



Land For Sale

**2301 N Loop  
289**



**Dan Williams**

Broker

[dan@wcorealestate.com](mailto:dan@wcorealestate.com)

806.777.1310

**WILLIAMS & CO Real Estate**

918 Ave J Lubbock, TX 79401

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2301 N LOOP 289



WILLIAMS & CO

COMMERCIAL REAL ESTATE



## PROPERTY DESCRIPTION

Prime Industrial Land for Sale – 2301 N Loop 289, Lubbock, TX  
±3.24 Acres | Zoned Light Industrial | Exceptional Loop & Interstate Access

Positioned along North Loop 289 just east of University Avenue, this ±141,178 SF (3.24-acre) tract offers an outstanding opportunity for industrial development in a highly strategic location. With immediate access to Loop 289 and just minutes from Interstate 27, the site provides seamless connectivity for distribution, logistics, service-based businesses, or light manufacturing operations.

Zoned Light Industrial, the property supports a wide range of commercial and industrial uses. Its high-visibility location and excellent access to major transportation routes make it a valuable asset for both users and investors seeking to capitalize on Lubbock's continued growth.

Lubbock is rapidly emerging as a regional logistics and industrial hub, fueled by Texas Tech University, a strong regional healthcare system, and pro-business economic development. The metro area continues to attract workforce expansion, infrastructure investment, and new development—making this an ideal time to establish or expand operations in the market.

Whether for owner use or future investment, 2301 N Loop 289 presents a rare opportunity to secure well-located industrial land in a high-demand corridor.

Contact us for more information or to schedule a site visit.

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## OFFERING SUMMARY

Sale Price: \$495,000

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	3	28	212
Total Population	9	94	653
Average HH Income	\$107,973	\$109,920	\$95,373

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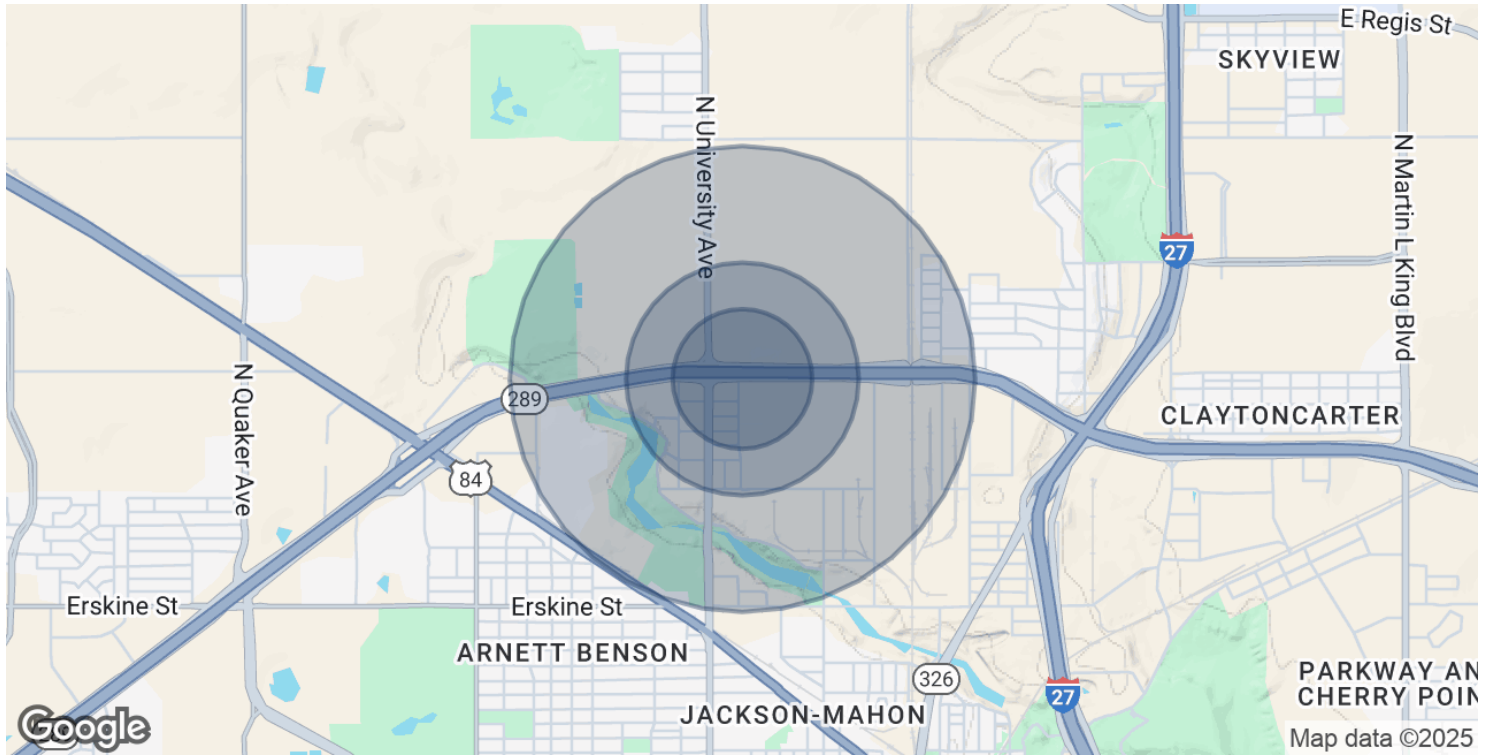
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	9	94	653
Average Age	37	37	39
Average Age (Male)	36	36	37
Average Age (Female)	39	39	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	3	28	212
# of Persons per HH	3	3.4	3.1
Average HH Income	\$107,973	\$109,920	\$95,373
Average House Value	\$245,519	\$247,560	\$231,505

Demographics data derived from AlphaMap

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# Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Williams and Company Real Estate</u>	<u>9006022</u>	<u>dan@wcorealestate.com</u>	<u>(806)860-6945</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Dan Williams</u>	<u>550528</u>	<u>dan@wcorealestate.com</u>	<u>(806)777-1310</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Dan Williams</u>	<u>550528</u>	<u>dan@wcorealestate.com</u>	<u>(806)777-1310</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Dan Williams</u>	<u>550528</u>	<u>dan@wcorealestate.com</u>	<u>(806)777-1310</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date