

Executive Summary

Strategically positioned at the signalized hard-corner of 130th Street and Knoxville Avenue, this 3.0-acre tract offers prime frontage along the soon-to-be-completed Outer Loop 88. Zoned C-1, this site is ideal for commercial, retail, office, or medical development. As Loop 88 nears its Q1 2026 completion, demand for visible, accessible land in this high-growth corridor will surgemaking this an exceptional investment opportunity.

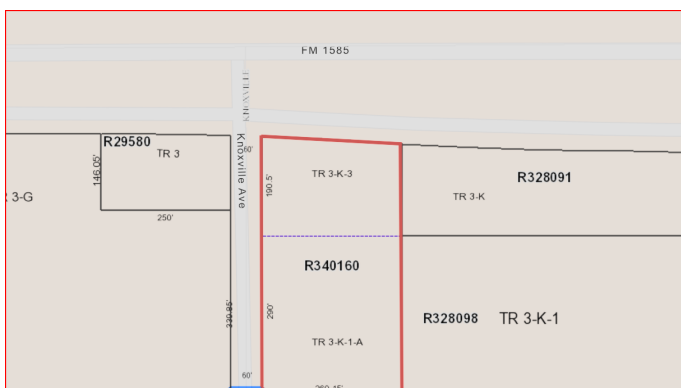
Investment Highlights

- 3.0 Acres Zoned C1 (Local Retail)
- 270 of frontage on the future Outer Loop 88 (FM 1585)
- Signalized hard-corner intersection at Knoxville Ave & 130th Street
- Rapidly developing commercial corridor in South Lubbock
- Surrounded by major retail including Circle K, Rosas Caf, and new subdivisions
- Competitive price at \$20/SF (~\$2.61M total)
- Loop 88 completion expected Q1 2026 strong upside potential

Property Details

Location:	3521 130th Street, Lubbock, TX 79423
Size:	3.0 Acres (130,680 SF)
Zoning:	C1 Local Retail District
Price:	\$20.00/SF \$2,613,600 Total
Frontage:	270 on Outer Loop 88 290 on Knoxville Ave
Utilities:	City Water, Sewer, Electricity Onsite
Surroundings:	Retail, QSR, Residential Growth
Access:	Signalized Intersection High Visibility

Maps & Visuals





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