



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



3401 E REGIS, LUBBOCK, TX 79403

16.4± ACRES - LUBBOCK COUNTY, TEXAS

ASKING PRICE: \$675,000.00

Unique Equestrian Estate on 16.4 Acres!

Experience the perfect blend of comfort, space, and functionality with this extraordinary horse property just minutes from town. Spanning 16.4 fully fenced acres, this one-of-a-kind estate is tailored for modern living and equestrian excellence.

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The beautifully updated main residence features 3 bedrooms, 2 bathrooms, and a finished basement. Recent upgrades include newer HVAC, updated flooring, and a renovated primary ensuite. The inviting living room showcases charming Chicago brick flooring and flows seamlessly into a spacious, well-appointed kitchen. Vaulted ceilings and ample natural light enhance the guest bedrooms, while the basement offers versatile space for a home office, gym, or media room. Enjoy peaceful mornings on the enclosed front porch—perfect for sipping coffee as the sun rises.

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Step outside to discover a fully equipped ranch setup, ideal for both daily life and entertaining:

- **A separate office building with storage—easily convertible to a guest suite or efficiency apartment**
- **Outdoor kitchen with pergola, stage, round dance floor, and extended concrete area—perfect for hosting gatherings**
- **20 outdoor horse stalls, a large arena, and two round pens—ideal for training or potential income**
- **A barn with 5 indoor stalls, wash station, bathroom, concrete flooring, and generous storage space**
- **Detached 1 bed / 1 bath guest house, currently leased month-to-month**
- **Additional features include owned solar panels, a strong producing water well, and scenic native grass pens that create a picturesque approach to the property**

With extensive amenities and endless possibilities, this exceptional property is a rare find. Schedule your private tour today—opportunities like this don't come often!

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Presented By:
Jude Soileau, Listing Agent
806-801-2030
jude@txrealestategroup.com
4223 85th Street, Lubbock, TX 79424