

Land For Sale



# 50th Street & Alcove Ave- North



**Dan Williams**

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**WILLIAMS & CO Real Estate**

918 Ave J Lubbock, TX 79401

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**WILLIAMS & CO**  
COMMERCIAL REAL ESTATE

## PROPERTY DESCRIPTION

Prime Development Land on 50th Street | Rapidly Growing West Lubbock Corridor

Located along 50th Street between Upland and Alcove Avenues, this property offers outstanding development potential in one of Lubbock's fastest-growing areas. Positioned just minutes from Frenship ISD's newest high school campus and adjacent to the thriving neighborhoods of Escondido Ranch and The Vineyards, this site is ideally suited for office, retail or mixed-use development.

Lots south of 50th Street offer the opportunity to be subdivided, providing flexibility for a range of projects and land size needs. The area's strong growth is driven by the continued expansion of Lubbock's west side, with high residential demand and increased investment in infrastructure and amenities.

Frenship Independent School District is one of the fastest-growing districts in Texas, known for its strong academic programs and commitment to serving a growing student population. As new schools and housing developments continue to rise, this corridor is poised to support sustained commercial growth and community investment.

Don't miss this opportunity to secure a strategic location in West Lubbock's expanding footprint.



## OFFERING SUMMARY

Sale Price:	\$10 PSF
Lot Size:	0.71-5.26 Acres

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B - 0.76 Acres  
C - 0.72 Acres  
D - 0.72 Acres  
E - 0.92 Acres  
F - 0.71 Acres  
G - 0.72 Acres  
H - 0.71 Acres

LOT #	SIZE	PRICE	ZONING
Tract B	0.76 Acres	\$331,056	NC
Tract C	0.72 Acres	\$313,632	NC
Tract D	0.72 Acres	\$313,632	NC
Tract E	0.92 Acres	\$400,752	NC
Tract F	0.71 Acres	\$390,276	NC
Tract G	0.72 Acres	\$313,632	NC
Tract H	0.71 Acres	\$390,304	NC
All Tracts	5.26 Acres	\$2,291,256	NC

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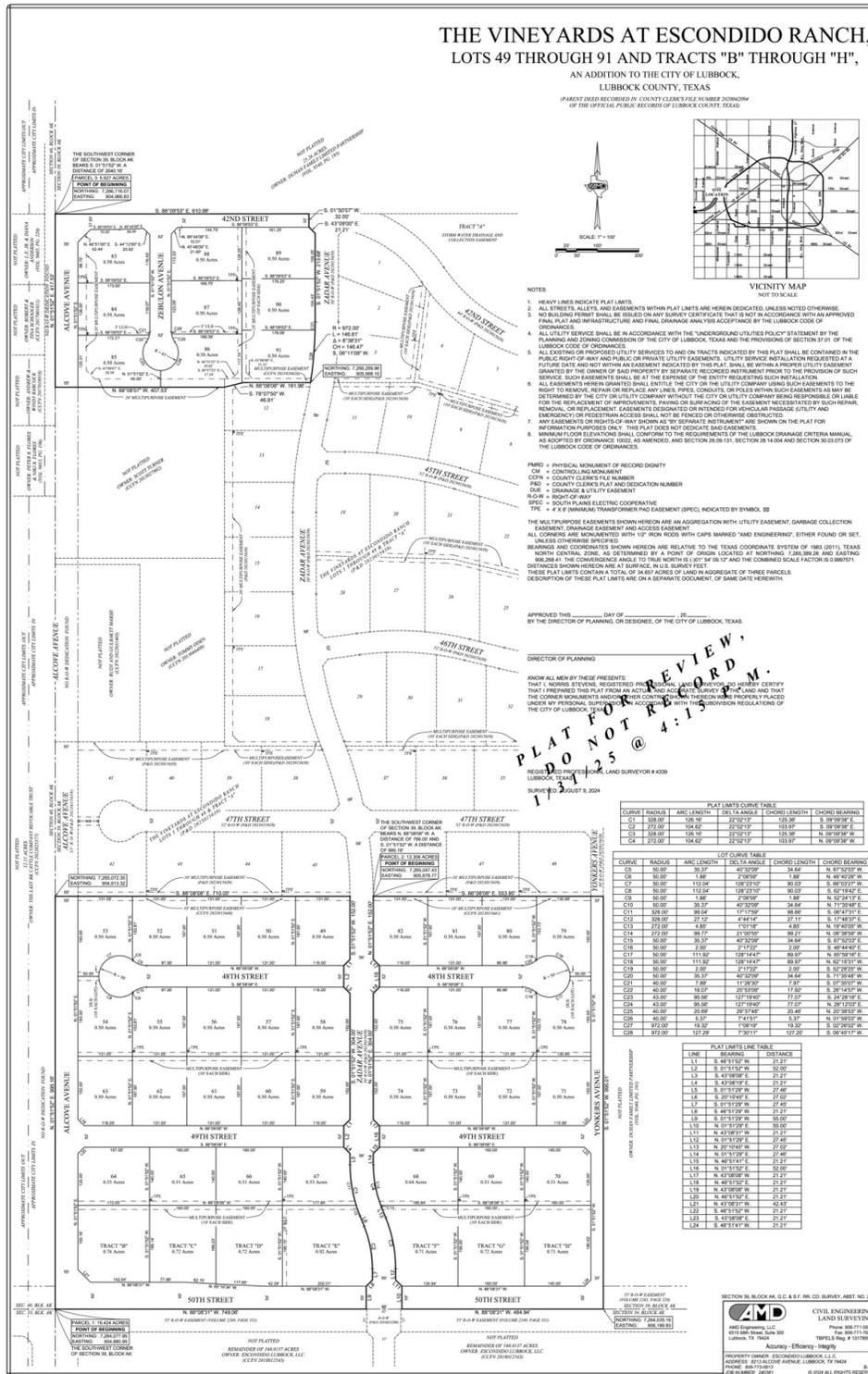
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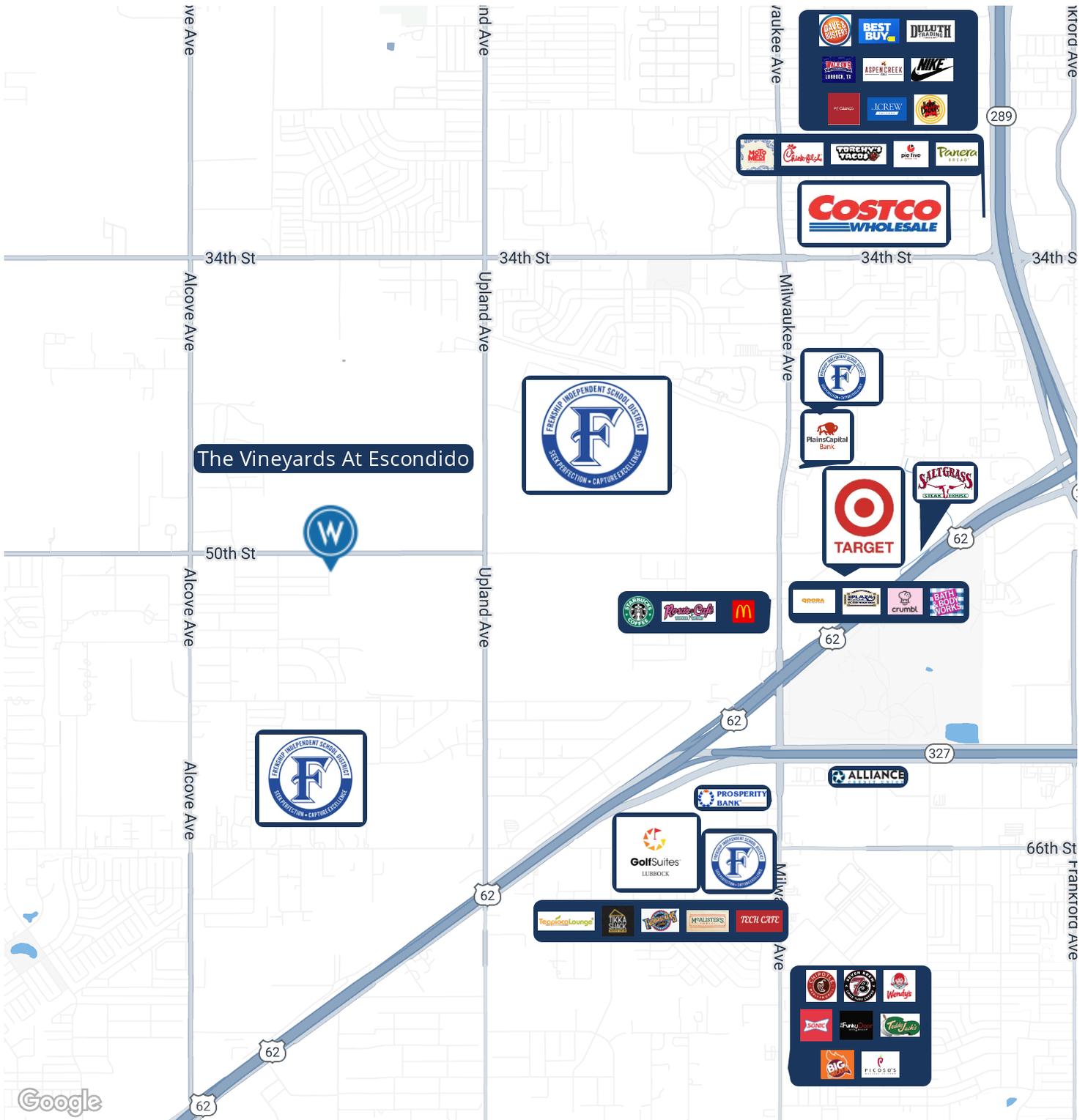
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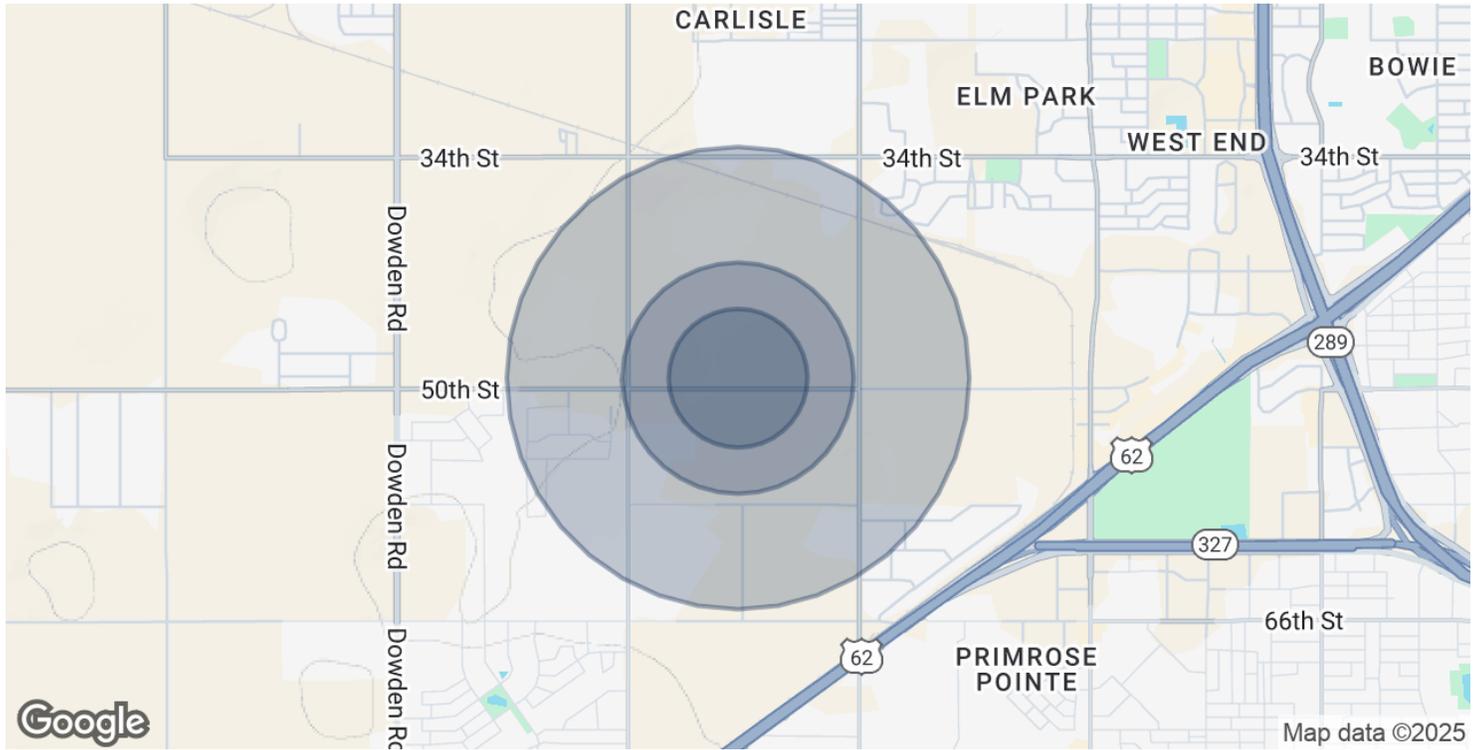
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	30	85	2,110
Average Age	41	41	40
Average Age (Male)	38	38	38
Average Age (Female)	43	43	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Average HH Income	\$106,651	\$106,651	\$105,921
Average House Value	\$268,753	\$268,753	\$266,803

Demographics data derived from AlphaMap

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