

LAND FOR SALE

# FM 179 & HWY 114 DEVELOPMENT LAND

LUBBOCK, TX 79407



## DEVELOPMENT LAND FOR SALE

**KW COMMERCIAL | LUBBOCK - DUNCAN**

10210 Quaker Ave  
Lubbock, TX 79424



Each Office Independently Owned and Operated

**PRESENTED BY:**

**DOUG DUNCAN**

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Commercial Agent  
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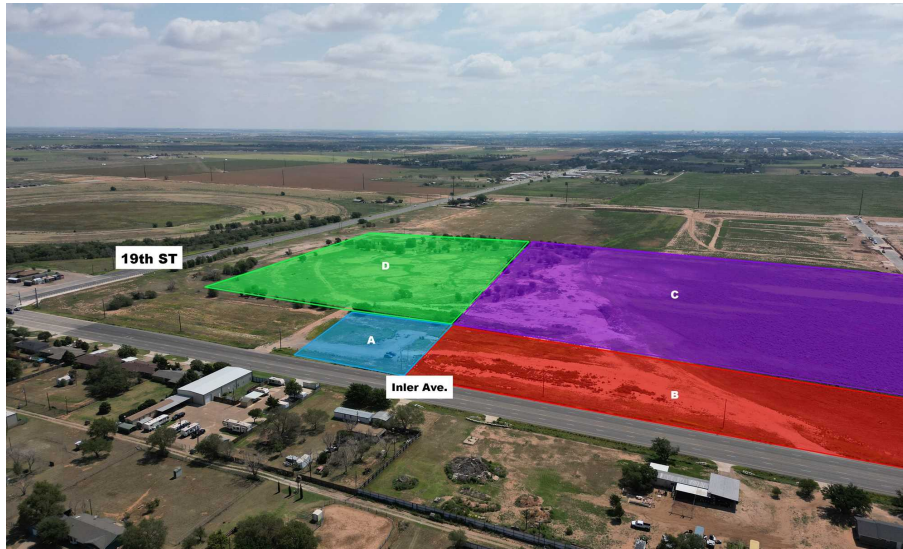
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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>PRICE:</b>	\$6 - 17.50 PSF
<b>LOT SIZE:</b>	75 Acres +/-
<b>ACCESS:</b>	19th Street & Inler Ave (FM 179)
<b>FRONTAGE:</b>	19th & Inler
<b>ZONING:</b>	AG
<b>PERMITTED USES:</b>	Commercial, Residential Development
<b>DIVISIBILITY:</b>	1.9 - 75 AC

## PROPERTY OVERVIEW

This location offers unmatched potential for development and future growth. This highly visible and accessible location is perfect for low-density residential development, master-planned communities, and even commercial frontage development. The access via two major thoroughfares and proximity to major ongoing developments makes this an unbeatable development opportunity.

For more information reach out to listing agents.

## PROPERTY HIGHLIGHTS

- **Strategic Location:** Situated at a major intersection (19th St. & FM 179) with more than 15,450 vehicles daily
- **Plenty of space** for residential, retail, QSR, supermarket, storage, gas station, or restaurant development
- **Accessibility:** Quick and easy access to the future Loop 88 (less than .5 miles away) and Loop 289 (2 mi). Located at the intersection of two major thoroughfares to traverse the area.
- **Growth:** Located in a rapidly growing segment of Lubbock in close proximity to Lubbock Christian University, two Betenbough neighborhoods, Texas Tech, and the future Gebo's
- **Frontage:** Frontage available on both 19th Street as well as FM 179.

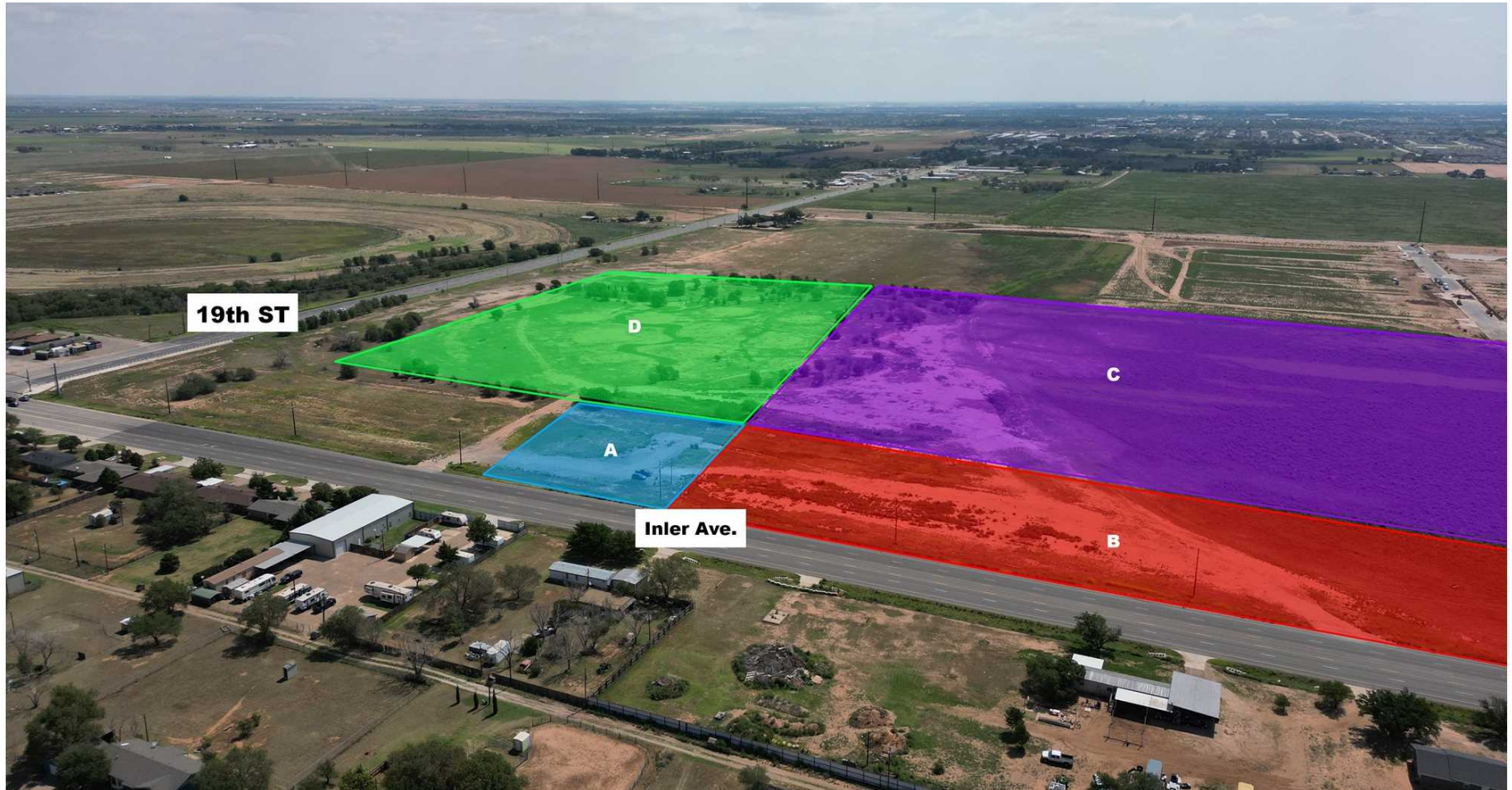
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## Tract

A (1.7 AC)	\$12.50 PSF
B (7.8 AC)	\$7.50 PSF
C (23.3 AC)	\$6 PSF
D (14.2 AC)	\$9 PSF

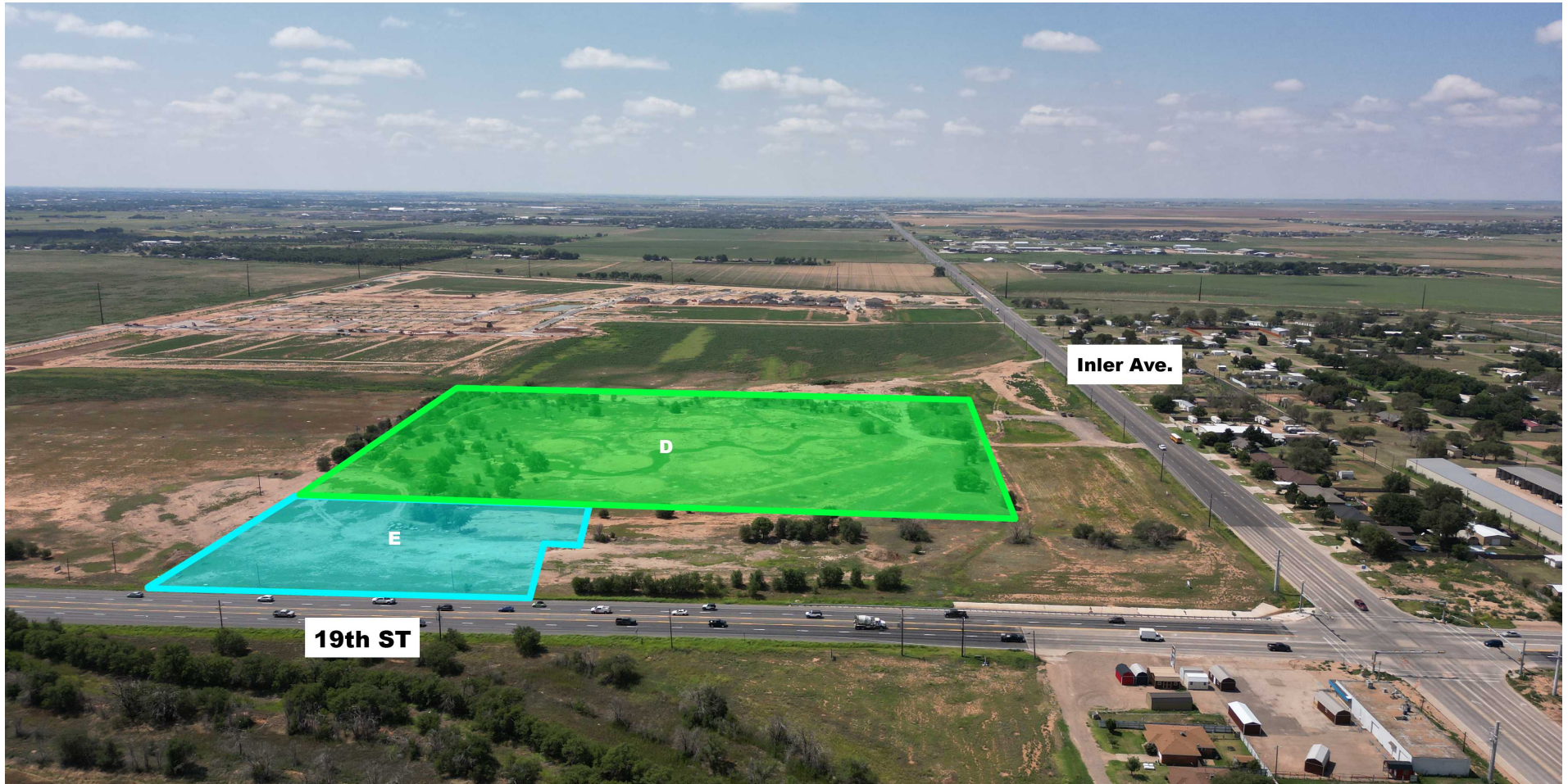
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## Tract

E (3 AC)      \$17.50 PSF

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## Tract

F (2.7 AC)	\$12.50 PSF
G (21.2 AC)	\$6 PSF
H (1.9)	\$6 PSF

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# LOCATION & HIGHLIGHTS



## LOCATION INFORMATION

Building Name: 19th St. & FM 179 Development Land  
City, State, Zip: Lubbock, TX 79407  
County: Lubbock  
Cross Streets: 19th Street & FM 179 (Inler Ave)



## Location Highlights

- Located at the high-traffic count intersection of 19th Street & FM 179 (Inler Ave)
- .5 Miles to future Loop 88
- 2 Miles to Loop 289
- 7 Miles to Texas Tech University
- 3.5 Miles to Lubbock Christian University
- Adjacent to the brand new Cypress Ranch community



## PROPERTY HIGHLIGHTS

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**LOOP  
88**

**CAGLE STEAKS & BBQ**

**ALAMO DRAFFHOUSE CINEMA**

**160 Homes**

**400 Homes**

**United supermarkets**

**Walmart**  
Save money Live better

**Willow Bend Elementary School**

**Terra Vista Middle School**

**NORTHRIDGE**

**Walmart**  
Save money Live better

**DOLLAR GENERAL**

**WEST CARLISLE**

**TOYOTA**

**Market STREET**

**120 Homes**

**CARLISLE**

**500 Homes**  
**ELM PARK**

**BEST BUY**

**COSTCO WHOLESALE**

**BOWIE**

**300 Homes**

**1,000 Homes**

**WEST END**

**MAIN EVENT**

**Sam's CLUB**

**CYPRESS RANCH**

**target**

**LOWE'S**

**SP**

**SOUTH PLAINS MALL**



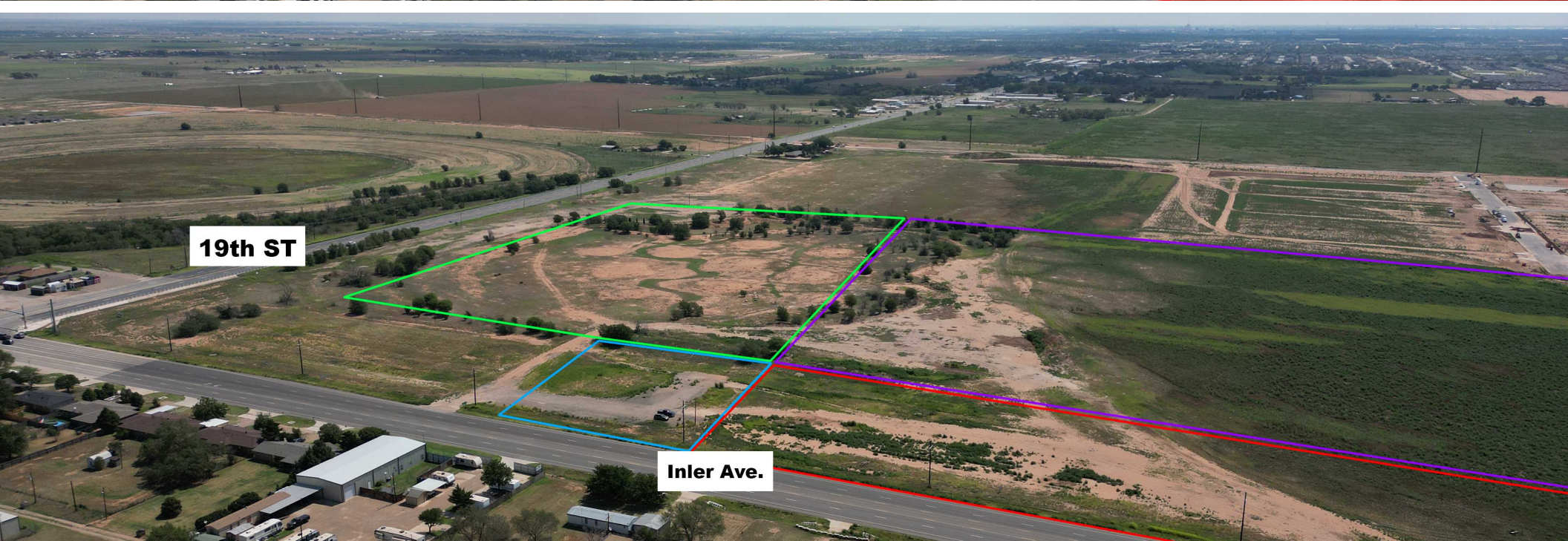
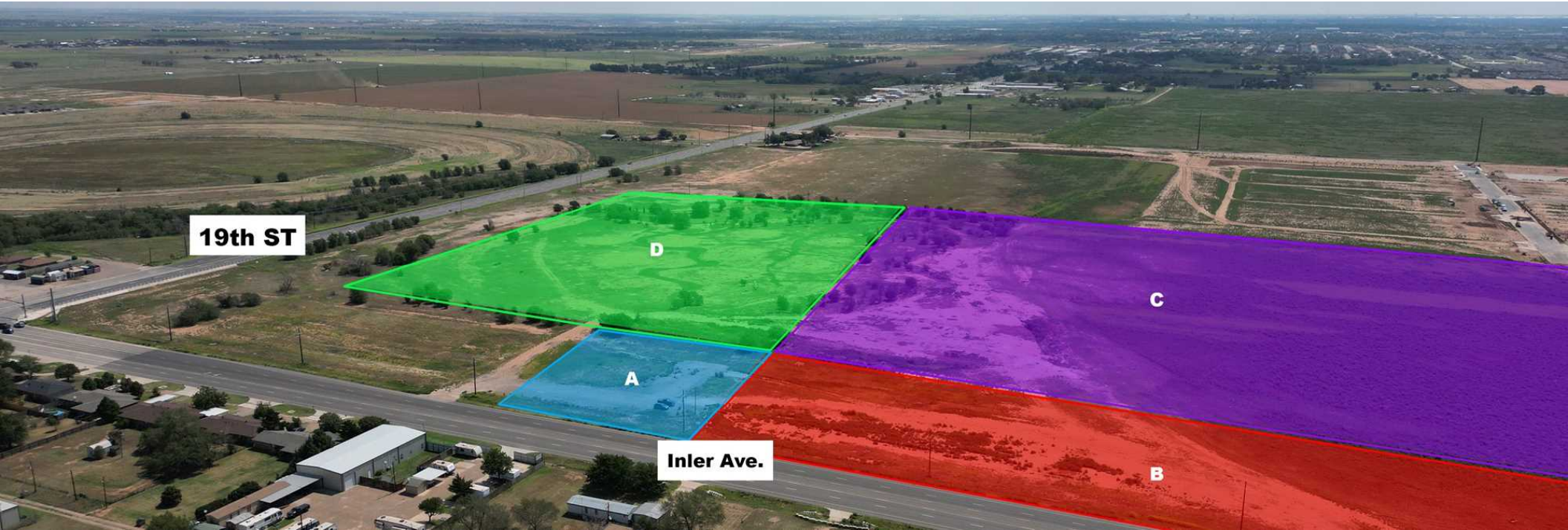
# PROPERTY PHOTOS



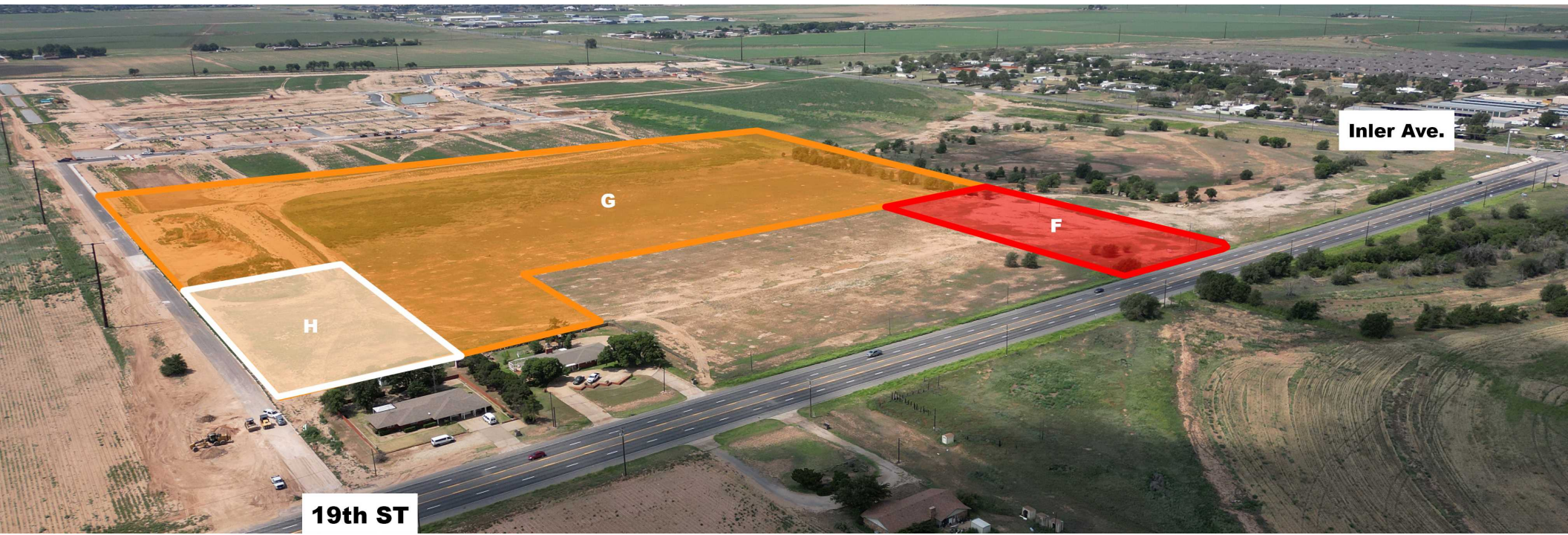
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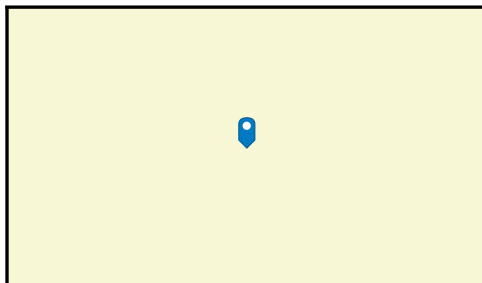
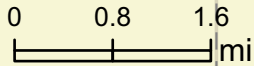
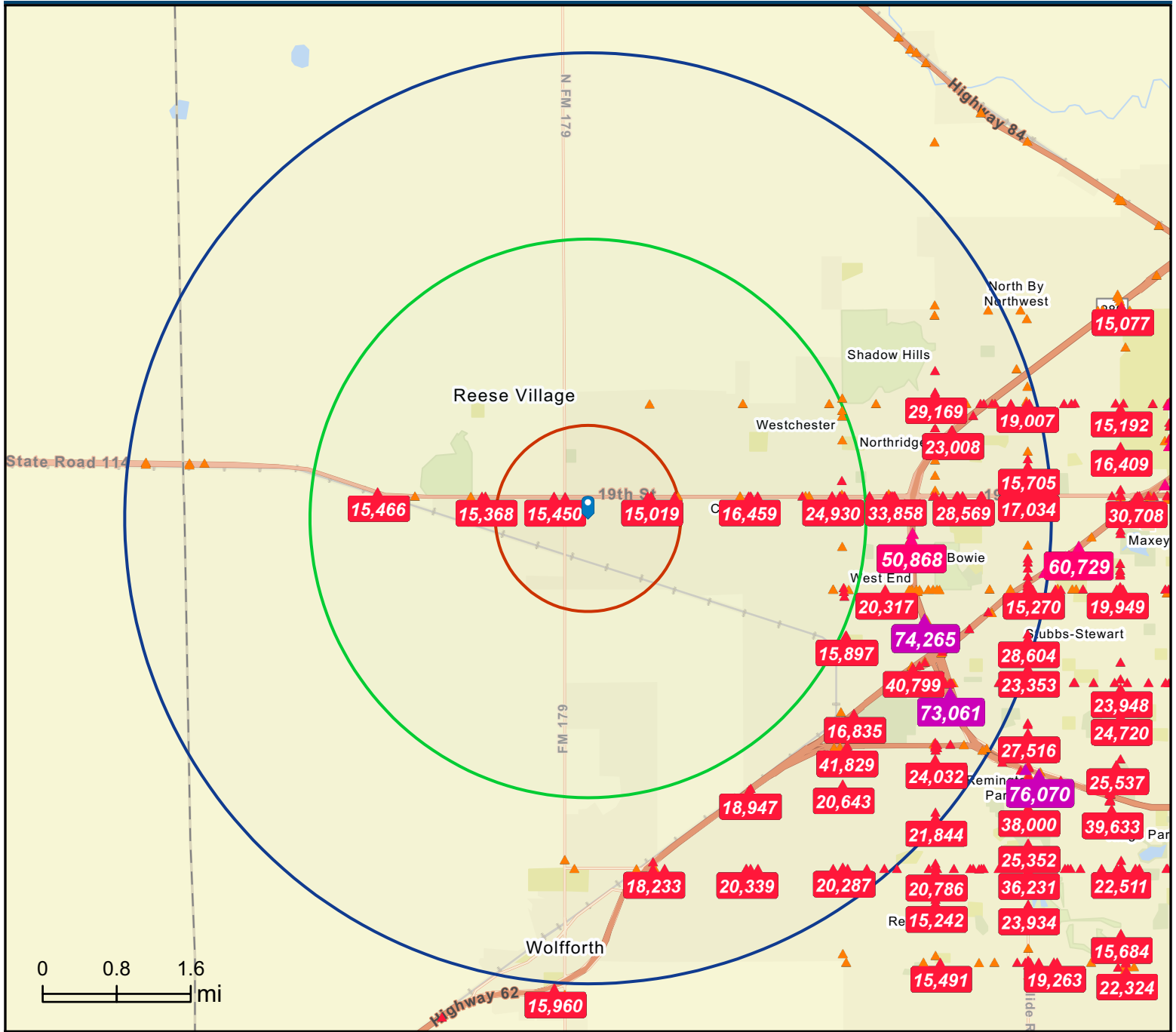


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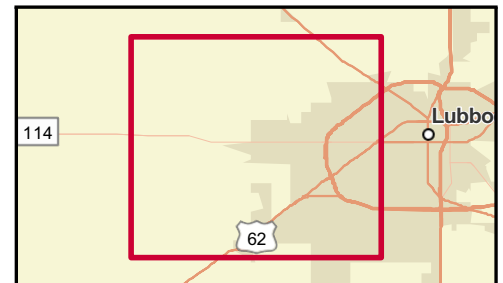


79407  
79407, Lubbock, Texas  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.57434  
Longitude: -102.00471



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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July 26, 2024

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