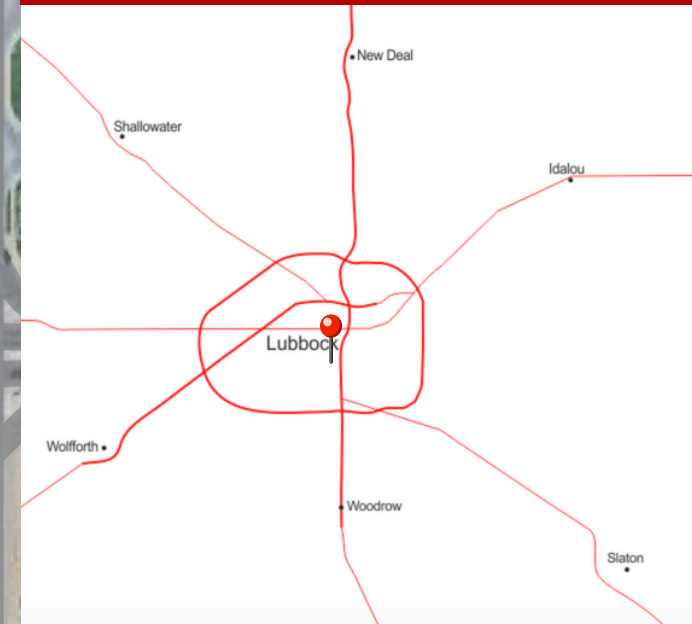


FOR SALE



| LOT SIZE: 1.72 ACRES | PRICE: \$1,500,000

11 PROPERTIES, LUBBOCK, TX 79411



Mark Oatman
COMMERCIAL REALTOR

806-543-8568

mark.oatman@mcdougal.com

1500 BROADWAY ST, STE
1400, LUBBOCK, TX 79401

MCDOUGAL.COM

PROJECT SCOPE



PRIME HARD-CORNER FULL CITY BLOCK

Northwest Hard Corner of 34th Street & I-27

Lubbock, Texas**

One of the last fully controllable, signalized hard corners in Lubbock.

Currently 11 lots, will be delivered as one clean, replatted **1.72-acre (74,923 SF)** parcel with frontage on both 34th Street and the I-27 access road.

Size: 1.72 acres | 74,923 SF

Price: \$1,500,000

Price per SF: \$21/SF

Combined Traffic Count: Over **70,000 vehicles per day**

IDEAL FOR:

- Quick-service restaurant (QSR) with drive-thru
- Urgent care / medical or dental clinic
- Convenience store & fuel
- National drugstore (CVS, Walgreens)
- Express car wash / oil change / auto service
- Dollar store or junior box retailer
- Bank or credit union with drive-thru lanes
- Coffee/donut or fast-casual pad site
- Multi-tenant retail strip

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Panoramic visibility to **70,000+ vehicles daily****, strong residential rooftops, daytime employment, and easy access from all directions.**

****\$1,500,000 | Only \$21/SF | 1.72 Acres | 70,000+ VPD****

Signalized Hard Corner – Full City Block – Immediate Availability

Contact for survey, traffic study, aerials, and full due-diligence package.

This corner will not last at this price!

11 PROPERTIES, LUBBOCK, TX 79411



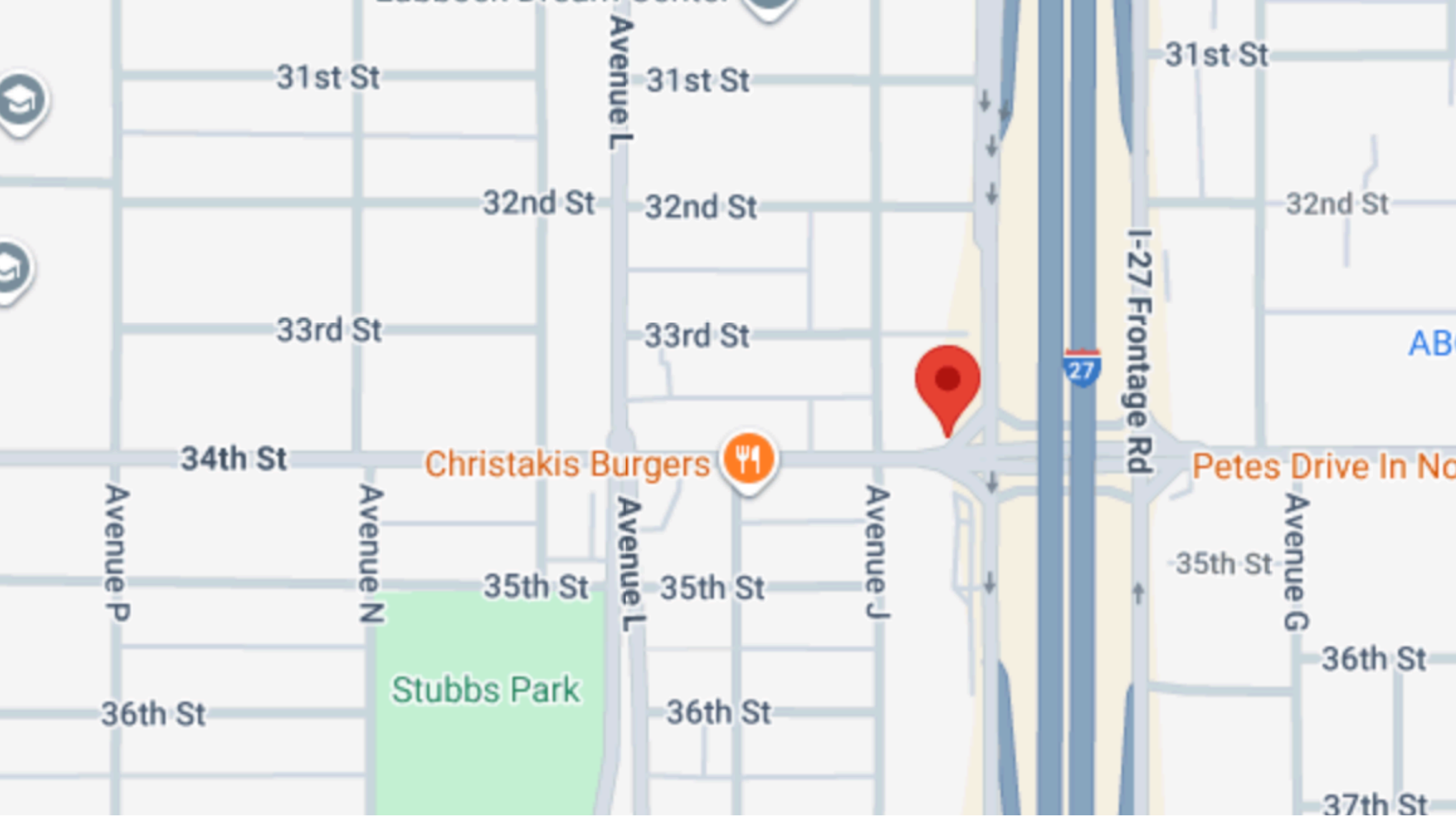
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