



338+/- ACRE LUBBOCK, TX 79424

EVAN STONE

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ABOUT US

Clear Rock Commercial is a seasoned commercial real estate group focused on delivering results that align with each client's unique goals. With deep market knowledge and a commitment to personalized service, we help businesses make confident, strategic real estate decisions.

VISIT US AT

611 Broadway
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4706 CR 7700, LUBBOCK, TX 79424



Offering Details

Asking Price:	\$35,000 per Acre
Acreage:	338 Acres
Total:	\$11,830,000

338 Acres in South Lubbock's Most Strategic Development Corridor

Positioned Between Magnolia Estates and South Fork Ranch

This 338-acre tract represents one of the most compelling large-scale development opportunities in South Lubbock. Bordered by two established, high-end communities—Magnolia Estates and South Fork Ranch—and located just minutes from Lubbock-Cooper Liberty High School and Red Feather Country Club, the property sits squarely in the path of premium residential growth.

Offering excellent access, natural drainage, and a clean layout, the land is ideally suited for phased residential development. Utilities are in close proximity, and the topography supports efficient planning with minimal site work.

With strong demand in the Lubbock-Cooper ISD zone and walkable proximity to Art Canyon, this location checks all the boxes for developers seeking scale, marketability, and long-term absorption potential. South Lubbock continues to outperform in both new home starts and value appreciation—positioning this tract as a natural fit for the area's next signature residential project..

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Households & Income	3 Miles	5 Miles
Households	13,761	42,951
Median HH Income	\$125,900	\$116,000
Average House Value	\$410,300	\$383,900

Population	3 Miles	5 Miles
Total Population	9,463	42,951
Median Age	36	38

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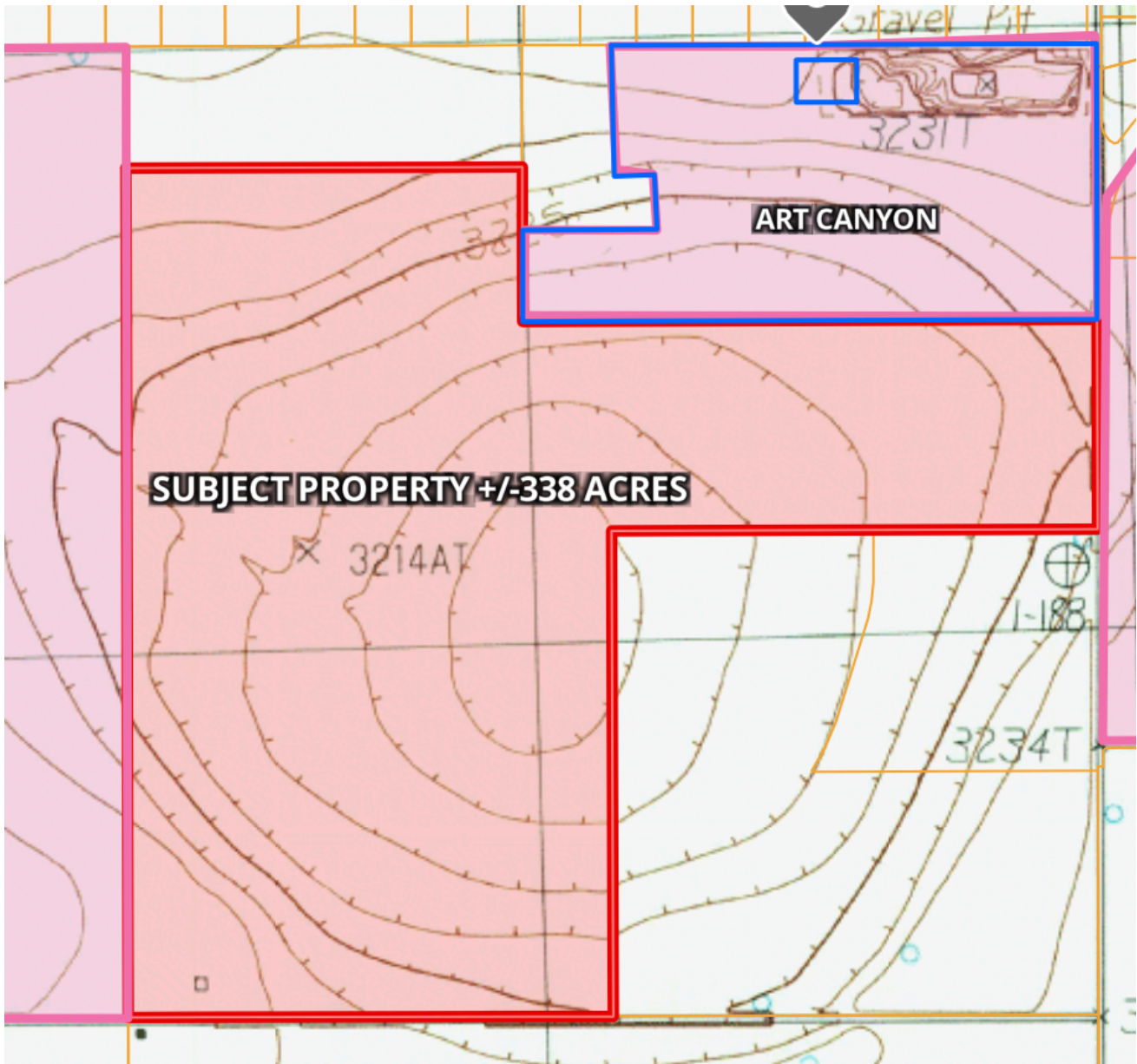
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Information About Brokerage Services

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

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Evan Stone	0827501	evan@clearrockrealty.com	806-778-3428
Sales Agent/Associate's Name	License No.	Email	Phone

July 23, 2025

Buyer/Tenant/Seller/Landlord Initials

Date