

# ■■ Investment Opportunity: Multifamily Development Site | 19th Street Corridor, Lubbock, TX

## ■ Property Overview

**Address:** 1808–1812 19th St + Contiguous Parcels

**Location:** Lubbock, TX — minutes from Texas Tech University and Downtown Lubbock

**Zoning:** Commercial / Mixed-Use (ideal for multifamily, student housing, or live-work redevelopment)

**Total Land Area:** ±0.50 acres (combined)

**Frontage:** Prime visibility along the 19th Street corridor with high daily traffic counts

## ■ Development Highlights

**Path of Progress:** Within one of Lubbock's most rapidly transitioning corridors — surrounded by student housing, boutique apartments, and infill projects. **Flexible Zoning:** Perfect for multifamily, townhome, or mixed-use development. **Utility Access:** Full city utilities available (water, sewer, electric, gas).

**Proximity:** Less than 3 miles from Texas Tech University and 2 miles from Downtown Lubbock. **Transit & Accessibility:** Quick access to Marsha Sharp Fwy and University Ave.

## ■■ Multifamily Potential

**Conceptual Density:** Potential for 12–20 units (depending on design, parking, and setbacks).

**Comparable Developments:** Nearby infill projects achieving premium rents. **Target Demographics:**

Students, medical professionals, and downtown workforce housing. **Design Vision:** Urban infill with modern façade, on-site parking, and rooftop potential.

## ■ Investment Summary

Feature	Detail
Lot Size	±0.50 acres (combined)
Zoning	Commercial / Mixed-Use
Use Potential	Multifamily, Mixed-Use, Retail + Residential
Frontage	±150 ft on 19th Street
Utilities	All available
Asking Price	Contact for details

## ■ Why Lubbock?

Home to Texas Tech University (40,000+ students) Top Growth Market in West Texas Increasing demand for urban multifamily infill Strong rental absorption driven by student and workforce populations