



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



160± Acres Hockley County

ROPESVILLE, TX

\$2,850,000

This future development offers a rare blend of immediate and long-term opportunity. Located just 15 minutes from Lubbock and only 1.5 miles from Ropes and Frenship schools, this property is ideally positioned in the path of future growth. While large-scale development may be a few years out, the sellers are willing to consider splits, making it a strong candidate for estate lots, small ranchettes, or transitional investment tracts that can generate value today while holding long-term upside.

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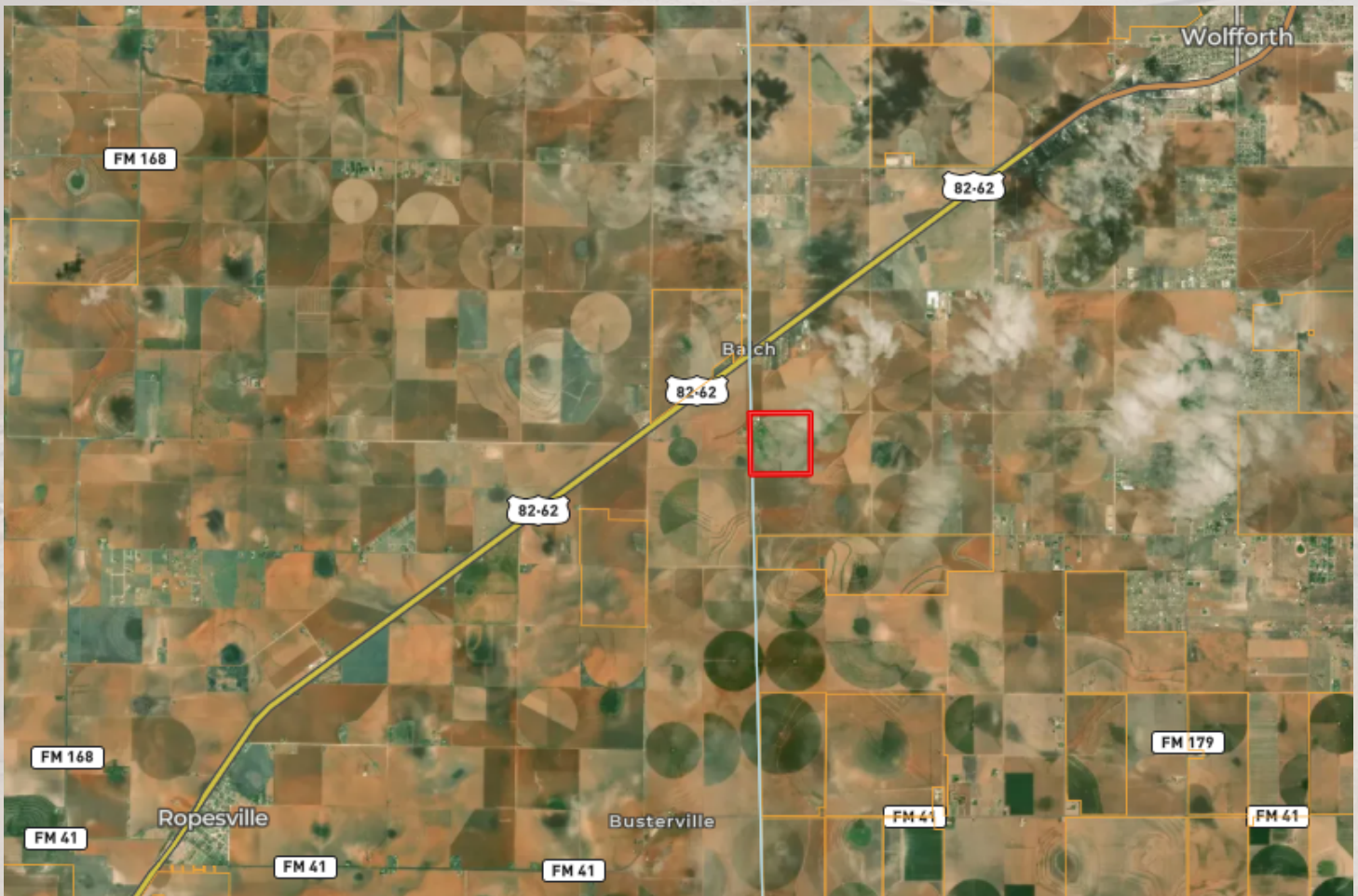
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Development Highlights:

- **Path of Growth:** Located less than half a mile off of Hwy 82-62 and halfway between Wolfforth and Ropesville, this property is in the path of growth for Lubbock residents seeking a rural lifestyle proximal to city amenities.
- **Schools Nearby:** Only 1.5 miles from both Ropes ISD and Frenship ISD campuses.
- **Flexible Options:** Sellers willing to divide — ideal for smaller acreage buyers, ranchette lots, or investors.
- **Future Development Play:** Flat terrain, strong water, and school proximity position this land well for subdivision or commercial use in the coming years.
- **Utility & Water Support:** Three wells on site, including a high-volume irrigation well (~1,200 GPM per seller).
- **Immediate Use:** Property improvements allow for livestock, show animals, or farming operations while development matures.

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Location:

- Less than $\frac{1}{4}$ mile off Highway 82-62
- County Road 7500 along the north border
- Killdee Road along the west border

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Water:

- **Irrigation Well** – approx. 1,200 GPM (per seller) powering center pivot
- **House Well** – for residence
- **Stock Well** – for livestock

Improvements:

- 120-acre center pivot
- Barn: 75 × 100 ft.
- Lean-To: 25 × 75 ft.

Residence: 3 bed, 1 bath, 1,677 sq. ft. home with updates

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