

Industrial For Sale



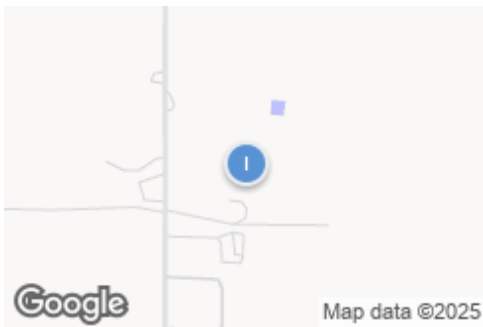
22 Acres with Shop and Apartment

3002 N County Road 1640, Lubbock, TX, 79416

Industrial: Light Industrial For Sale

Prepared on April 11, 2025

1 of 1 Listings



Listing Details | Industrial For Sale

Total Available Space	22 Acres
Asking Price	\$599,000
Listing Price Per SF	\$0.63
Cap Rate (Actual)	-
Show Instructions	Lockbox
Vacant	No
Available Date	Now
Days On Market	25 days
Date Listed	3/17/2025
Last Modified	4/11/2025

Listing ID	42134147
Electric Service	-
Ceiling Height	-
Dock High Doors	Not present
Grade Level Doors	Not present
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



Building Details

Sub Type	Light Industrial	Ceiling Height	-
Building Status	Existing	Dock High Doors	Not present
Building Size	960 SF	Grade Level Doors	Not present
Land Size	19.52 Acres / 850,081 SF	Rail Doors	Not present
Number of Buildings	2	Sprinklers	-
Number of Floors	1	Water	Yes, Private
Year Built	2020	Sanitary Sewer	Yes, Private
Primary Constr. Type	Framed	Fiber Optic	Yes
Occupancy Type	Single Tenant	Restrooms	2
Yard	-	Air Conditioned	Yes
Electricity	-	Heated	Yes

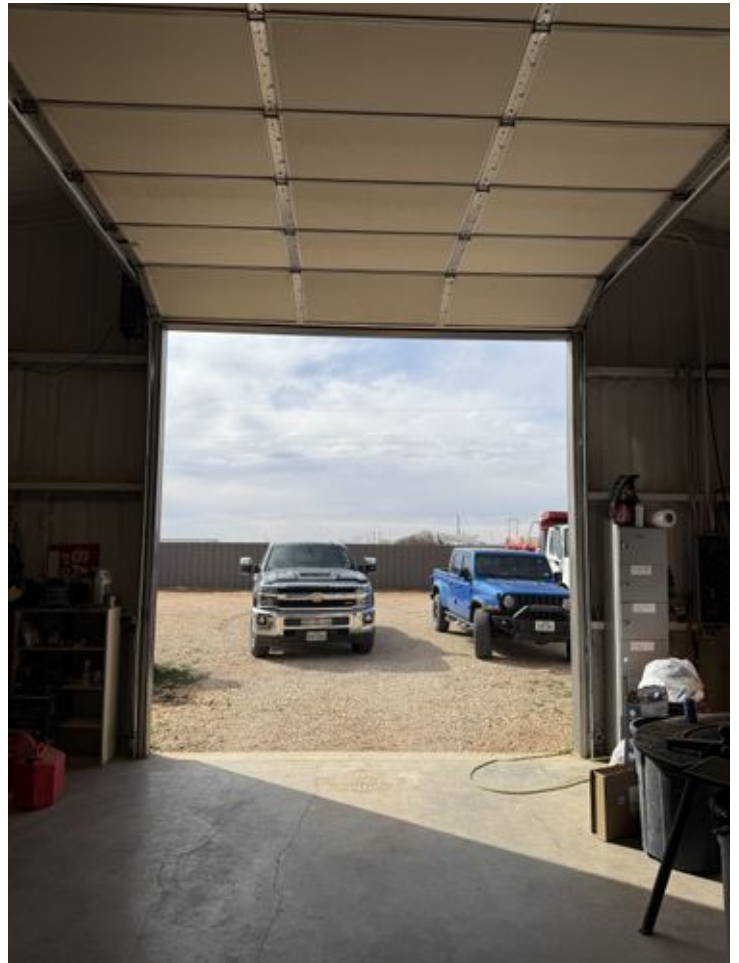
Property Listings

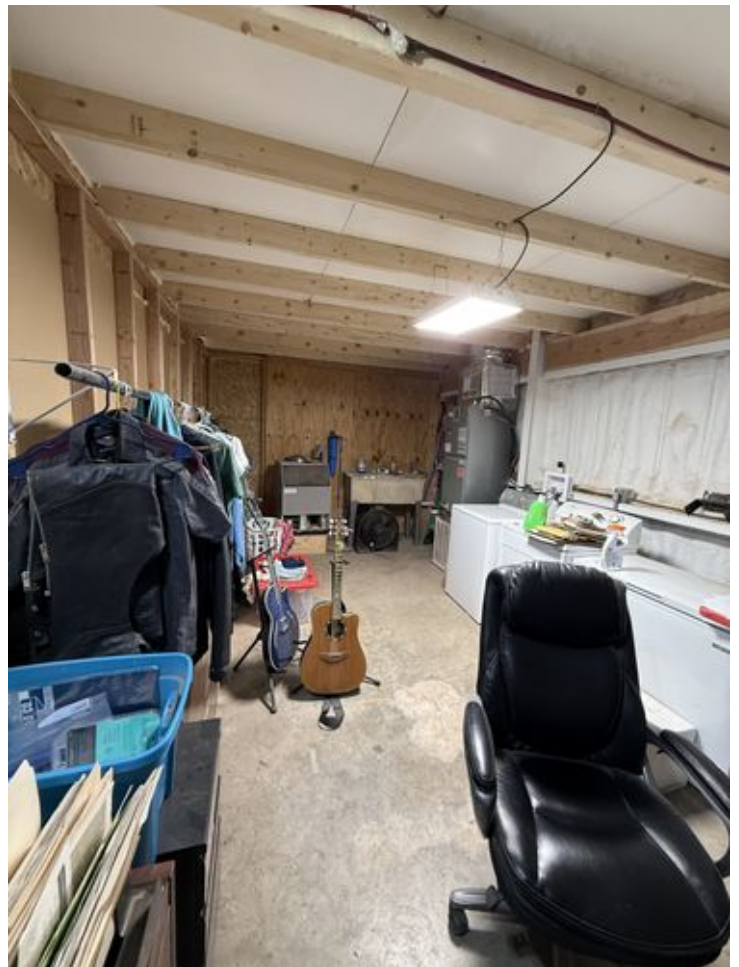
1 Listing | 958,320 SF | \$599,000

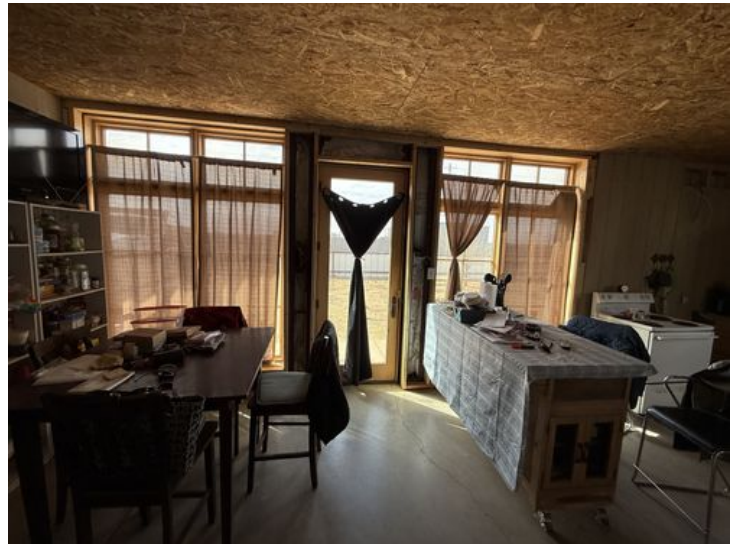
Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Sale	Industrial	-	22 Acre	\$599,000	Now	-	-	-	-	-

Additional Photos









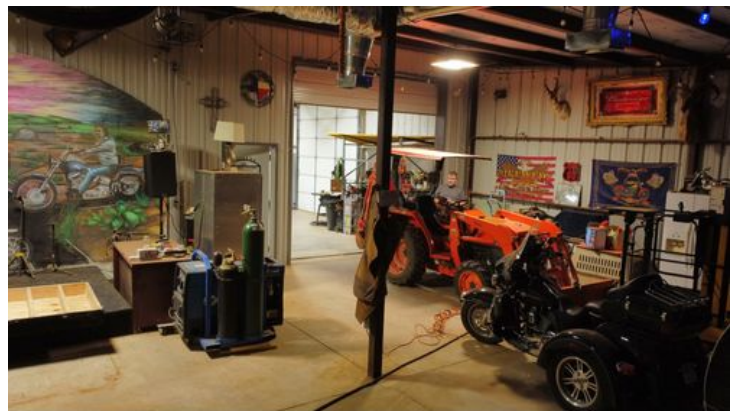
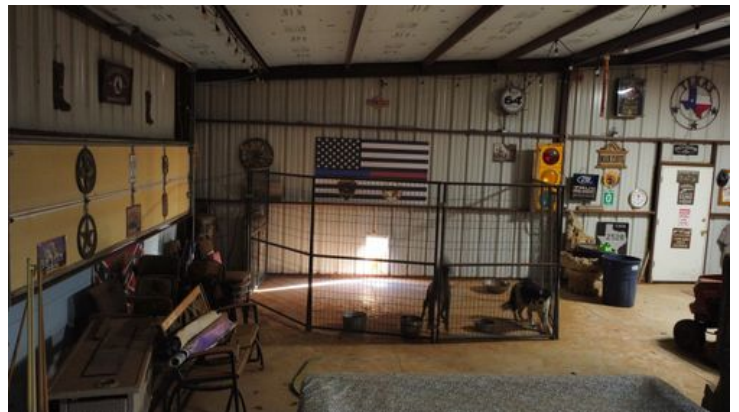
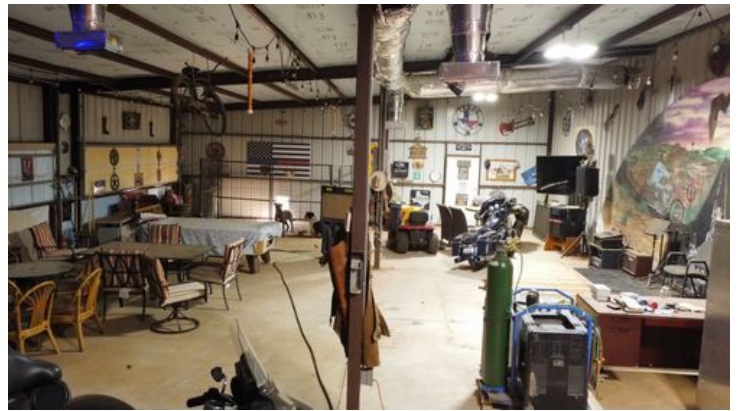














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Keller Williams Commercial Lubbock