



**THE
POWELL GROUP**
The Experts in Real Estate & Business Brokerage

9206 Upland Avenue, Lubbock, TX 79424



5 AC Commercial w/Upland Ave frontage



PRESENTED BY:

DAVID POWELL, CCIM

Commercial Broker

Business Broker

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\$1,162,000

KW Commercial | Lubbock

The Powell Group

10210 Quaker Avenue

Lubbock, TX 79424

Property Summary



Property Summary

Address: 9206 Upland
Lubbock, TX 79424

Lot Size: 4.85 AC

Zoning: SF-2

Price: \$1,162,202

Price/SF: \$5.50

Property Highlights

- High growth Southwest Lubbock area
- Lubbock-Cooper ISD

Property Overview

4.85 AC of prime commercial land (soon to be widened to 5 lanes) strategically positioned along Upland Avenue—an increasingly active north-south thoroughfare in Southwest Lubbock—this tract is zoned SF-2 (Single-Family Residential). The site boasts excellent visibility and direct accessibility, with close proximity to established subdivisions, new home construction, and expanding infrastructure. Located in the direct path of the city's residential growth, this property presents a compelling opportunity for developers or long-term investors seeking land in a high-demand area with strong future upside.

Survey

Plat and Field Notes on a 5.375 Acre Tract out of the Southeast Quarter of Section 26, Block A-K, Lubbock County, Texas,

FIELD NOTES on a 5.375 acre tract out of the 8.0 acre tract described in Volume 4097, Page 228, Lubbock County Real Property Records, and out of Section 26, Block A-K, Lubbock County, Texas and being further described by metes and bounds as follows:
BEGINNING at the Northeast corner of the 8.0 acre tract having Texas North Central Zone Coordinates of North: N7250277.00, East: E909720.33 (NAD 83 as determined by the HxGN SmartNet Network) for the Northeast corner of the tract from which the Southeast corner of Section 26 by calls bears S 00°02'14" W, 2201.82 feet;

THENCE S 01°52'23" W, along the East line of Section 26 and near the center line of Upland Avenue, a strip paved road, 414.97 feet to the Southeast corner of this tract;
THENCE N 88°10'59" W, at 55.00 feet pass a set 1/2" iron rod with green cap marked RPLS 4460 (hereinafter referred to as Abacus Cap) in the West Right-of-Way line of Upland Avenue, a strip paved road, in all 564.13 feet to a set Abacus Cap for the Southwest corner of this tract;

THENCE N 01°52'39" E, a distance of 415.06 feet to a set Abacus cap for the Northwest corner of this tract;

THENCE S 88°10'25" E, along the North line of the 8.0 acre tract, at 523.90 feet pass a found 1/2" iron rod, in all 564.10 feet to the PLACE OF BEGINNING and containing 5.375 acres.

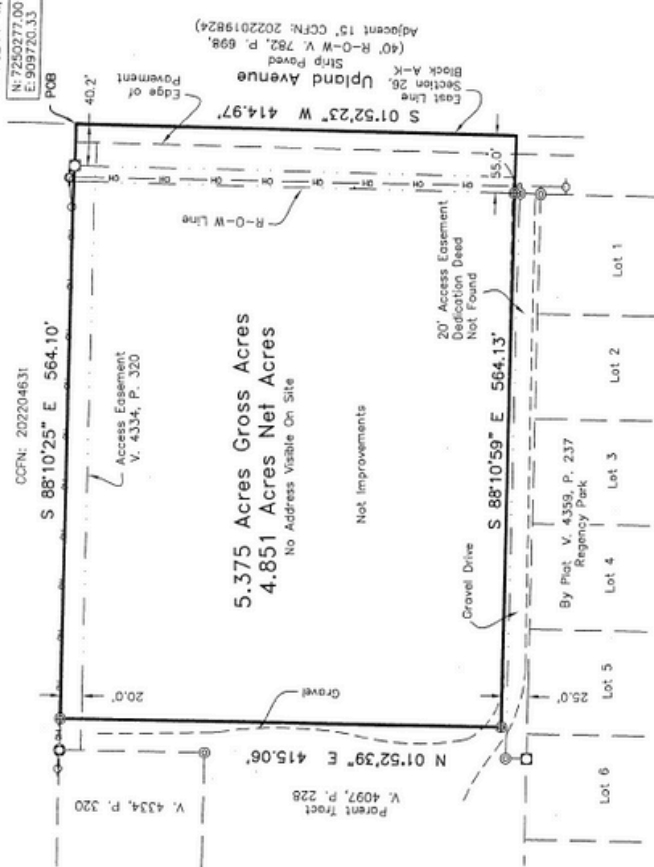


Scale: 1"=100'
Surveyed For:
Bobby McQueen

ABACUS ENGINEERING & SURVEYING	
2737 81st Street LUBBOCK, TEXAS 806-745-7670	
Count on It	TEXAS SURVEYING FIRM NO. 108153-00 TEXAS ENGINEERING FIRM NO. 4388

[Signature]
J.M. CIESINSKI, RPLS # 4460
PLAT SHOWN AS SURVEYED ON THE
GROUND
January 4, 2023

SEC Corner
Section 26, Block A-K
Is Called To Bear
S 00°02'14" W, 2201.82'
N: 7250277.00
E: 909720.33
POB



Surveyor's Report

This Plat is based on a survey made on the ground
December 7, 2022.

Monuments shown as found on this survey were accepted
by this surveyor as controlling evidence due to substantial
agreement with Record Documents and are not considered
as Monuments of Record Dignity unless so noted.

No Substantial Discrepancies between Record Documents and
conditions as found on the ground were uncovered on this
survey unless noted.

This plat was prepared without the benefit of a Title
Commitment. Easements and/or Restrictions other than
those shown may apply.

Bearings and coordinates are based on the Texas North
Central Zone Coordinate System, NAD 83.

- ⊙ Fd. 1/2" Rod With Yellow Cap
- Fd. 1/2" Rod With Orange Cap
- Fd. 1/2" Iron Rod
- ⊕ Set 1/2" Rod With Green Cap
(Marked RPLS 4460)
- ⊖ Power Pole
- Overhead Power Line
- CCFN - County Clerk File Number

Maps

