

FOR SALE



Commercial & Residential Real Estate

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806-438-9116



Mitley, LLC presents...

3.053 acres on the busy street of
82nd Street

1617 82nd Street
Lubbock, Texas 79423

...comes with an additional free
0.109 acres of land close-by



Property Information – 1617 82nd Street

Size: 3.03 acres (131,986.8 square feet)

- 801.11 feet of frontage on 82nd Street

Pricing: \$8.50 / foot -> \$1,121,887.80

- Seller will divide
- Ground leases or build to suit options available

Zoning: R-1A (residential)

- City's zoning office has indicated it's weird this is not commercial zoned. Should be easy to rezone to any of the IHC zoning.

Proposed Uses: Shopping center, gas station / EV chargers, shops / warehouses, duplexes, apartments, or houses.

Vehicles Per Day: 16,720 (2017 TX Department of Transportation)





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PROPERTY INFORMATION

Land Description: Located right in the midst of the action, this land is perfect for just about anything. The property is (somehow) currently zoned R-1A (for residential use), but should be easy to re-zone to a C1, C2, or C3 zone (commercial activities) or IHC, given the other commercial properties around this property.

Location Description: This property is located on the “going home” side of the street and is right in the middle of University Avenue and Interstate 27. The property is barely 10 minutes from Texas Tech University and 15 minutes from just about anywhere in Lubbock. With tons of single-family houses close by, this property is perfect for just about any business.

