



3.06 Acres | \$2,200,000

**7221 Marsha Sharp Fwy, Lubbock, TX 79407**



**Ethan Quisenberry**  
COMMERCIAL REALTOR

806.317.0234

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1500 BROADWAY ST, STE 1400,  
LUBBOCK, TX 79401

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## LAND ON HARD CORNER WITH HIGH TRAFFIC COUNT IN SOUTHWEST LUBBOCK!

± 3.0 acres of commercial land located on the hard, signalized corner of Upland Avenue and Marsha Sharp Freeway in Southwest Lubbock. The property offers excellent frontage and visibility along Marsha Sharp Freeway (US-62/US-82), Lubbock's primary east-west corridor connecting Loop 289 to central Lubbock. Traffic counts along this corridor exceed approximately 20,600 vehicles per day, with additional exposure from Upland Avenue, a major north-south arterial serving surrounding residential and commercial growth. The site provides strong ingress and egress and is well-suited for convenience store, fuel, quick-service restaurant, automotive service, or other high-visibility commercial uses. Located in a rapidly growing area with expanding rooftops and retail development.

## SPACE DETAILS

- Total Available - 3.06 Acres
- \$2,200,000
- Land



AREA RETAILERS:



**GolfSuites**



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