

Land For Sale



50th Street & Alcove Ave- North



Dan Williams

Broker

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WILLIAMS & CO Real Estate

918 Ave J Lubbock, TX 79401

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50TH STREET & ALCOVE AVE- NORTH



WILLIAMS & CO
COMMERCIAL REAL ESTATE

PROPERTY DESCRIPTION

Prime Development Land on 50th Street | Rapidly Growing West Lubbock Corridor

Located along 50th Street between Upland and Alcove Avenues, this property offers outstanding development potential in one of Lubbock's fastest-growing areas. Positioned just minutes from Frenship ISD's newest high school campus and adjacent to the thriving neighborhoods of Escondido Ranch and The Vineyards, this site is ideally suited for office, retail or mixed-use development.

Lots south of 50th Street offer the opportunity to be subdivided, providing flexibility for a range of projects and land size needs. The area's strong growth is driven by the continued expansion of Lubbock's west side, with high residential demand and increased investment in infrastructure and amenities.

Frenship Independent School District is one of the fastest-growing districts in Texas, known for its strong academic programs and commitment to serving a growing student population. As new schools and housing developments continue to rise, this corridor is poised to support sustained commercial growth and community investment.

Don't miss this opportunity to secure a strategic location in West Lubbock's expanding footprint.



OFFERING SUMMARY

Sale Price:	\$10 PSF
Lot Size:	0.71-5.26 Acres

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B - 0.76 Acres
C - 0.72 Acres
D - 0.72 Acres
E - 0.92 Acres
F - 0.71 Acres
G - 0.72 Acres
H - 0.71 Acres

LOT #	SIZE	PRICE	ZONING
Tract B	0.76 Acres	\$331,056	NC
Tract C	0.72 Acres	\$313,632	NC
Tract D	0.72 Acres	\$313,632	NC
Tract E	0.92 Acres	\$400,752	NC
Tract F	0.71 Acres	\$390,276	NC
Tract G	0.72 Acres	\$313,632	NC
Tract H	0.71 Acres	\$390,304	NC
All Tracts	5.26 Acres	\$2,291,256	NC

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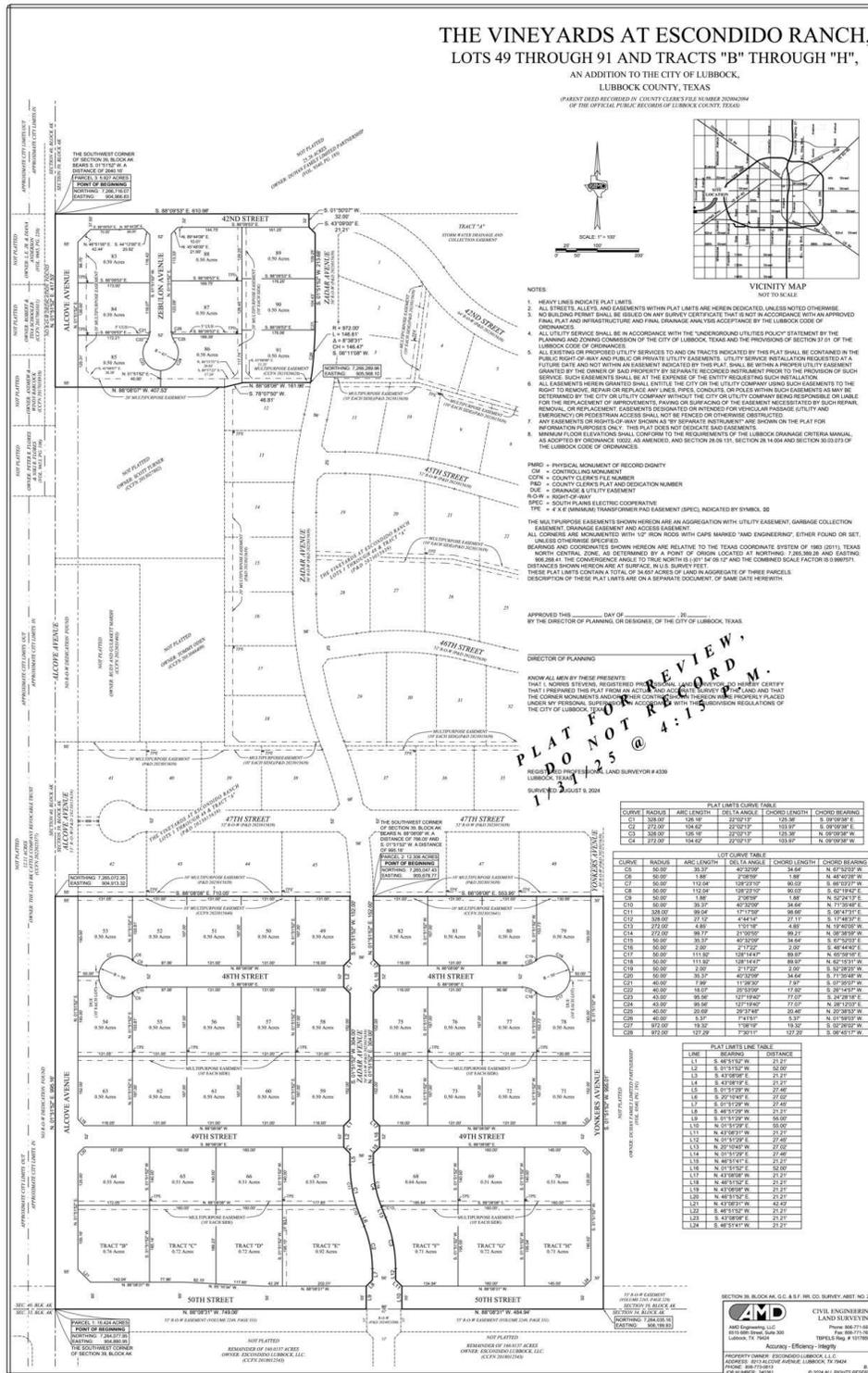
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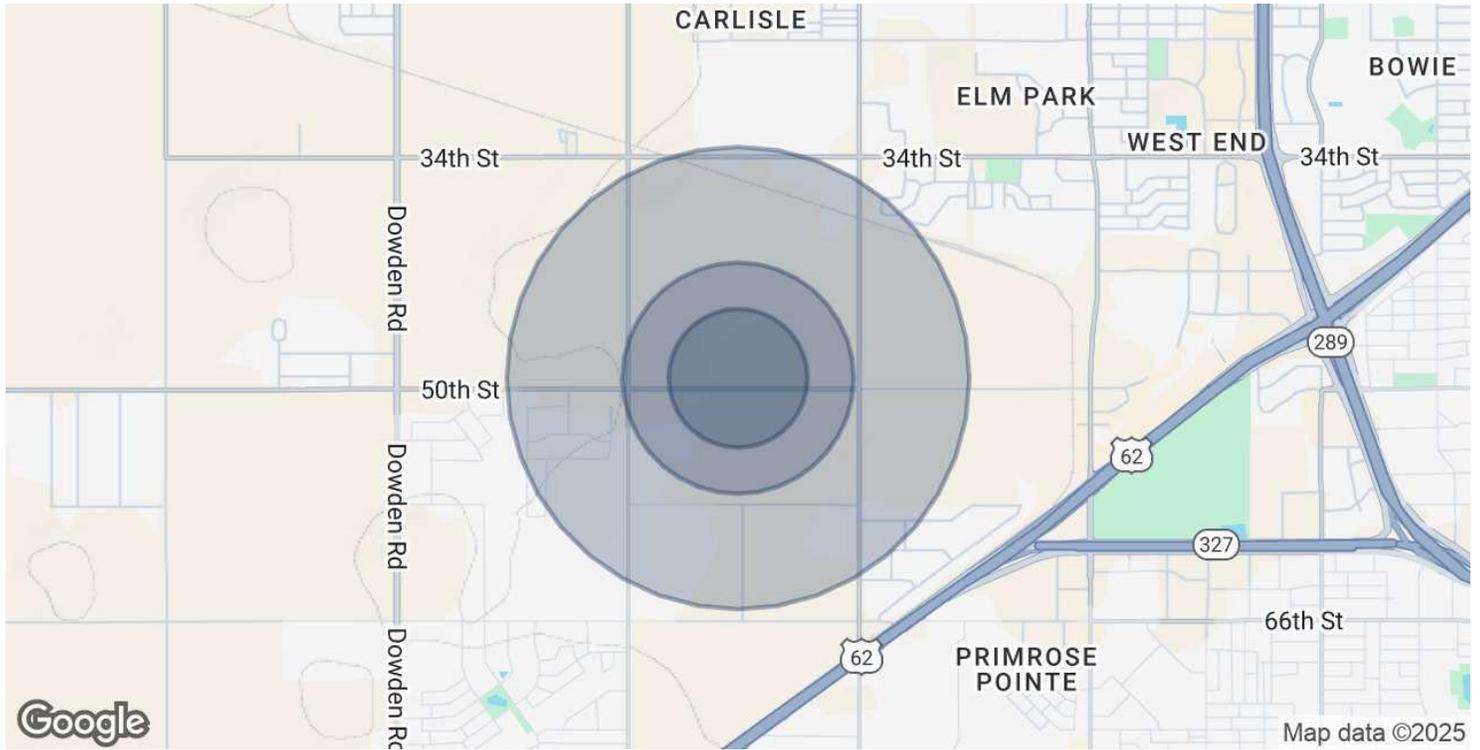
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	30	85	2,110
Average Age	41	41	40
Average Age (Male)	38	38	38
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Average HH Income	\$106,651	\$106,651	\$105,921
Average House Value	\$268,753	\$268,753	\$266,803

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.

Williams and Company Real Estate	9006022	dan@wcorealestate.com	(806)860-6945
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dan Williams	550528	dan@wcorealestate.com	(806)777-1310
Designated Broker of Firm	License No.	Email	Phone
Dan Williams	550528	dan@wcorealestate.com	(806)777-1310
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dan Williams	550528	dan@wcorealestate.com	(806)777-1310
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