

LAND FOR SALE



Beau Tucker
"The Land Man"

806.784.3298 direct
806.470.3944 cell
BTucker@CBCWorldWide.com



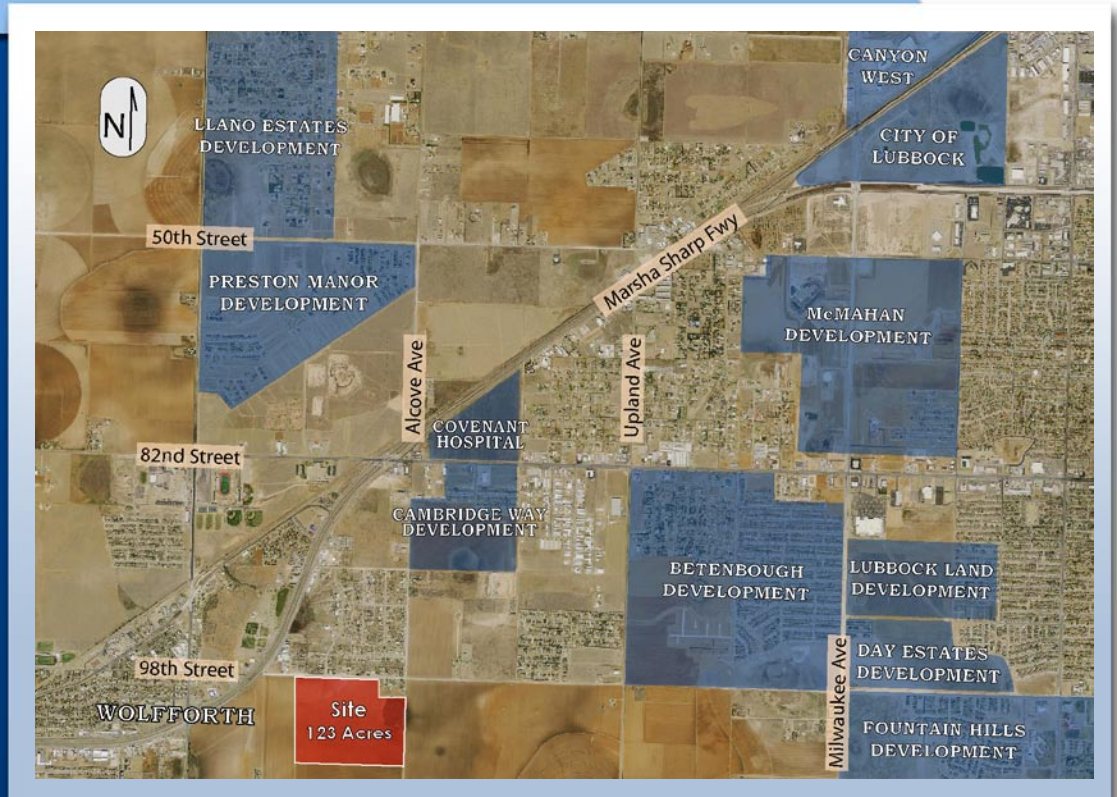
Rick Canup, CCIM
Owner / Broker

806.784.3204 direct
806.438.8188 cell
RCanup@CBCWorldWide.com



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SWC of 98th and Alcove Lubbock, TX

PROPERTY INFORMATION

<u>Location</u>	This tract is located in Southwest Lubbock just outside the city limits of Lubbock and only 1/2 mile from the city limits of Wolfforth, TX.
<u>Description</u>	A prime development tract which is in a rapidly growing area and is suitable for residential development with commercial frontage.
<u>Size</u>	123 acres (approx.)
<u>Zone</u>	Not zoned (transitional)
<u>Flood Area</u>	A portion of the tract is located within a flood zone.
<u>Price</u>	\$11,000 per acre

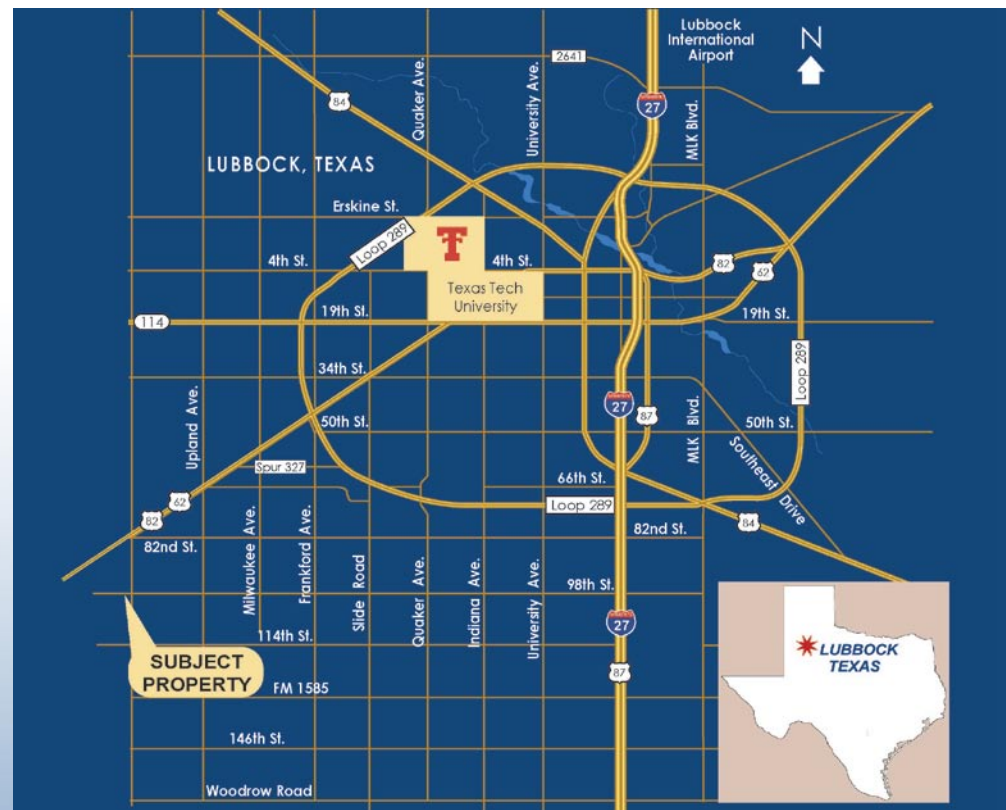
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Property Facts:

- Great 123 acre farm land with possible future residential development.
- Property is located outside the city limits and does not have access to the city utilities.
- This tract is subject to the flood area. Tract can be annexed into Wolfforth City.

Quick Facts:

- Lubbock is home to a "Soon to be" Tier One research institution: **Texas Tech University** whose undergraduate en-rollment is expected to grow 2.5% annually.
- **Five colleges and universities** with 40,000 students enrolled annually.
- **580,000+** people live within a 90-minute drive time who look to Lubbock for shopping, dining, entertainment, and medical services.



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4924 S. Loop 289 • Lubbock, TX 79414 • 806.793.0888 • 806.793.7114 fax
www.CBCLubbock.com