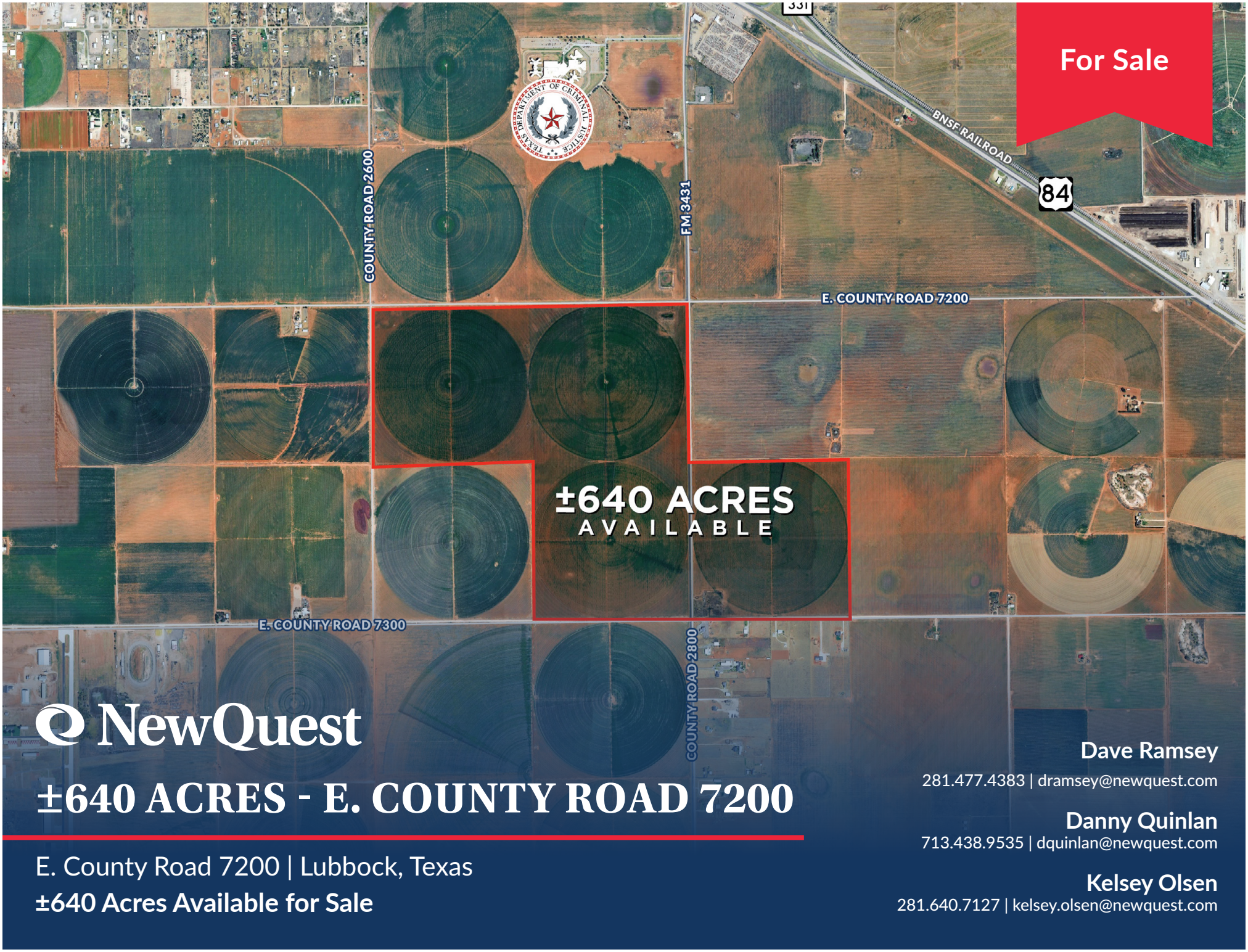


NewQuest

±640 ACRES - E. COUNTY ROAD 7200

E. County Road 7200 | Lubbock, Texas

±640 Acres Available for Sale

Dave Ramsey
281.477.4383 | dramsey@newquest.com

Danny Quinlan
713.438.9535 | dquinlan@newquest.com

Kelsey Olsen
281.640.7127 | kelsey.olsen@newquest.com

Project Highlights

±640 Acres Available For Sale in Lubbock, Texas

- ±640 acres located in the extra territorial jurisdiction (ETJ) of Lubbock
- Immediate proximity to US Highway 84
- Minimal FEMA 100-year floodplain, limited primarily to on-site lake features (#0377 and #0208)
- Located directly south of the John T. Montford Unit, a correctional facility operated by the Texas Department of Criminal Justice (TDCJ) that provides specialized medical services for the region
- Immediately north of the Montford Unit, the State of Texas is building a new $121 million, 50-bed, 108,430 SF hospital scheduled to open in 2027
- South of the site, Loop 88 project will combine FM 1585 and surrounding rural roadways into six-lane divided freeway with frontage roads and ramps, improving freight mobility and regional connectivity west of US 84; the full corridor is projected to be completed in Fall 2026
- Positioned between Buffalo Springs Lake and East 50th Street, Lubbock Lake 7 (Jim Bertram Lake 7) is a major long-term water supply and recreation project located nearby 100-year water plan, designed to provide a renewable water source and future outdoor amenities for the region

Dave Ramsey
dramsey@newquest.com
281.477.4383

Danny Quinlan
dquinlan@newquest.com
713.438.9535

Kelsey Olsen
kelsey.olsen@newquest.com
281.640.7127

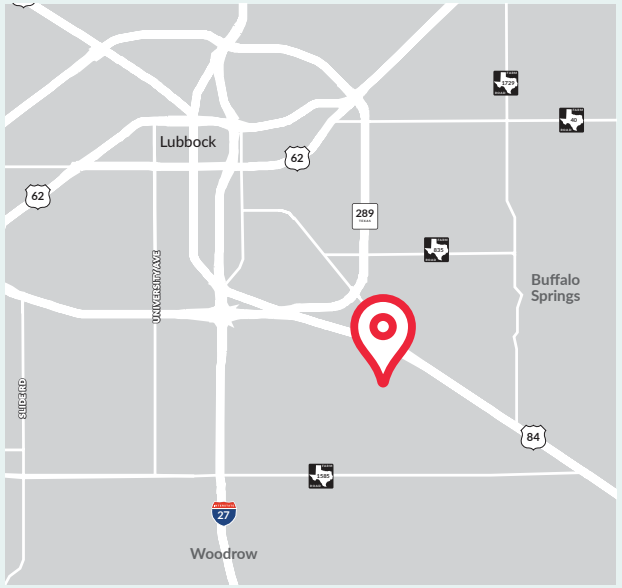
26%
POPULATION GROWTH
WITHIN 5 MILES
FROM 2020 TO 2025

243K
CURRENT POPULATION
WITHIN 10 MILES

$96K
AVERAGE HHI
WITHIN 10 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

- **Price:**
  Contact broker for pricing
- **Approximate Size:**
  ±640 acres
- **Utilities:**
  Access to utilities is currently being investigated
- **School District:**
  Lubbock-Cooper ISD
- **Frontage:**
  Approx. 1 mile on E. County Road 7200 & 7300
  Approx. 2,638.78 ft on FM 3431



Aerial



01.26 | 05.25

Aerial



01.26 | 05.25

Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

POPULATION	3 MILES	5 MILES	10 MILES
Current Households	733	13,857	98,322
Current Population	2,014	37,143	242,745
2020 Census Average Persons per Household	2.75	2.68	2.47
2020 Census Population	2,306	29,569	229,499
Population Growth 2020 to 2025	-12.65%	25.62%	5.77%

CENSUS HOUSEHOLDS	3 MILES	5 MILES	10 MILES
1 Person Households	24.97%	22.99%	29.47%
2 Person Households	31.87%	33.23%	31.97%
3+ Person Households	43.16%	43.77%	38.56%
Owner-Occupied Housing Units	62.14%	54.86%	52.42%
Renter-Occupied Housing Units	37.86%	45.14%	47.58%

RACE AND ETHNICITY	3 MILES	5 MILES	10 MILES
White	53.00%	59.65%	62.50%
Black or African American	15.78%	9.71%	9.79%
Asian or Pacific Islander	0.32%	1.58%	3.24%
Other Races	30.35%	28.18%	23.56%
Hispanic	41.61%	44.60%	36.54%

INCOME	3 MILES	5 MILES	10 MILES
Average Household Income	$73,224	$90,313	$96,452
Median Household Income	$64,693	$71,500	$72,004
Per Capita Income	$18,459	$32,976	$37,171

EDUCATION	3 MILES	5 MILES	10 MILES
Estimated High School Graduate	43.66%	30.72%	26.17%
Estimated Bachelor's Degree	8.56%	16.63%	19.61%
Estimated Graduate Degree	4.08%	9.29%	13.85%

AGE	3 MILES	5 MILES	10 MILES
Median Age	39.0	31.4	32.8

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
C. David Ramsey	**236884**	**dramsey@newquest.com**	**281.477.4383**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

NewQuest

8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.