

Industrial For Sale



Keller Williams Commercial Lubbock

10210 Quaker Avenue Lubbock, TX 79424 | 806-771-7710

22 Acres with Shop and Apartment

3002 N County Road 1640, Lubbock, TX, 79416

Industrial: Light Industrial For Sale

Prepared on March 27, 2025

1 of 1 Listings



Listing Details | Industrial For Sale

Total Available Space	22 Acres
Asking Price	\$699,000
Listing Price Per SF	\$0.73
Cap Rate (Actual)	-
Show Instructions	Lockbox
Vacant	No
Available Date	Now
Days On Market	10 days
Date Listed	3/17/2025
Last Modified	3/27/2025

Listing ID	42134147
Electric Service	-
Ceiling Height	-
Dock High Doors	-
Grade Level Doors	-
Owner Occupied	Yes
Parking Spaces	-
Water	Yes, Private
Sanitary Sewer	Yes, Private

Description

Nestled on 22 acres, this versatile property offers the perfect blend of rural privacy and business potential. Accessed through a gated entrance, the property features a 960 sq. ft. apartment currently under construction, connected to a spacious 50 x 80 shop. The shop includes an office with a bathroom, and one side is set up as a party barn, ideal for gatherings and events. Fully fenced with a 5-strand perimeter fence, the property includes fenced pastures, a loafing shed, and multiple gates providing easy access throughout. The space is perfect for business use, with plenty of room to expand or build additional residential structures. Utilities are in place, with Optimum Fiber for high-speed internet, SPEC electric, a septic system, and three domestic wells—two of which are newly installed—ensuring reliable water access. Whether you're looking for a prime location for your business or a peaceful country retreat with room to grow, this property offers endless possibilities.

Property Features

Location Details

Address	3002 N County Road 1640, Lubbock, T...	Parcels	R331077, R112284
County	Lubbock	Name	3002 N County Road 1640



© Copyright Catylist. All Rights Reserved. The information presented herein is provided as is, without warranty of any kind. Neither the administrators of this site nor Catylist assume any liability for errors or omissions.

Building Details

Sub Type	Light Industrial
Building Status	Existing
Building Size	960 SF
Land Size	19.52 Acres / 850,081 SF
Number of Buildings	2
Number of Floors	1
Year Built	2020
Occupancy Type	Single Tenant
Yard	-
Electricity	-

Ceiling Height	-
Dock High Doors	-
Grade Level Doors	-
Sprinklers	-
Water	Yes, Private
Sanitary Sewer	Yes, Private
Fiber Optic	Yes
Restrooms	2
Air Conditioned	Yes
Heated	Yes

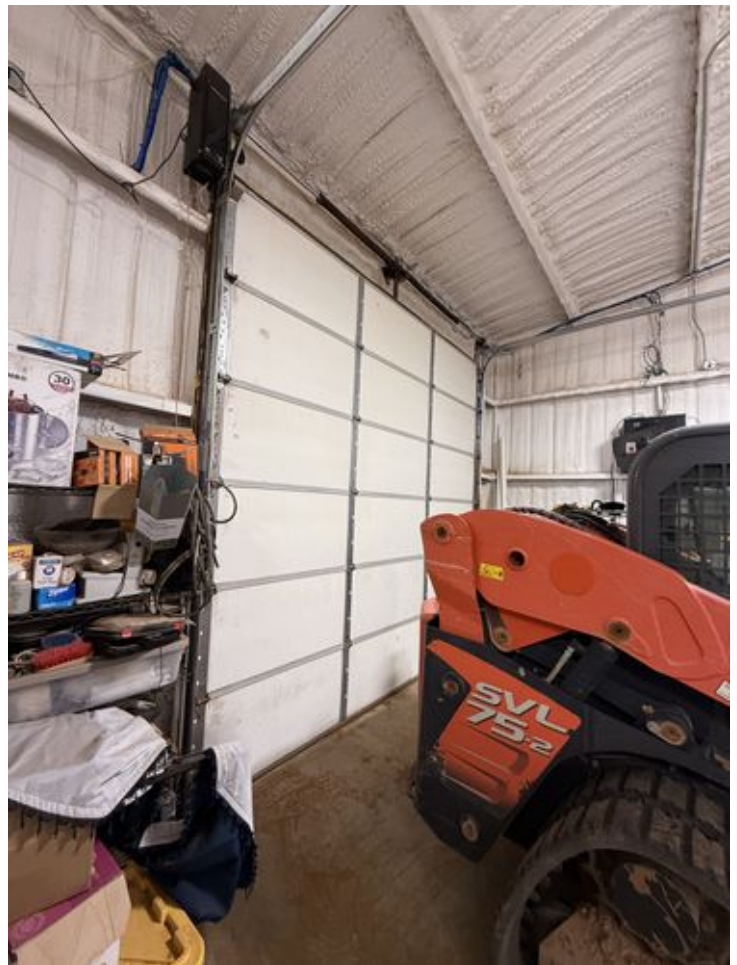
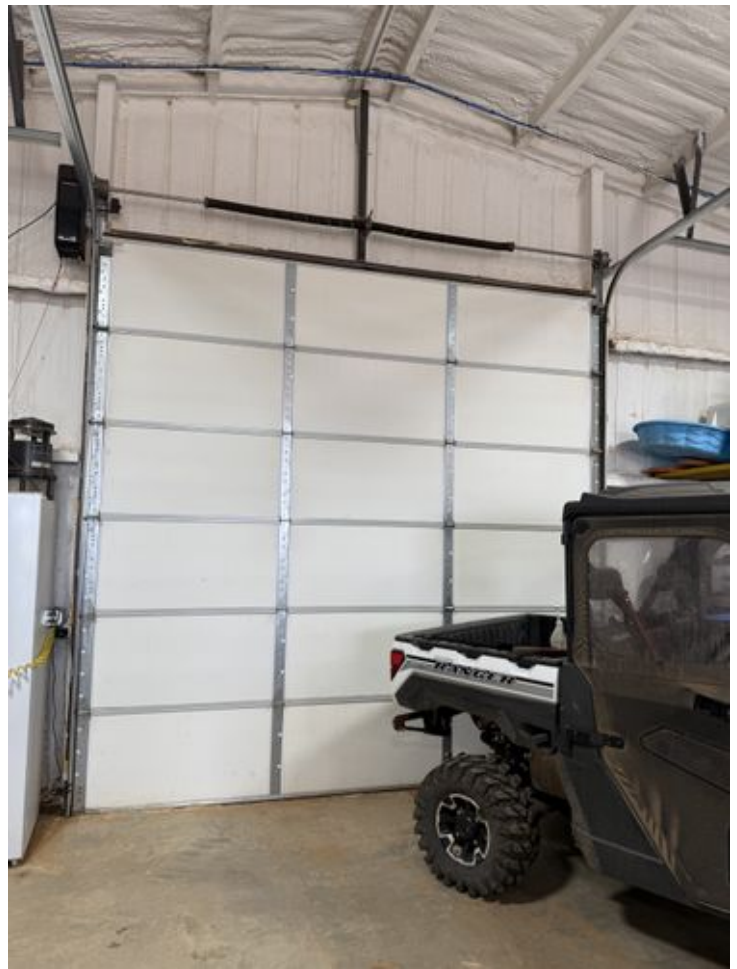
Property Listings

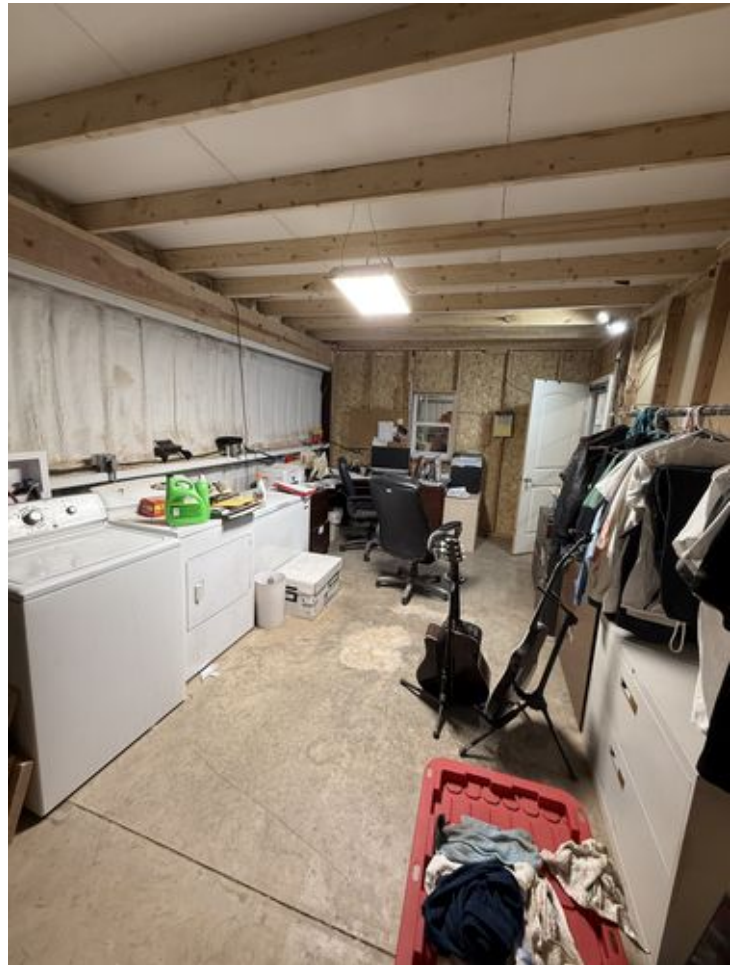
1 Listing | 958,320 SF | \$699,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Sale	Industrial	-	22 Acre	\$699,000	Now	-	-	-	-	-

Additional Photos







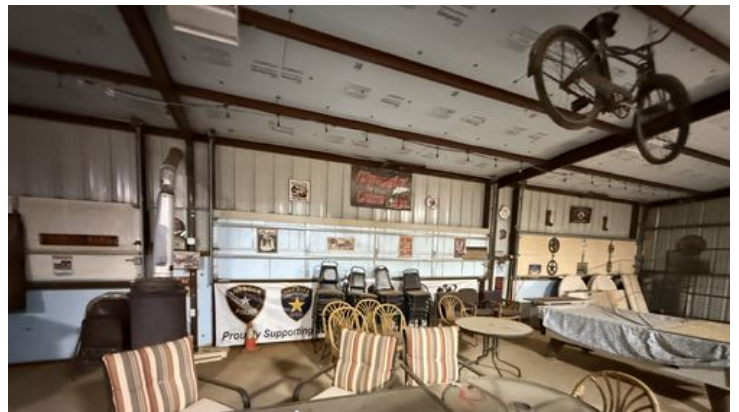


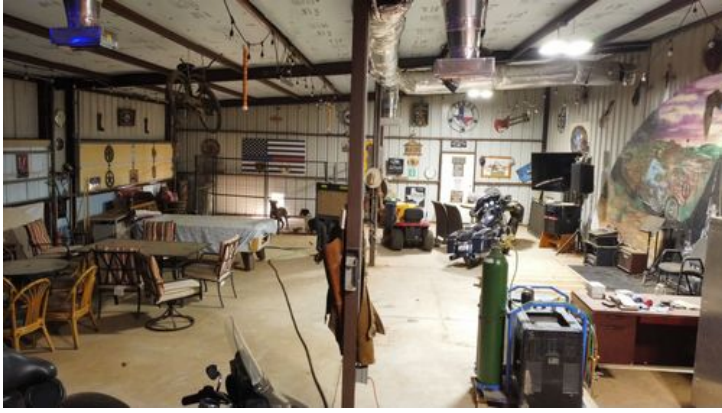












Contact



Daniel Stanton
806-281-4005
dstanton@usa.com



Keller Williams Commercial Lubbock