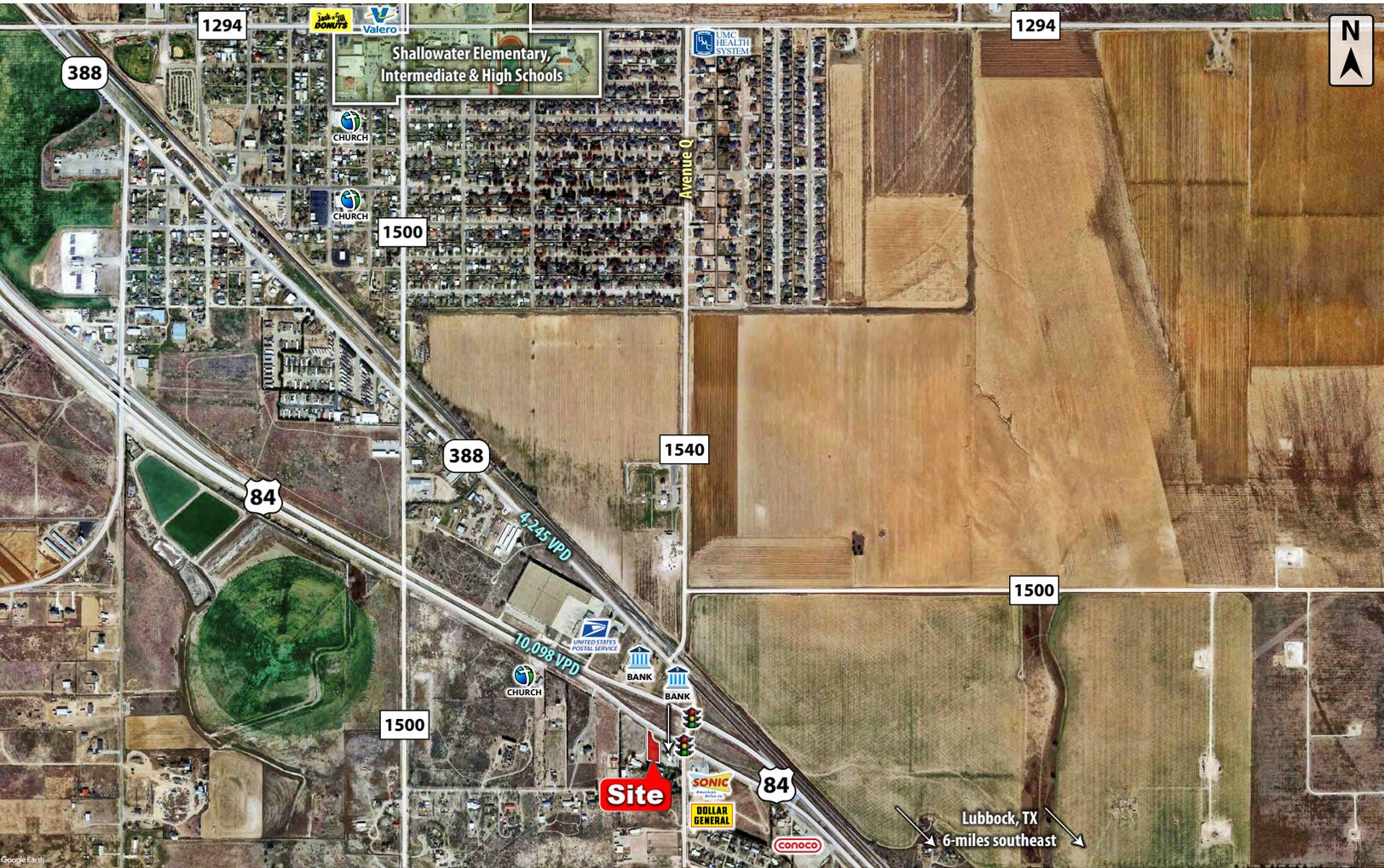




**7505 HWY 84**  
Shallowater, TX 79363

**LAND**



**QUICK FACTS**



PURCHASE PRICE  
**\$175,000**



TOTAL ACREAGE  
**31,000 SF**



ZONING  
**Commercial**



TRAFFIC COUNT  
**14,000+ VPD**

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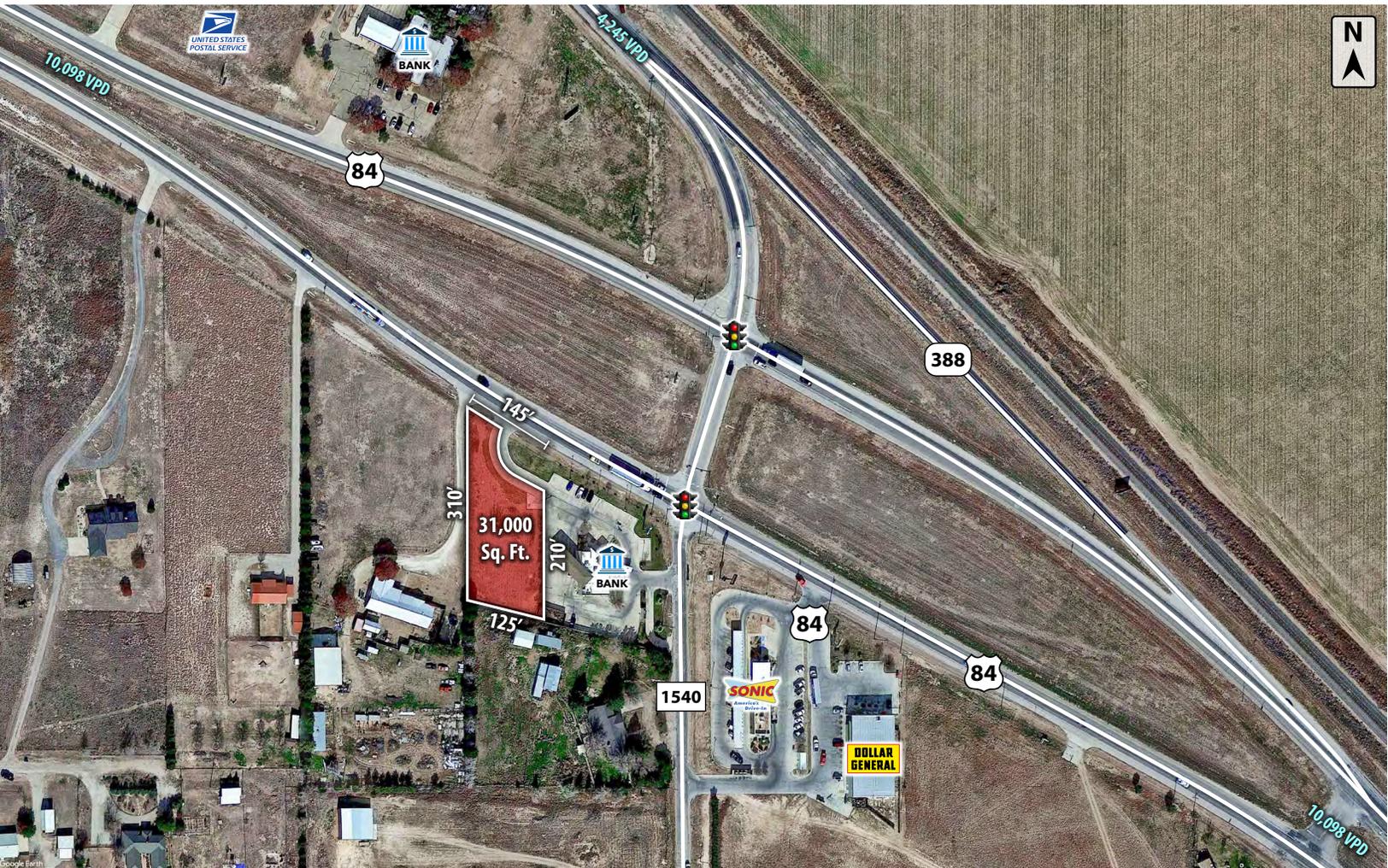


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## Trade Area & Information



## LOCATION

Located on the south side of Highway 84 just west of FM 1540.

## DESCRIPTION

A good retail development tract available just outside the southeastern city limits of Shallowater, TX. This tract is conveniently positioned at a signalled highway intersection. A short 5-minute drive to Lubbock, Texas Tech University, University Medical Center, & Covenant Health Systems are only a 12-minute drive away.

Utilities in immediate proximity to the property.

Property is not in the floodplain.

## OPTIONS

31,000 Square Feet - \$175,000

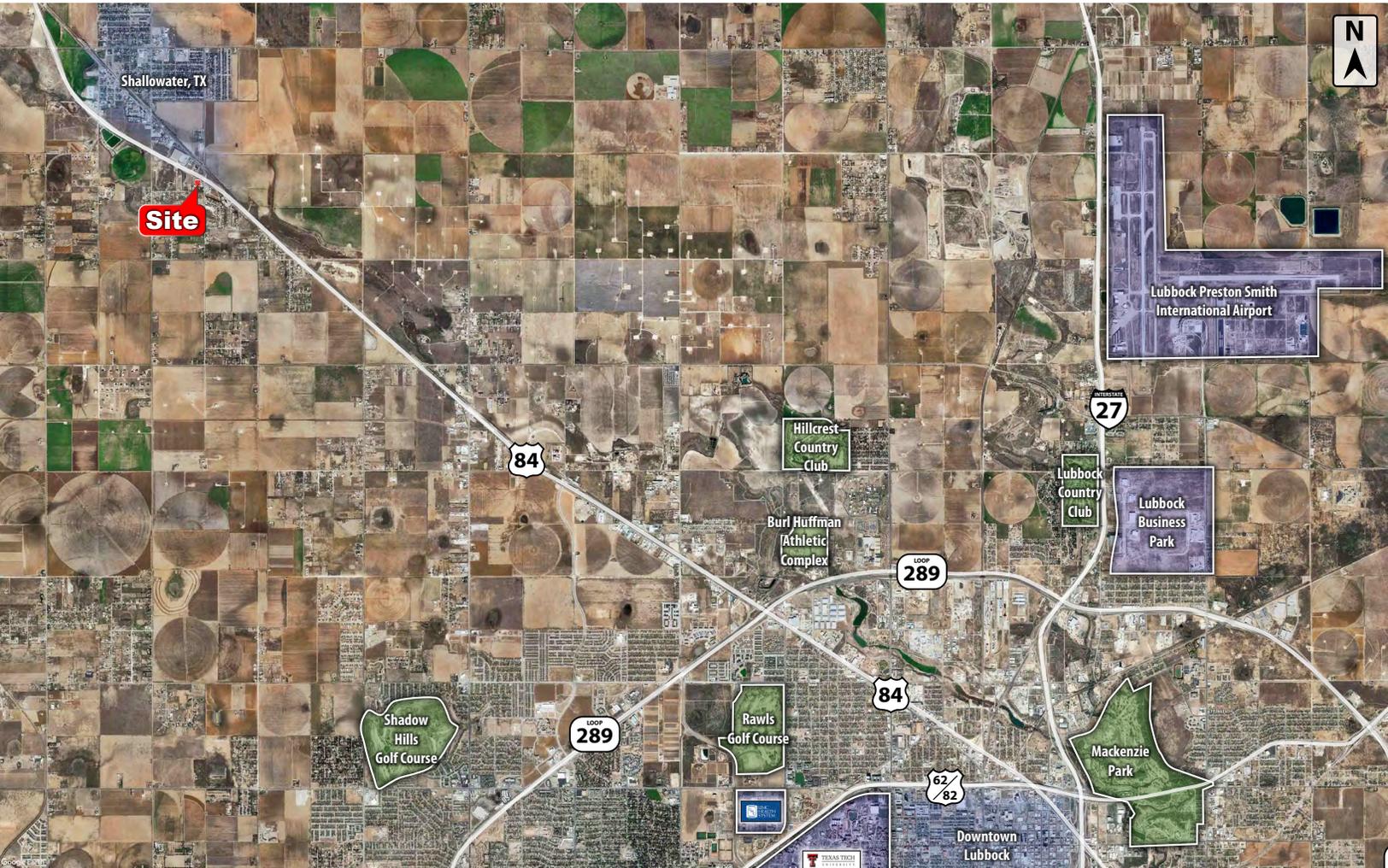


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# Far Aerial



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BEAU TUCKER - CCIM

**THE LAND MAN**  
WEST TEXAS LAND TEAM

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