

Boyd Farms

Lubbock, TX 79404

Land FOR SALE

Multifamily Land



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real



OFFERING SUMMARY

PRICE:	\$1,420,056
LOT SIZE:	16.3 Acres
PRICE / FOOT:	\$2
ACCESS:	Hwy-84
PERMITTED USES:	Multifamily
FRONTAGE:	Highway 84/Slaton Highway
UTILITIES:	SPEC / LP&L

PROPERTY OVERVIEW

16.3 AC of highway-frontage multifamily land ready for your next project! Located in Lubbock-Cooper ISD and with quick access to anywhere in Lubbock via the nearby 98th Street and Hwy-84 it fronts, this location is irreplaceable. Located in Lubbock Cooper ISD, few districts will draw the demand of this one. The 800+ home development next door offer some opportunities for the modern day investor.

Located in Lubbock-Cooper ISD only minutes from Lubbock, Slaton, Ransom Canyon, and Buffalo Springs, this location with frontage on Highway 84 is ready for multifamily development.



PROPERTY PHOTOS

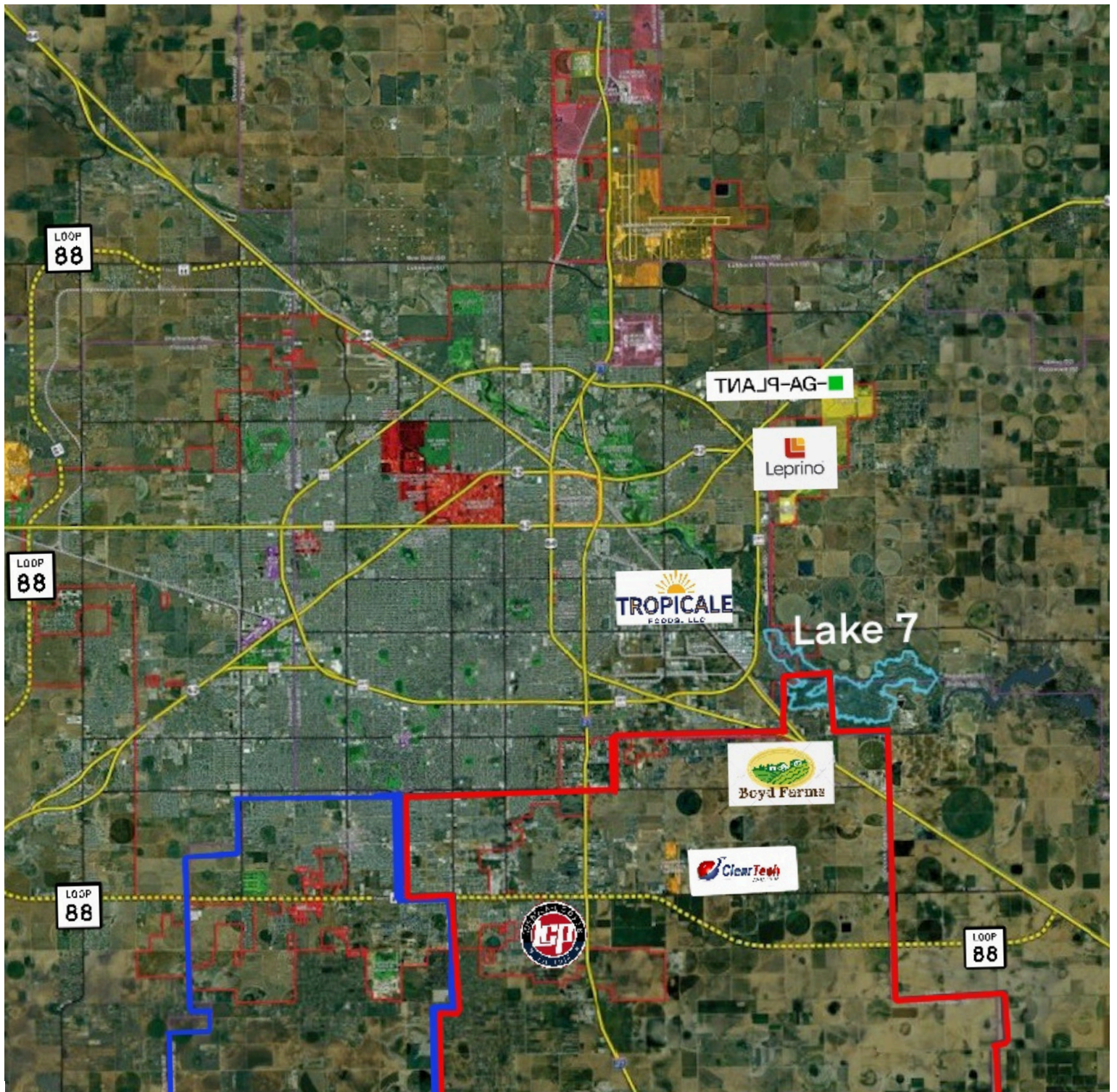
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Lubbock's Latest Development & Economic Impacts

PLANT AGRICULTURAL SYSTEMS | LEPRINO FOODS | CLEARTECH AVIATION

JIM BERTRAM LAKE 7 | TROPICALE FOODS EXPANSION

LUBBOCK COOPER ISD | LOOP 88 | BOYD FARMS DEVELOPMENT

Lubbock's Latest Development & Economic Impacts

PLANT AS - The project from Plant Agricultural Systems (PLANT-AS) includes the development of 13.3 million square feet of advanced CEA production facilities on 700 acres located off East Loop 289 and Erskine Street where fresh produce, including, but not limited to, leafy greens and vine crops such as tomatoes, will be produced using state-of-the-art hydroponic technology. The company will be deploying a projected \$670 million in capital expenditure for the project, which will scale up operations over 10 years to employ over 900 full-time employees with an expected payroll of \$45 million.

Leprino Foods - Leprino's facility is having a transformative impact on Lubbock's economic landscape and will continue for decades to come. It's been five years in the making; as the largest capital investment in Lubbock's history – \$1 billion, more than 600 jobs, and the inception of a new industry. The second phase of the project, set to begin later this year, will bring the total number of jobs to around 600 by 2026. With an annual payroll exceeding \$33 million and competitive wages, the facility promises to be a key driver of economic growth in the region.

ClearTech Aviation - ClearTech Aviation is Lubbock's premier full-service FBO at the Lubbock Executive Airpark. Located on the future Loop 88, CTA is a recently acquired by local business owners to provide premier air services to Lubbock.

Jim Bertram Lake 7 - Lake 7 will be located between Buffalo Springs Lake and East 50th Street. It will provide the city with a renewable water source and offer recreational opportunities for anyone in the area. The idea for the lake has been around since the 1970s and was even unofficially named after city employee Jim Bertram. In 2007, the lake was officially approved to be a "unique reservoir," which would provide extra water for the city. Lubbock development towards the lake is inevitable due to the future real estate demand of waterfront property, recreation spots for the city and the water treatment station pumps being installed at the Lake 7 dam.

Tropicale Foods Expansion - Tropicale Foods, adding 500 new jobs and \$66.8 million of capital investment into the Lubbock community. The investment will be a significant boost to the local economy and create 500 new jobs and investing \$66.8 million into the Lubbock economy. Construction is now complete for the new facility, at 1001 East 33rd Street.

Lubbock Cooper ISD - A recent study has pegged Lubbock-Cooper ISD as the third-fastest growing school district in Texas. The study conducted by the Fast Growth School Coalition tabulated Lubbock-Cooper's 5-year enrollment growth at 41.8 percent. Cooper only trails Frisco and Prosper ISDs for percentage growth of enrollment over the past 5 years. With the new Liberty High School to the West, Lubbock Cooper High covers central and South East Lubbock. Between Slaton Highway and Interstate 27, Lubbock's development is eminent.

Loop 88 - Construction on Lubbock's long-awaited Loop 88, or Outer Loop, began in November 2021 and has now entered Phase Three. The project, aimed at upgrading FM 1585 into a six-lane divided freeway, will improve access to businesses and neighborhoods in South Lubbock and eventually connect the north and south ends of U.S. 84. The westbound frontage road in South Lubbock is expected to be completed by mid year 2025.

Boyd Farms Development - Slaton Highway - 800 Homes are currently under contract to be built by a national builder on the corner of US Highway 84 and East 98th Street and located in the highly sought after Lubbock Cooper ISD. This housing is the closest development to the newly built Leprino Foods with 600+ new jobs, Tropicale Foods with 500+ new jobs and Plant Ag Systems 900+ new jobs.

LEDA IMPACT & ROI

The Lubbock Economic Development Alliance (LEDA) is proud to share the significant economic strides our community has made over the past year. Through strategic initiatives and impactful projects, LEDA continues to fuel sustainable growth and opportunity in Lubbock, making our region a vibrant hub for businesses and residents alike. Here are some highlights of our recent achievements:

These accomplishments reflect LEDA's commitment to driving a strong return on investment for our community. We look forward to building on this success, fostering a dynamic economy, and continuing to make Lubbock a place where businesses and individuals thrive.

236

TOTAL JOBS

\$60M

CAPITAL INVESTMENT

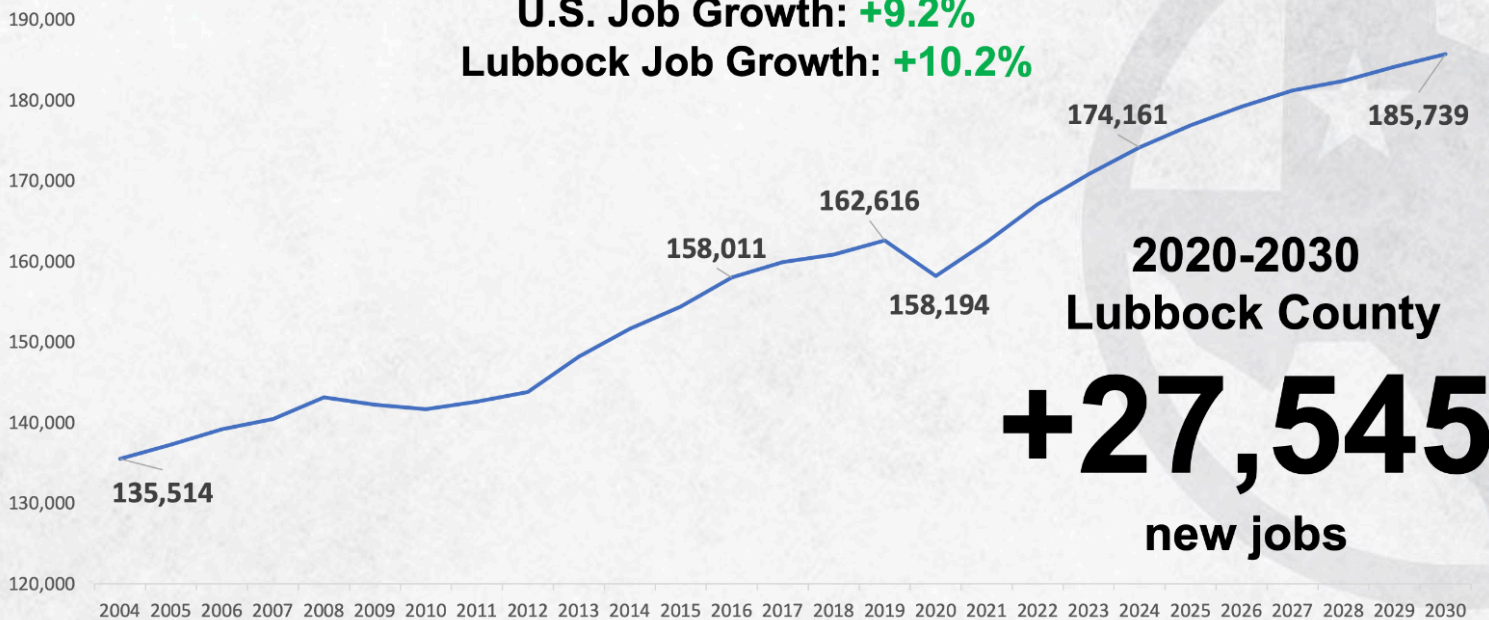
\$47M

ANNUAL VALUE
ADDED IMPACT

PROJECTS	'23/'24	TOTAL (Since 2004)	AVERAGE (Since 2004)
TOTAL LOCATIONS	25	249	13.8
TOTAL JOBS	236	12,388	688.2
AVG # JOBS/LOCATION	9.4	-	49.8
TOTAL CAPITAL INVESTMENT	\$60,001,566	\$2,353,132,550	\$130,729,586
TOTAL INCENTED ANNUAL WAGES	\$5,662,632	\$222,822,735	\$12,379,041
AVG ANNUAL WAGE OF INCENTED JOBS	\$56, 626	-	\$36,741
TOTAL ANNUAL VALUE ADDED IMPACT	\$46,851,466	\$2,023,114,896	\$112,395,272
AVG VALUE ADDED IMPACT/JOB CREATED	\$26,277	-	\$163,312
AVG VALUE ADDED IMPACT/LOCATION	\$1,874,059	-	\$8,124,959

Job Trends

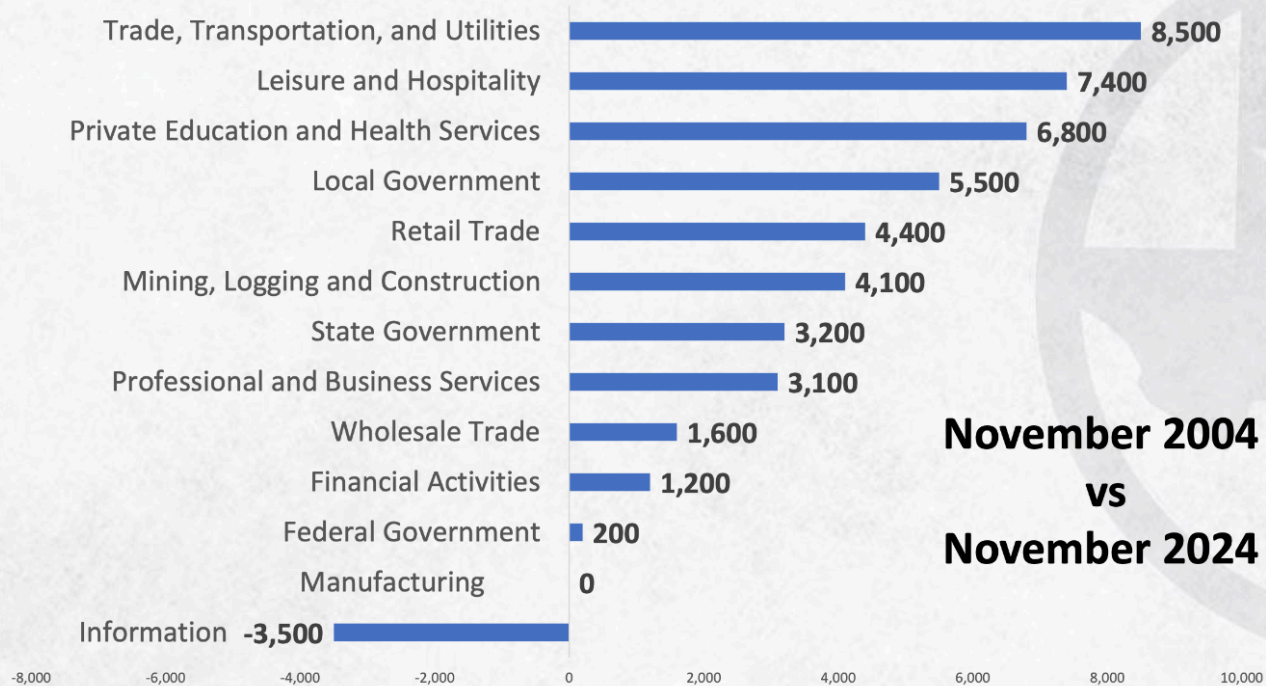
2016-2024
U.S. Job Growth: +9.2%
Lubbock Job Growth: +10.2%



2020-2030
Lubbock County
+27,545
new jobs

Source: Lightcast - Lubbock County

Job Growth by Industry



November 2004
vs
November 2024

Source: Texas LMI (CES)

LEDA ANNOUNCEMENTS



TACO/Hydroflo Pump Solutions

TACO/Hydroflo Pump Solutions has opened a new facility in Lubbock, dedicated to the manufacturing and servicing of large vertical and submersible pumps. This expansion brings \$1.875 million in capital investment to the region and creates 38 jobs, further fueling Lubbock's economic growth.



Dairy Farmers of America (DFA)

Dairy Farmers of America (DFA) is opening a new \$15 million shuttle yard facility in East Lubbock to support operations at Leprino Foods. This facility will serve as a testing and transfer hub where milk from farms is tested before heading to Leprino. Expected to create 60 new jobs, this development adds to Lubbock's growing economy. DFA's investment highlights the region's appeal as a center for agricultural innovation.



Vulpes

Vulpes plans to invest \$9.92 million and create 62 jobs with a new chemical manufacturing facility at the Reese Technology Center, serving the agricultural, oil & gas, and semiconductor industries. By producing agrochemicals locally, Vulpes aims to reduce supply chain delays, lower costs, and enhance quality standards.

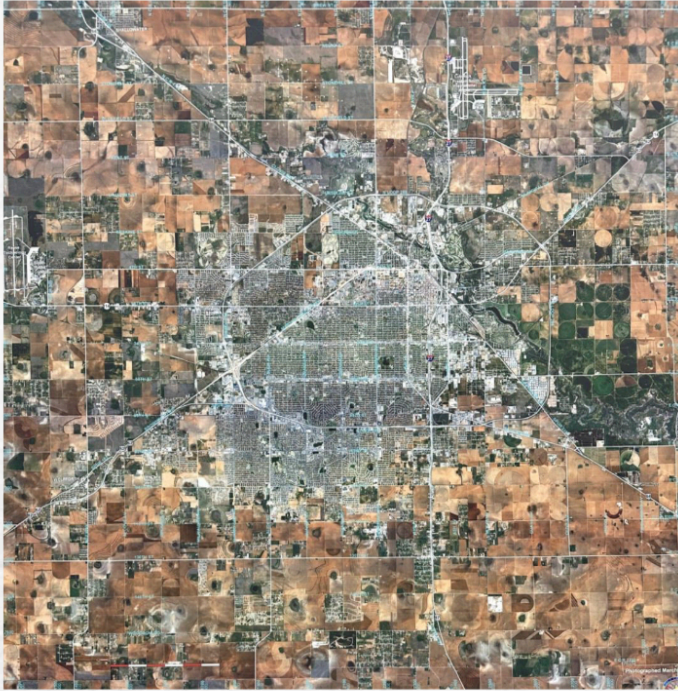


Hydrite

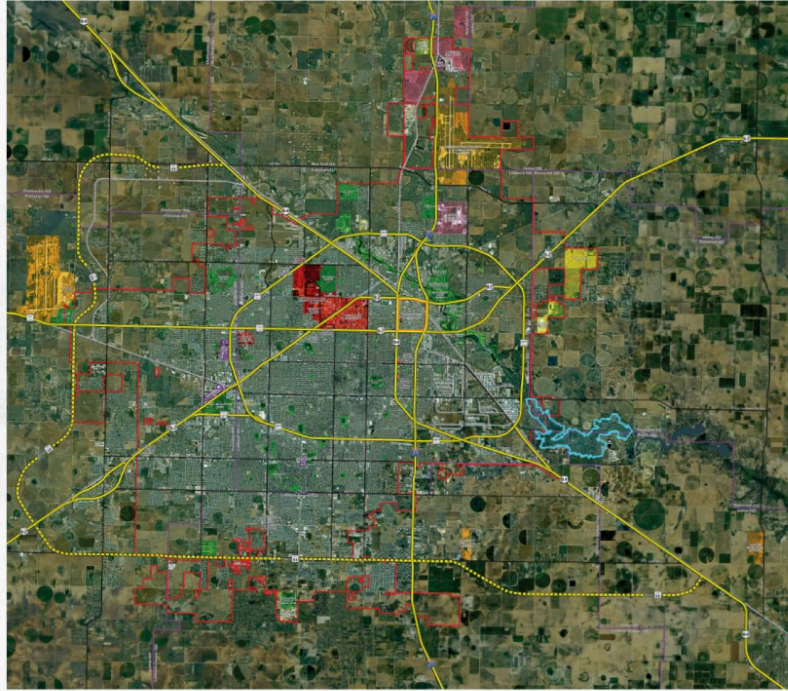
Hydrite is expanding their operations at their facility on E. 66th Street adding 4 jobs as well as new equipment to handle the rising demand. The capital investment totals \$10 million.

Population Growth

2004

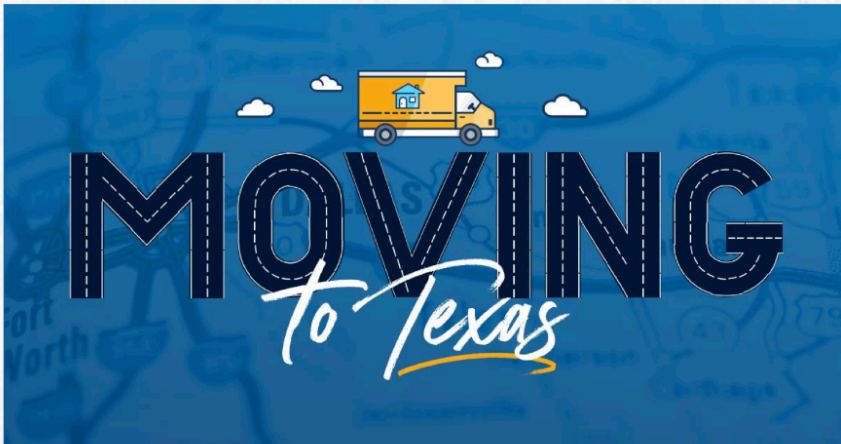


2024



Source: City of Lubbock; Landsat

Population Trends



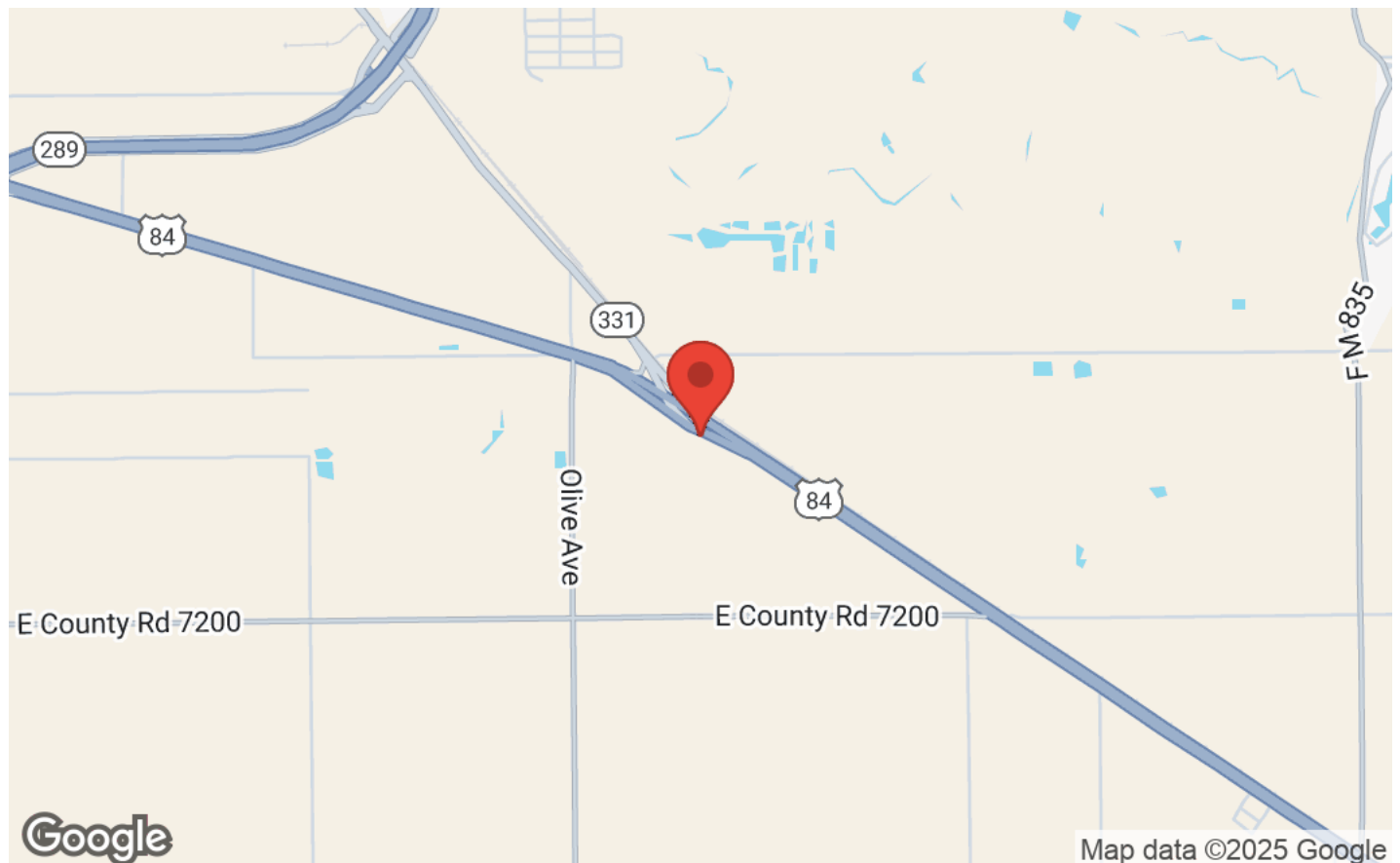
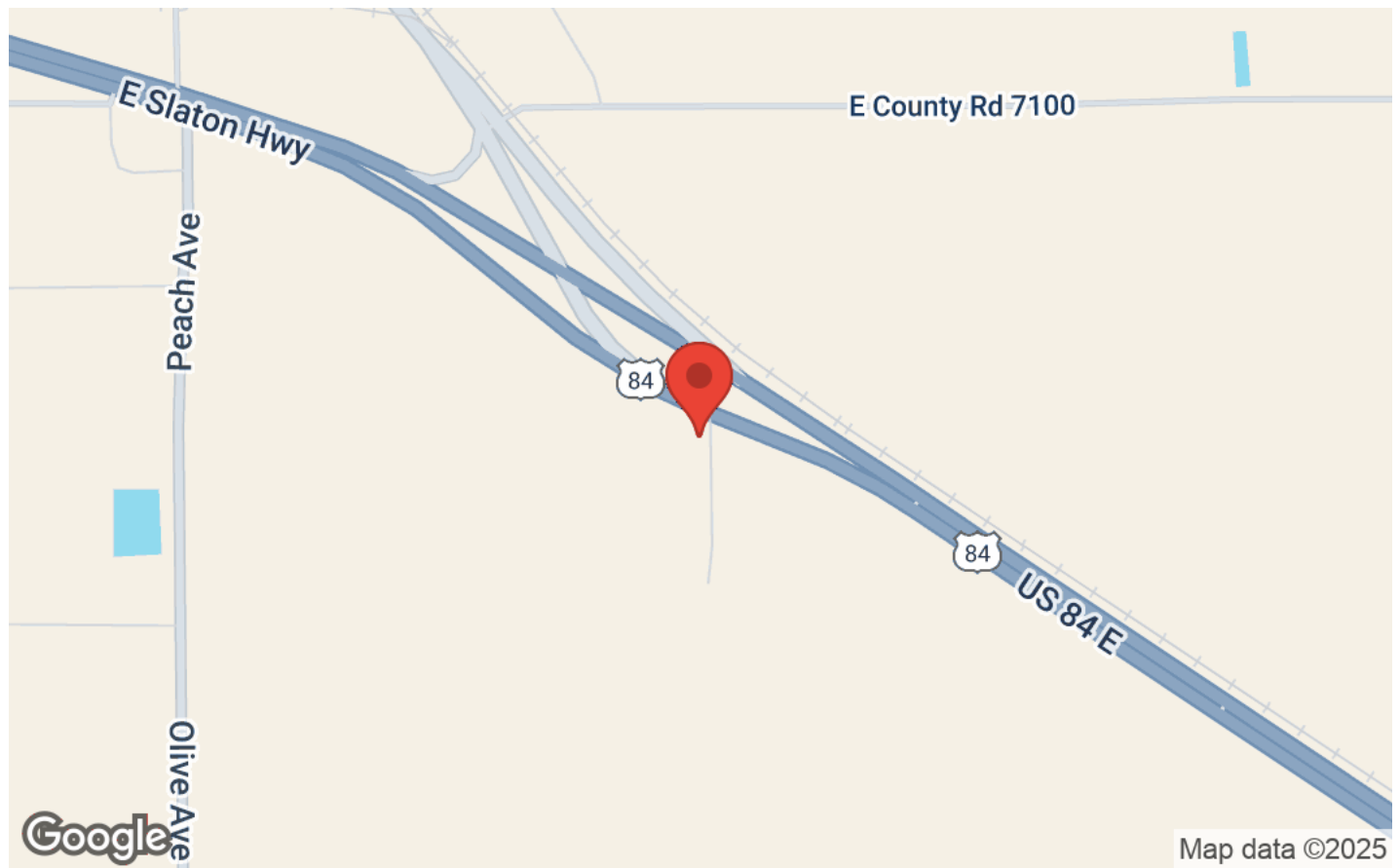
Texas: 1,589 people/day
Lubbock: 11 people/day



Source: Environics

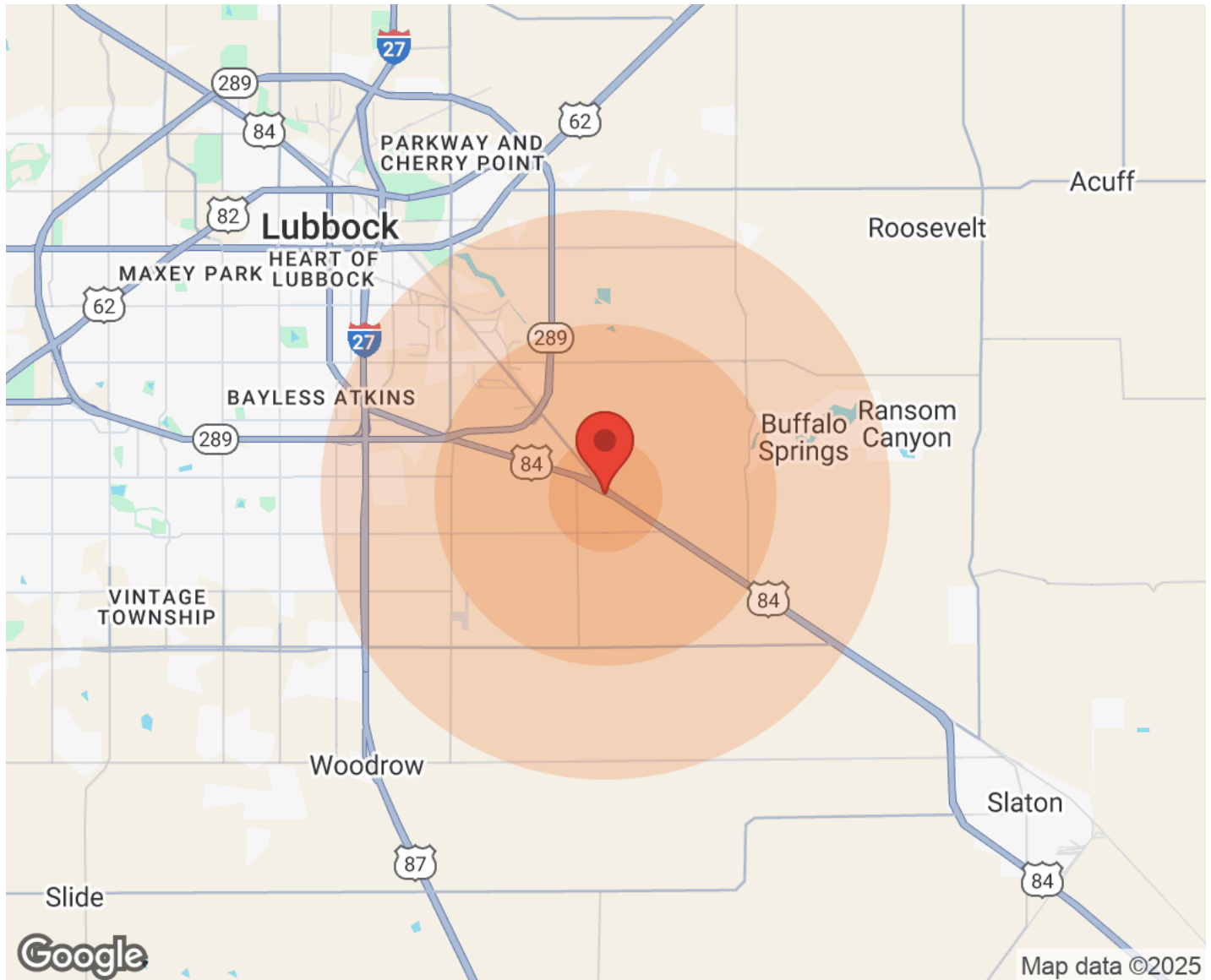
LOCATION MAPS

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,391	2,633	9,115
Female	404	1,687	8,524
Total Population	1,795	4,320	17,639

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	171	854	4,431
Ages 15-24	127	558	2,840
Ages 25-54	987	1,969	7,209
Ages 55-64	326	575	1,638
Ages 65+	184	364	1,521

Race	1 Mile	3 Miles	5 Miles
White	1,074	2,728	10,737
Black	411	507	2,597
Am In/AK Nat	3	9	27
Hawaiian	N/A	N/A	5
Hispanic	633	2,513	9,586
Multi-Racial	614	2,152	8,354

Income	1 Mile	3 Miles	5 Miles
Median	\$36,271	\$34,442	\$35,464
< \$15,000	16	187	1,006
\$15,000-\$24,999	16	139	971
\$25,000-\$34,999	132	271	936
\$35,000-\$49,999	22	152	960
\$50,000-\$74,999	N/A	156	1,047
\$75,000-\$99,999	43	82	426
\$100,000-\$149,999	65	148	411
\$150,000-\$199,999	N/A	9	32
> \$200,000	N/A	N/A	56

Housing	1 Mile	3 Miles	5 Miles
Total Units	250	1,171	6,389
Occupied	212	1,060	5,850
Owner Occupied	134	706	3,357
Renter Occupied	78	354	2,493
Vacant	38	111	539

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