

Land For Sale



50th Street & Alcove Ave-South



Dan Williams

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WILLIAMS & CO Real Estate

918 Ave J Lubbock, TX 79401

Land For Sale

50TH STREET & ALCOVE AVE- SOUTH



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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. Lots available on the North side of 50th are setup perfectly for garden office or neighborhood retail. Varying in size from .71 to .92 acres in size.



PROPERTY HIGHLIGHTS

- Zoned NC (Neighborhood Commercial District)
- Prime location in Lubbock
- High visibility corner lot
- Ideal for retail development
- Growing area with strong economic indicators
- Easy access to major thoroughfares
- Flexible zoning for various business opportunities
- Proximity to residential neighborhoods

OFFERING SUMMARY

Sale Price:	\$7-\$8 PSF
Lot Size:	5.8-23.43 Acres

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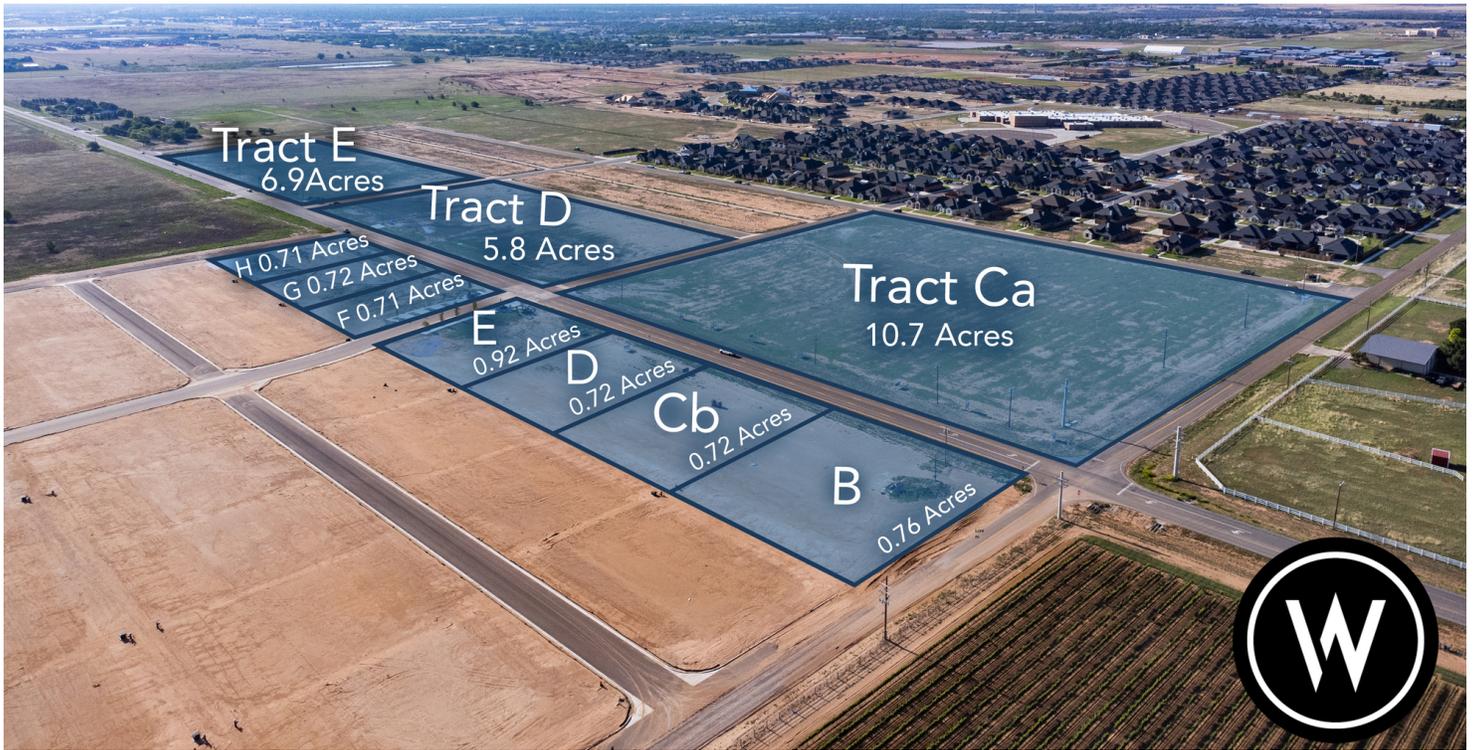
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ALL AVAILABLE LAND



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LOT #	SIZE	ZONING
Tract C-a	10.716 Acres	NC
Tract D	5.833 Acres	NC
Tract E	6.882 Acres	NC
Tract B	0.76 Acres	NC
Tract C-b	0.72 Acres	NC
Tract D	0.72 Acres	NC
Tract E	0.92 Acres	NC
Tract F	0.71 Acres	NC
Tract G	0.72 Acres	NC
Tract H	0.71 Acres	NC

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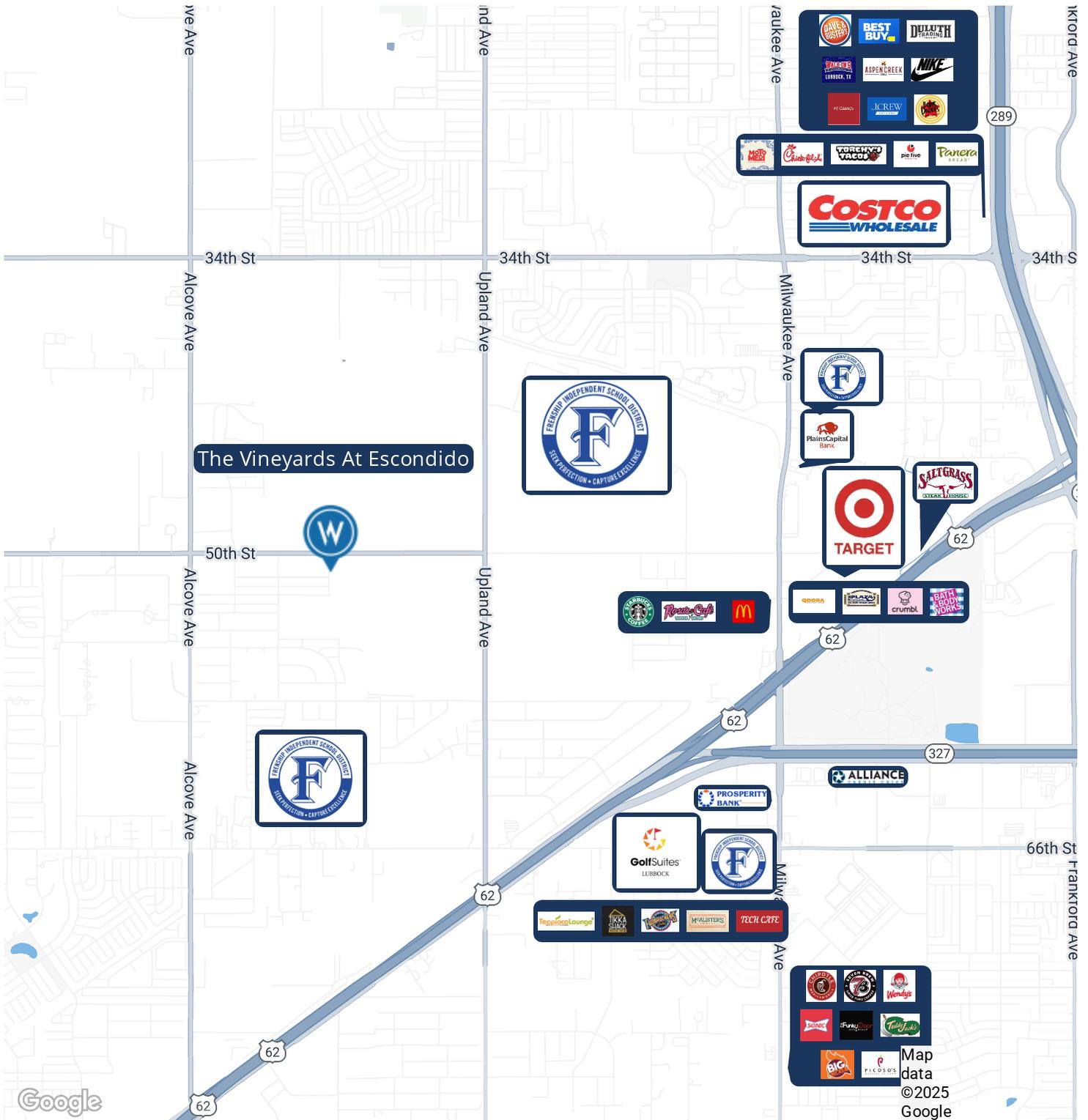
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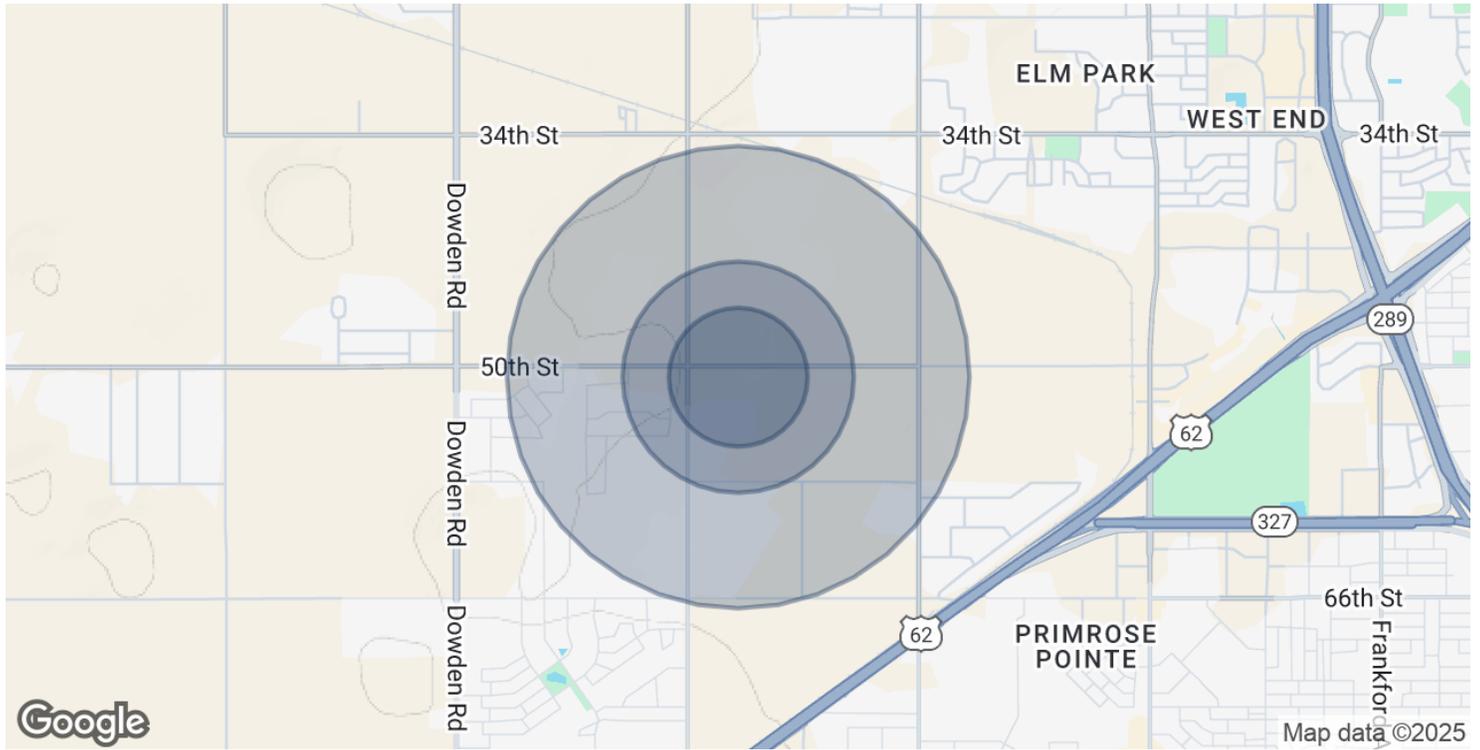
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50TH ST & ALCOVE LAND- SOUTH



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	97	308	1,340
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	36	36

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	34	104	449
# of Persons per HH	2.9	3	3
Average HH Income	\$132,530	\$134,082	\$135,209
Average House Value	\$400,860	\$408,780	\$414,755

Demographics data derived from AlphaMap

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