

# BOYD FARMS

Lubbock, TX 79404

Land FOR SALE

Office / Warehouse Land



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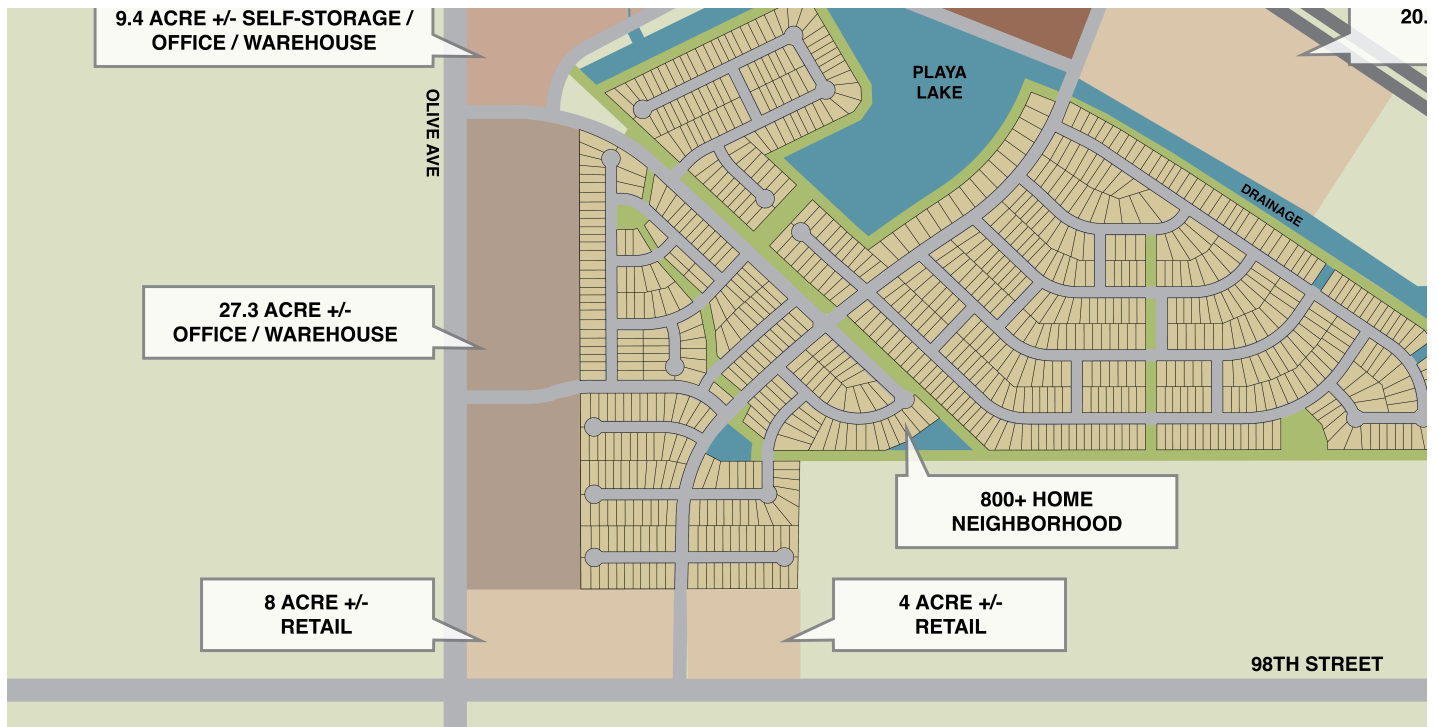
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# EXECUTIVE SUMMARY

Boyd Farms Office / Warehouse Land  
| Lubbock, TX 79404



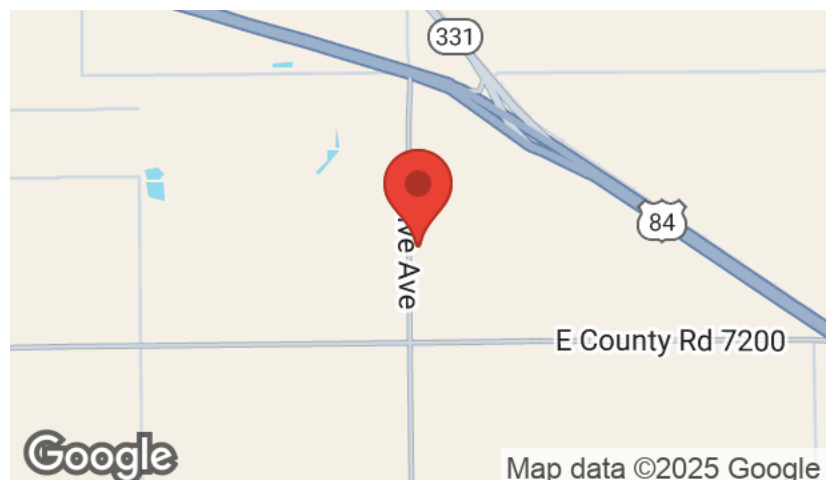
## OFFERING SUMMARY

PRICE:	\$2,378,376
LOT SIZE:	27.3Acres
PRICE / FOOT:	\$2
ACCESS:	98th St, Peach, Hwy 84 service road
ZONING:	Commercial
PERMITTED USES:	Office Warehouse, Neighborhood Commercial
FRONTAGE:	2500ft along Peach Ave
SIGNAL INTERSECTION:	98th & Peach
UTILITIES:	SPEC, Water from LP&L

## PROPERTY OVERVIEW

Located in the rapidly growing Lubbock-Cooper ISD on Peach Ave frontage to the west of the new Boyd Farms neighborhood (800+ homes), this 27.3 acre tract of commercial land is ready for you to build your next office warehouse, retail strip center, childcare facility, or anything else you can come up with!

Divisible down to smaller tracts or available as one large tract, the possibilities are endless!



## PROPERTY PHOTOS

Boyd Farms Office / Warehouse Land  
Lubbock, TX 79404



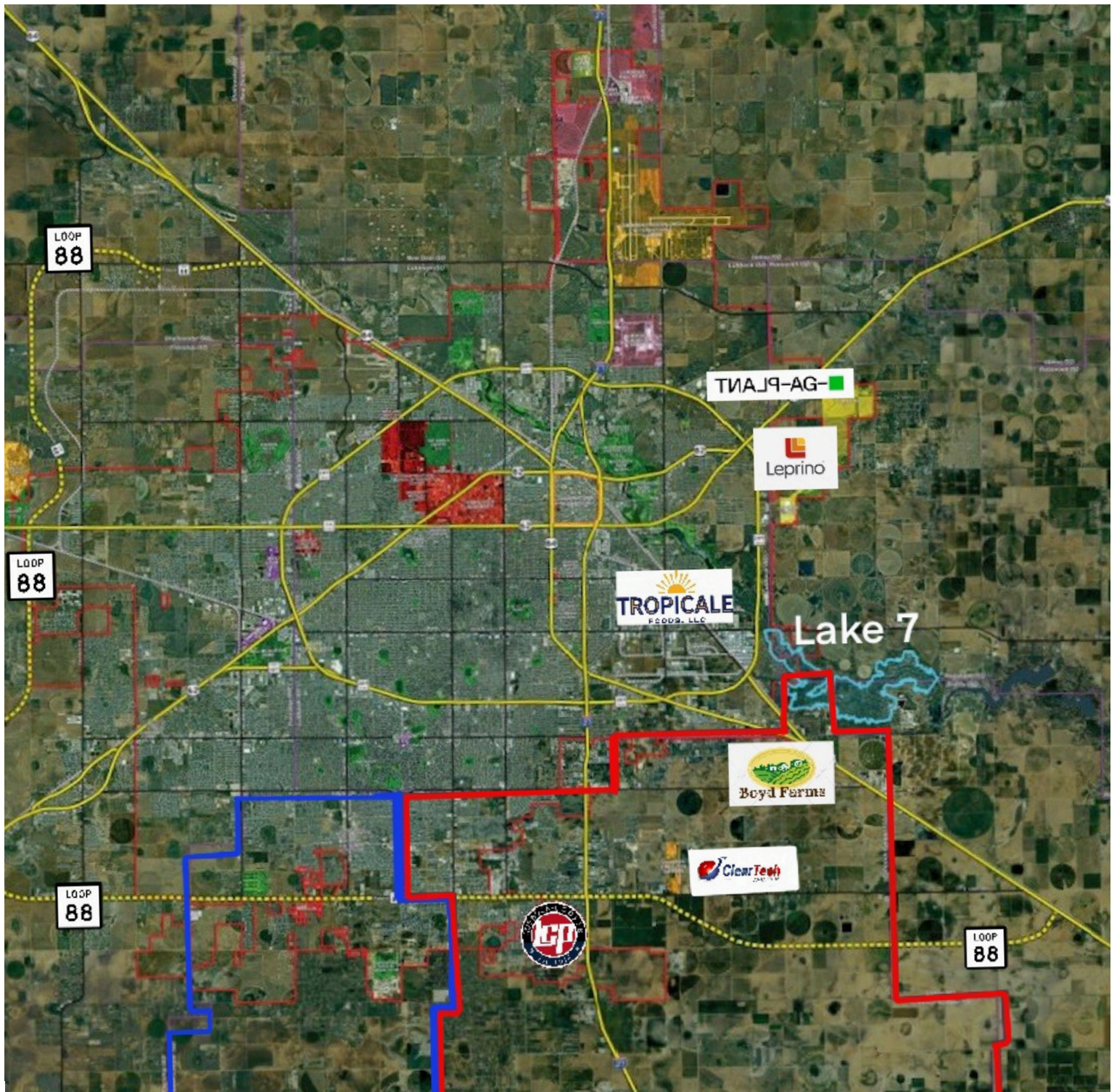


## PROPERTY PHOTOS

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## Lubbock's Latest Development & Economic Impacts

PLANT AGRICULTURAL SYSTEMS | LEPRINO FOODS | CLARTECH 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.

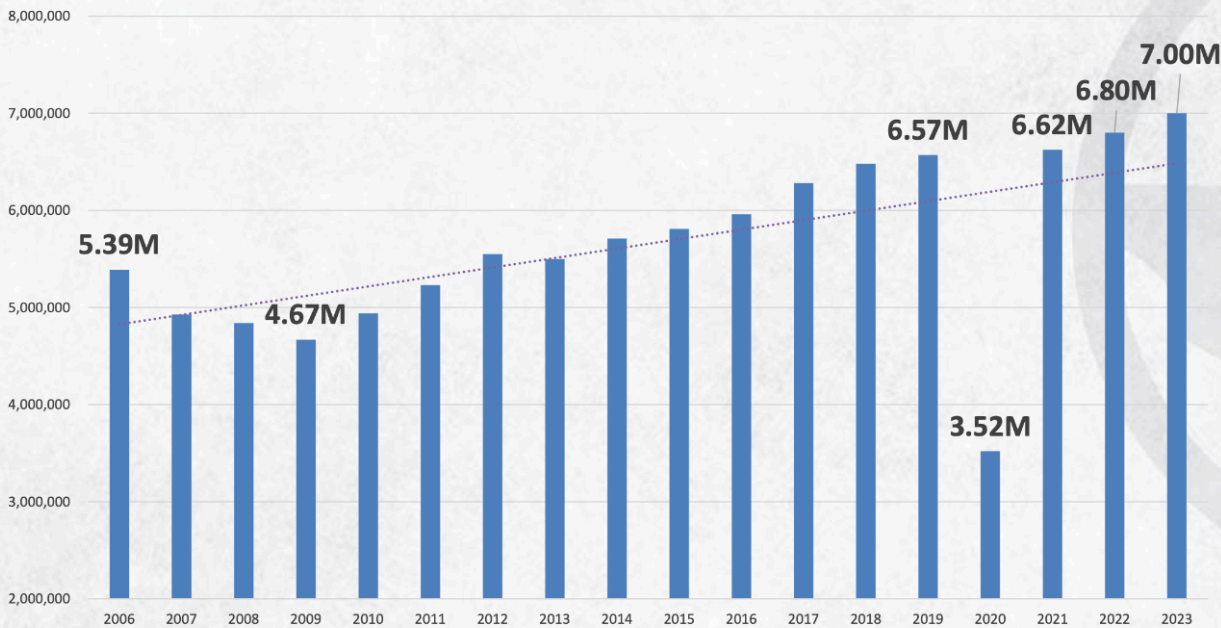
**Loop 88** - Construction on Lubbock's long-awaited Loop 88, or Outer Loop, began in November 2021 and has now entered Phase Three. The project, aimed at upgrading FM 1585 into a six-lane divided freeway, will improve access to businesses and neighborhoods in South Lubbock and eventually connect the 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.



# Total Number of Visitors

## Lubbock MSA



**2006 – 2023  
Lubbock  
Growth:  
29.9%**

**2006 – 2023  
Texas  
Growth:  
10.75%**

Source: D. K. Shifflet & Associates, Ltd., Longwoods International

## Recent Announcements



### Leprino Foods

- Cheese Processing
- \$1 Billion investment
- 600 jobs
- Opening mid-January 2025



### XFab

- Silicon Wafer Mfg
- \$100 Million investment
- 100 jobs
- Plant expansion



### WL Plastics (2 plants)

- HDPE Pipe Mfg
- \$57 Million investment
- 135 jobs
- 2<sup>nd</sup> plant opened late 2024



### True North Steel

- Steel Fabrication
- 30 jobs
- Plant expansion



# 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

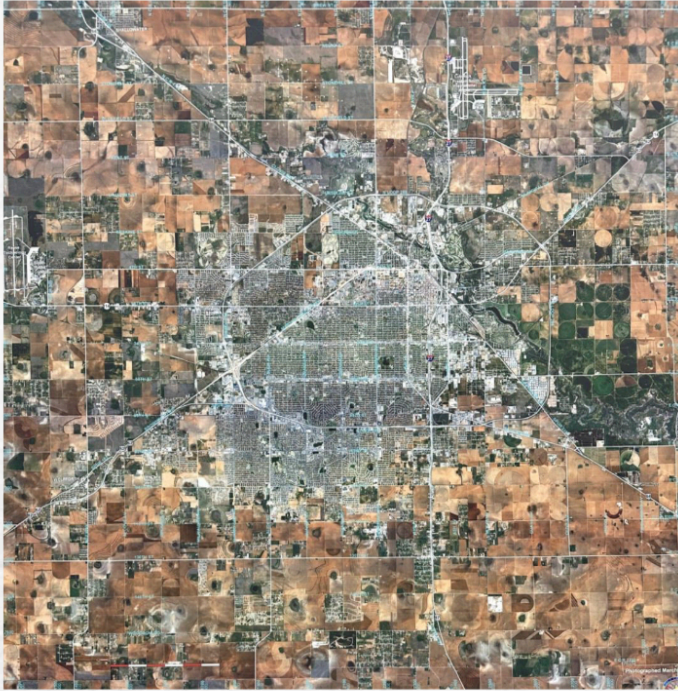
ANNUAL VALUE  
ADDED IMPACT

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

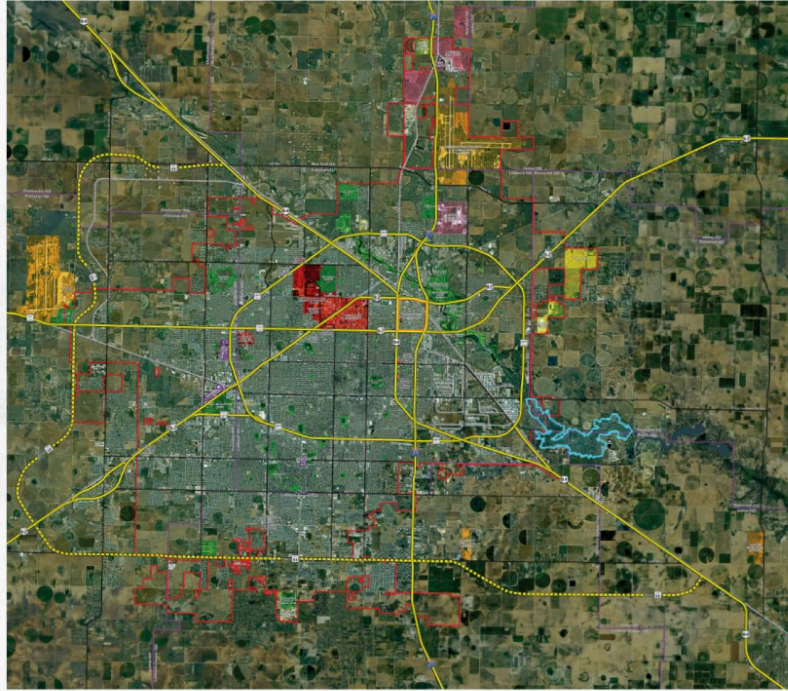


# Population Growth

2004

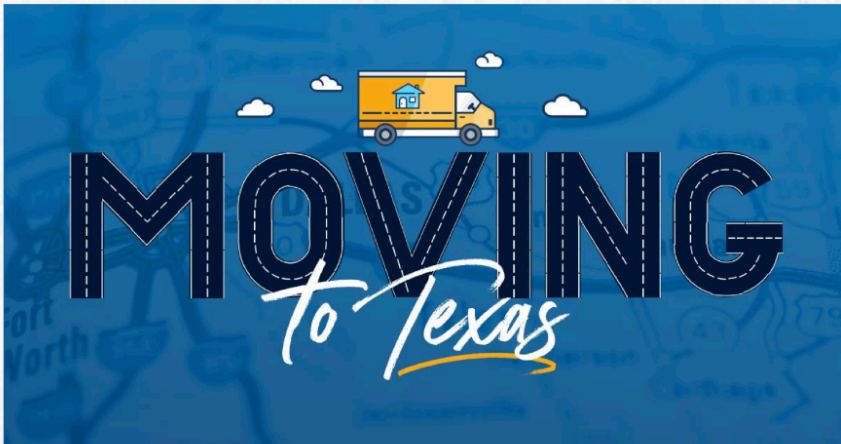


2024



Source: City of Lubbock; Landsat

## Population Trends



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

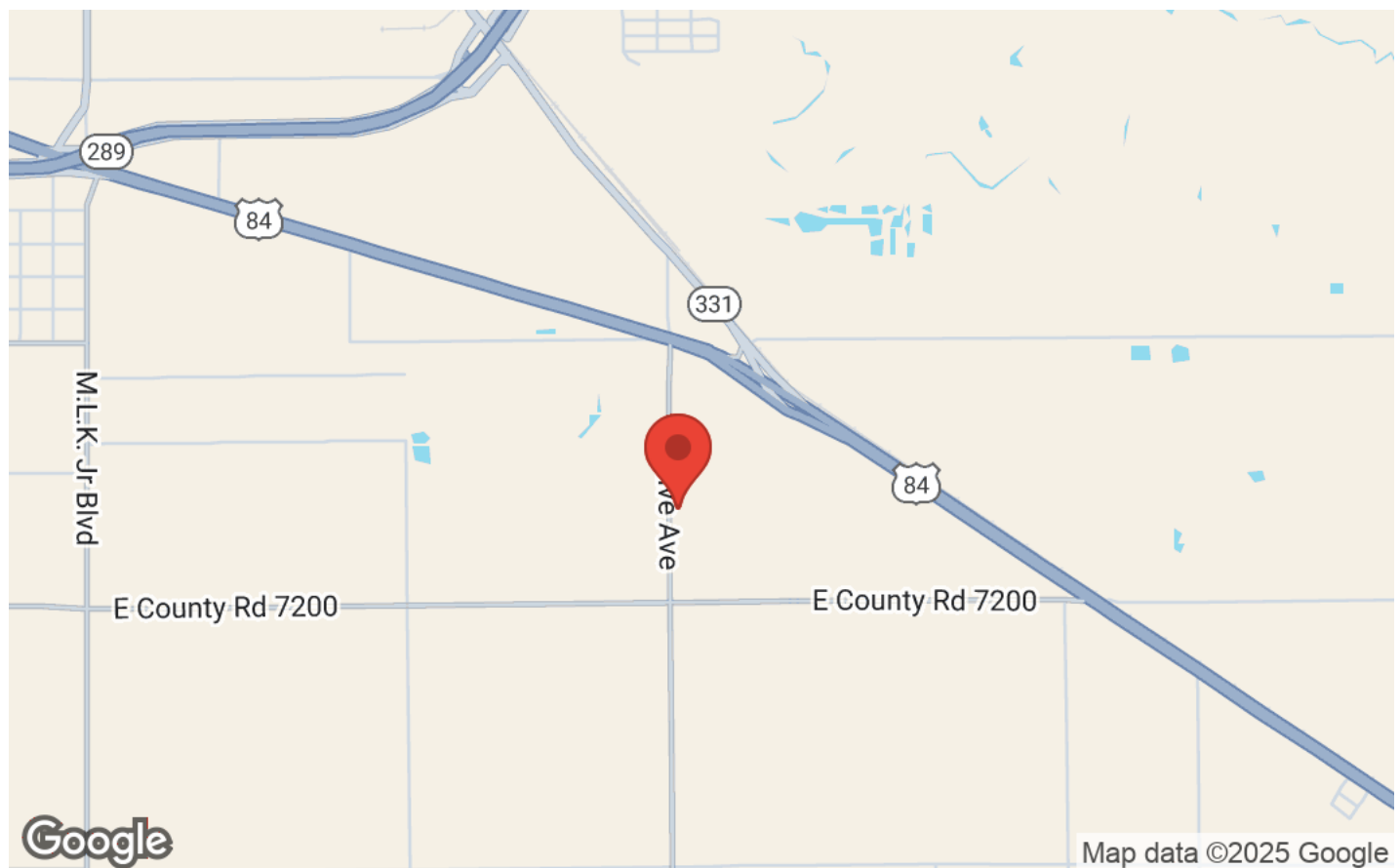
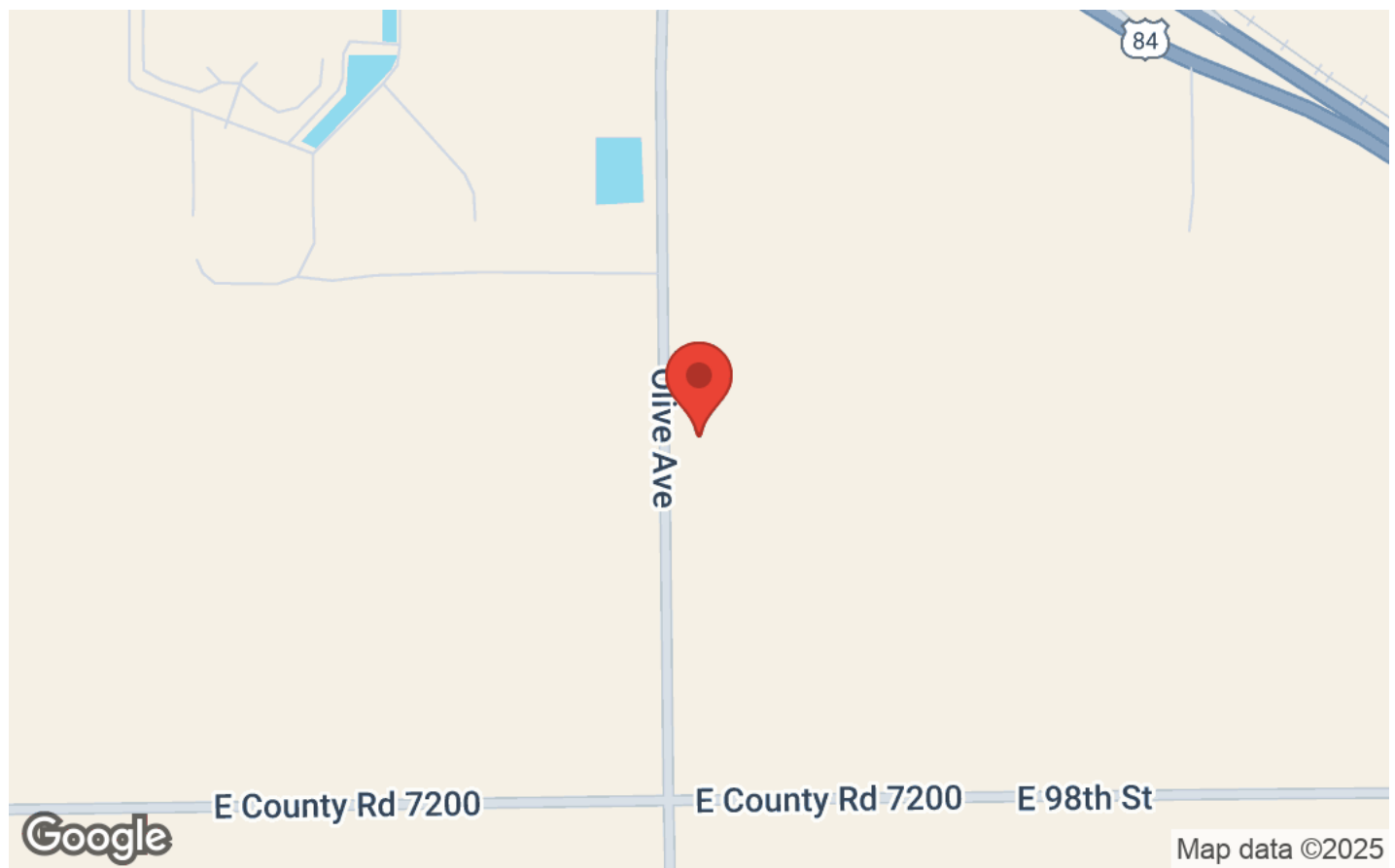


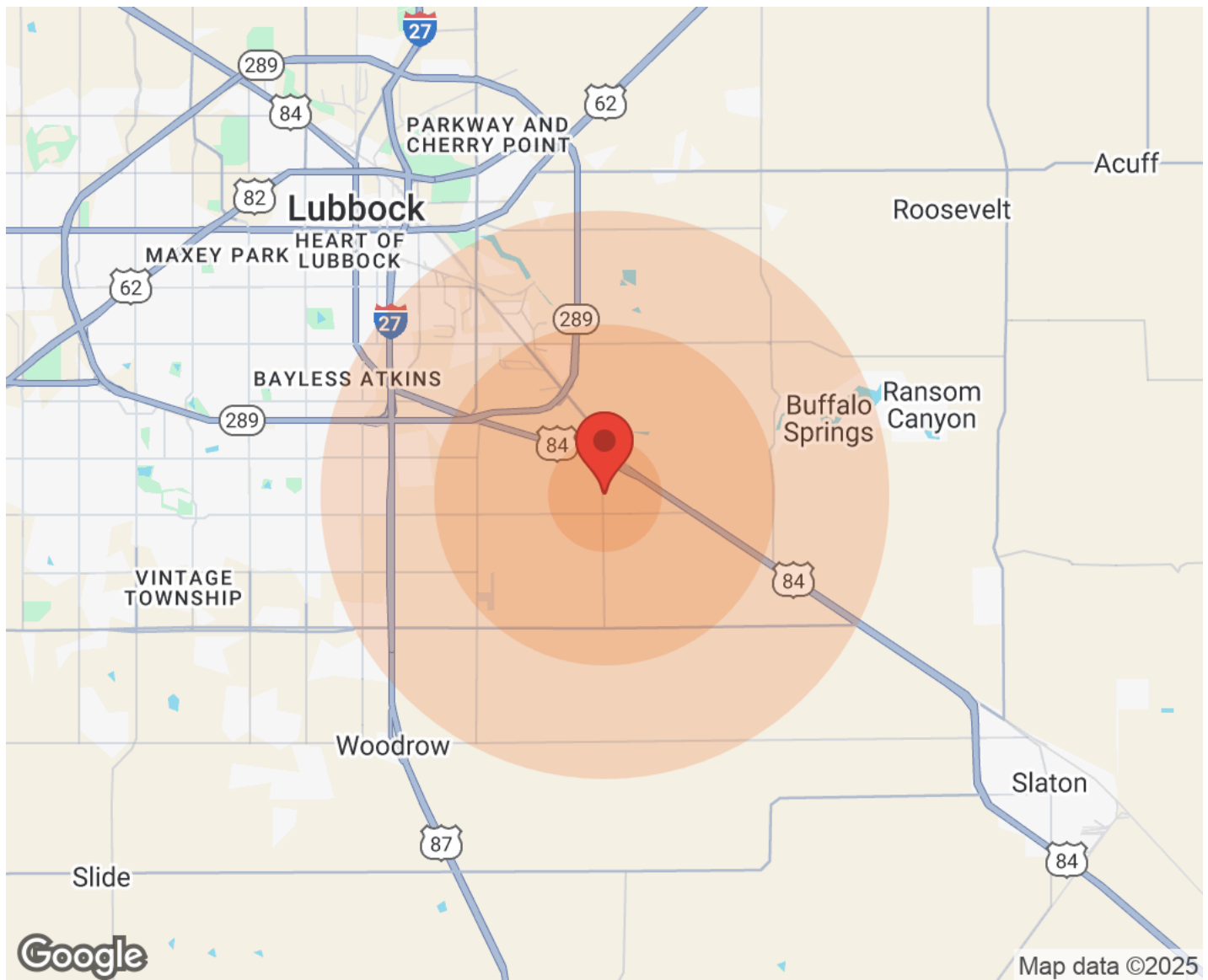
Source: Environics



## LOCATION MAPS

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Population	1 Mile	3 Miles	5 Miles
Male	1,391	2,633	13,638
Female	404	1,687	13,238
Total Population	1,795	4,320	26,876

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	171	854	6,865
Ages 15-24	127	558	4,069
Ages 25-54	987	1,969	10,281
Ages 55-64	326	575	2,560
Ages 65+	184	364	3,101

Race	1 Mile	3 Miles	5 Miles
White	1,074	2,728	17,650
Black	411	507	2,700
Am In/AK Nat	3	9	66
Hawaiian	N/A	N/A	11
Hispanic	633	2,513	14,438
Multi-Racial	614	2,152	12,646

Income	1 Mile	3 Miles	5 Miles
Median	\$36,271	\$34,442	\$35,464
< \$15,000	16	187	1,361
\$15,000-\$24,999	16	139	1,328
\$25,000-\$34,999	132	271	1,304
\$35,000-\$49,999	22	152	1,612
\$50,000-\$74,999	N/A	156	1,774
\$75,000-\$99,999	43	82	947
\$100,000-\$149,999	65	148	653
\$150,000-\$199,999	N/A	9	35
> \$200,000	N/A	N/A	82

Housing	1 Mile	3 Miles	5 Miles
Total Units	250	1,171	9,877
Occupied	212	1,060	9,118
Owner Occupied	134	706	5,582
Renter Occupied	78	354	3,536
Vacant	38	111	759



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