

12.46 Acres of Vacant Land on Marsha Sharp Fwy Lubbock, TX 79424

FOR SALE



Relationships in Real Estate





MOODY RAMBIN
CONTACT:

Landon Cole, CCIM
Senior Associate
(713) 773-5567
lcole@moodyrambin.com



1455 West Loop South, Ste. 700
Houston, Texas 77027
(713) 773-5500
www.moodyrambin.com



Relationships in Real Estate

PROPERTY HIGHLIGHTS

➤ PRICE

At only \$12.50/sf, this is one of the best deals on development land in Lubbock, TX. Asking prices for vacant land in the retail corridors of Milwaukee Ave, Quaker Ave, Frankford Ave, and Slide Rd is typically \$20.00/sf to \$30.00/sf.

➤ LOCATION

The site is situated on the southwest side of Lubbock, which is in the path of growth and development.

➤ SITE DESCRIPTION

The site has over 1,500 feet of frontage along Spur 327. There are three existing curb cuts. The topography of the parcel is mostly level. A concrete detention on the east side mitigates flooding.

➤ VISIBILITY & ACCESSIBILITY

The site has unequalled visibility. There is access to the land from Spur 327 from an exit on Marsha Sharp Freeway. Traffic from the site can easily access Spur 327, which connects to Loop 289, or proceed to Milwaukee Ave and Marsha Sharp Freeway.

➤ UTILITIES

The land is development ready, with existing access to underground power, municipal water, and sanitary sewer.

➤ RECENT ACTIVITY

A developer purchased 2.0 acres on the east side of the original 14.46-acre parcel for the development of a Caliber Collision center—a nationally recognized brand. This deal closed in May 2024.

➤ LOW PROPERTY TAXES

Utilizing an agricultural exemption, the assessed value is only \$4,296 for 2024.

AERIAL VIEW



Schlotzsky's

SONIC
America's Drive-In
BUFFALO WILD WINGS

GolfSuites

62

66th St

Marsha Sharp Fwy

CALIBER COLLISION
Coming Soon

327



AERIAL VIEW



Logos for: Home Depot, Chick-fil-A, Texas Roadhouse, Pizza Hut, KFC, McDonald's, Hobby Lobby, chiji's, Office Depot, Old Navy, Victoria's Secret, JPSports, Olive Garden, Ross, Logan's Roadhouse, Dillard's, JCPenney.

LOWE'S

327

CIRCLE K

Wendy's

Teddy Jack's

CALIBER COLLISION
Coming Soon

GolfSuites

66th St

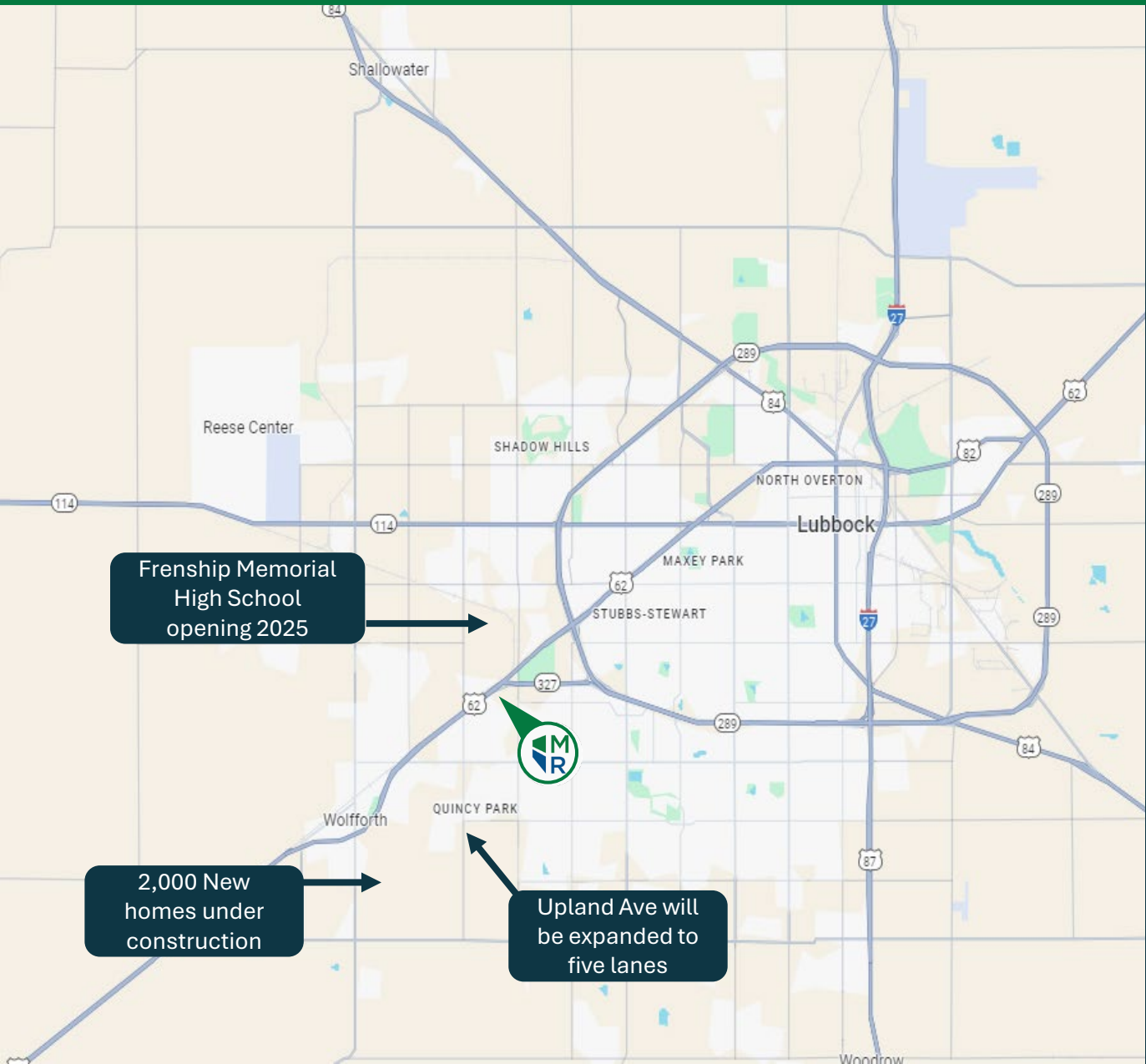
62

327

Marsha Sharp Fwy



LOCATION & MARKET SUMMARY



The subject site is located on the rapidly-growing southwest side of Lubbock. It is in the path of future commuter traffic, as over 2,000 homes are being built in the Harvest neighborhood south of Wolfforth. Marsha Sharp Freeway provides direct access to Texas Tech University, the medical center, and Downtown Lubbock.

Lubbock is the 10th largest city in Texas, home to over 264,000 residents. It is also the second largest city in Texas west of Interstate 35. The city is forecasted to experience over 3% population growth by 2028.

Known as the “Hub City”, Lubbock is the economic, healthcare, and educational center of West Texas and the Texas Panhandle. Its diverse economy is supported by a historically low unemployment rate.

Lubbock was voted #7 on Business Insider’s list of “U.S. Cities with the Best Work-Life Balance”.

DEMOGRAPHICS OVERVIEW



Population

2023 Population
2028 Population Projection

Lubbock, TX

264,973
273,473

Lubbock County

318,651
329,305



Households

Total Households
Median Home Value

3 Miles

32,611
\$176,367

5 Miles

68,735
\$177,618



Household Income

Average Household Income

3 Miles

\$82,003

5 Miles

\$84,036

Demographic data derived from 2020 US Census. Moody Rambin makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation on this property is subject to errors, omissions, changes of price, or conditions, prior to the sale or lease, or withdrawal without notice.

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.

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.

MRIO, Inc.	542512	-	713.773.5500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert O. Cromwell	385561	bcromwell@moodyrambin.com	713.773.5531
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Landon Cole	612309	lcole@moodyrambin.com	713.773.5567
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date





Landon Cole, CCIM

Senior Associate

(713) 773-5567

lcole@moodyrambin.com



Relationships in Real Estate

1455 West Loop South, Ste. 700

Houston, Texas 77027

(713) 773-5500

www.moodyrambin.com

327

66th St

Marsha Sharp Fwy