, workshops, or subdivision development**, the parcels offer plenty of room for both immediate use and long-term investment.

With strong future potential and flexible options, Adrian St provides a chance to secure **sizable, strategically located land** in Lubbock—ideal for those ready to bring new life and opportunity to this site.

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1. Adrian St
2. National Pump Company
3. Frank's Machine Shop
4. Consolidated Pipe & Tube
5. AAA Storage
6. Griffen Fuel & Transportation
7. Oberkampf Supply Inc.
8. Texcraft Inc.
9. Earl's Plumbing, Air & Electrical
10. Helena Agri-Enterprises
11. Xylem Lubbock-Goulds Water Technology

Location Highlights

- Convenient access to Loop 289, Clovis Rd, and I-27 for easy transportation and logistics
- Minutes from Lubbock Preston Smith International Airport
- Surrounded by industrial, service-based, and commercial businesses
- Central location ideal for contractors, developers, or investors
- Positioned in a growing industrial/residential corridor with future development potential

Potential Uses

- Contractor yard or service business headquarters
- Equipment or fleet vehicle storage
- Distribution, logistics, or supply operations
- Light industrial or workshop use (subject to rezoning)
- Secure storage for tools, trailers, or materials
- Strategic investment with room for expansion or future redevelopment
- Fill and disposal operations

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Information About Brokerage Services

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

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Buyer/Tenant/Seller/Landlord Initials

Date