

LAND FOR SALE

RESIDENTIAL DEVELOPMENT LAND

4th Street And Valencia Avenue , Lubbock, TX 79416



OFFERING SUMMARY

SALE PRICE:	Tract B: 18.3 Acres \$2,000 Per Acre
	Tract C: 60.1 Acres \$2,000 Per Acre
LOT SIZE:	90.314 Acres

PROPERTY OVERVIEW

3 tracts of residential development land on 4th and Valencia with 3 platted lots known as Hideaway Estates. Available lots are 5-7.

Land Tract A: 11.914 Acres & 3 Platted lots complete with utilities and ready for building have been recently SOLD.

AVAILABLE TRACTS

Land Tract B: 18.30 Acres \$2,000 Per Acre
Land Tract C: 60.1 Acres \$2,000 Per Acre

Great development opportunity in a fast growing residential area. Consult with agent with divisibility questions.

PROPERTY HIGHLIGHTS

- 4th Street Frontage
- Platted Lots with Utilities
- Residential Growth Area

KW COMMERCIAL
10210 Quaker Avenue
Lubbock , TX 79424

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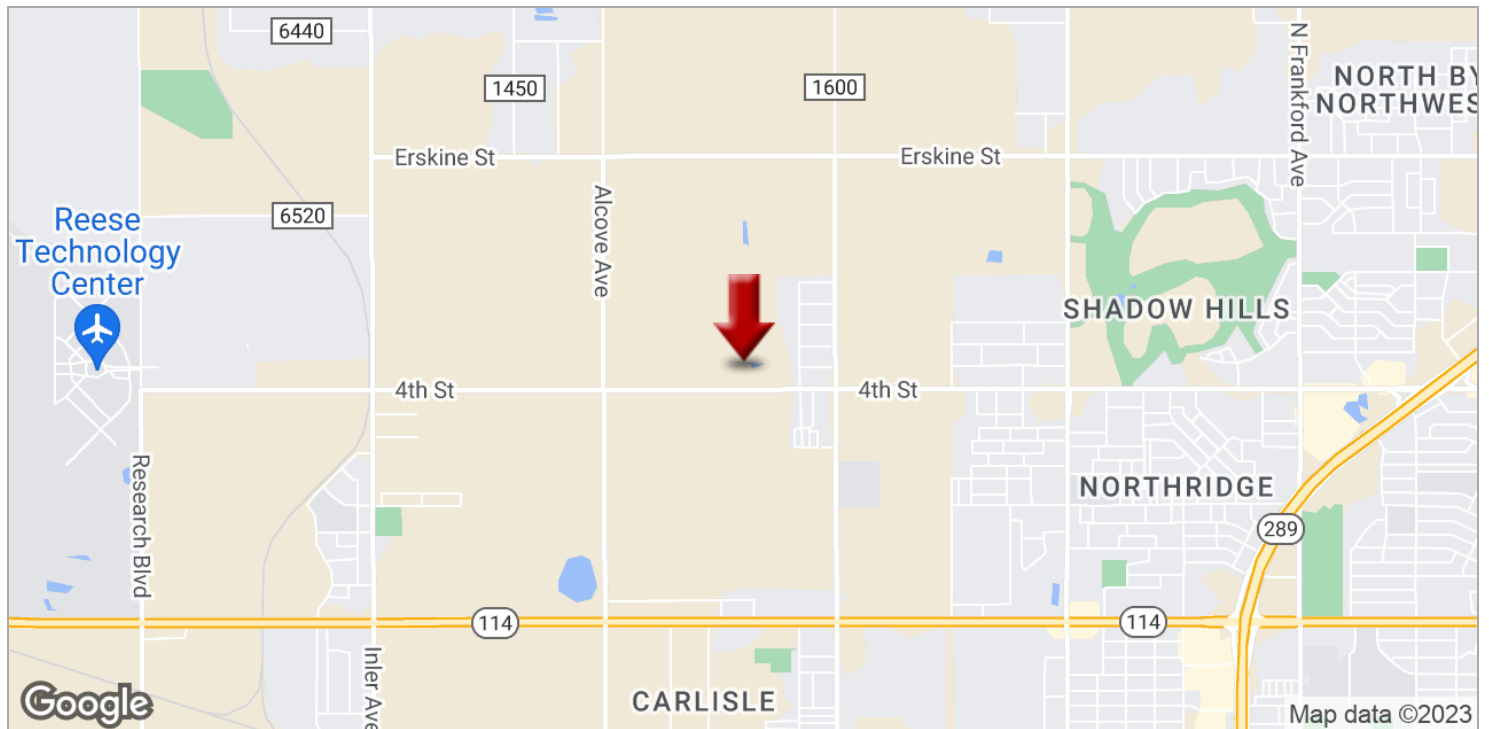
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RESIDENTIAL DEVELOPMENT LAND AND PLATTED LOT'S 4TH & VALENCIA

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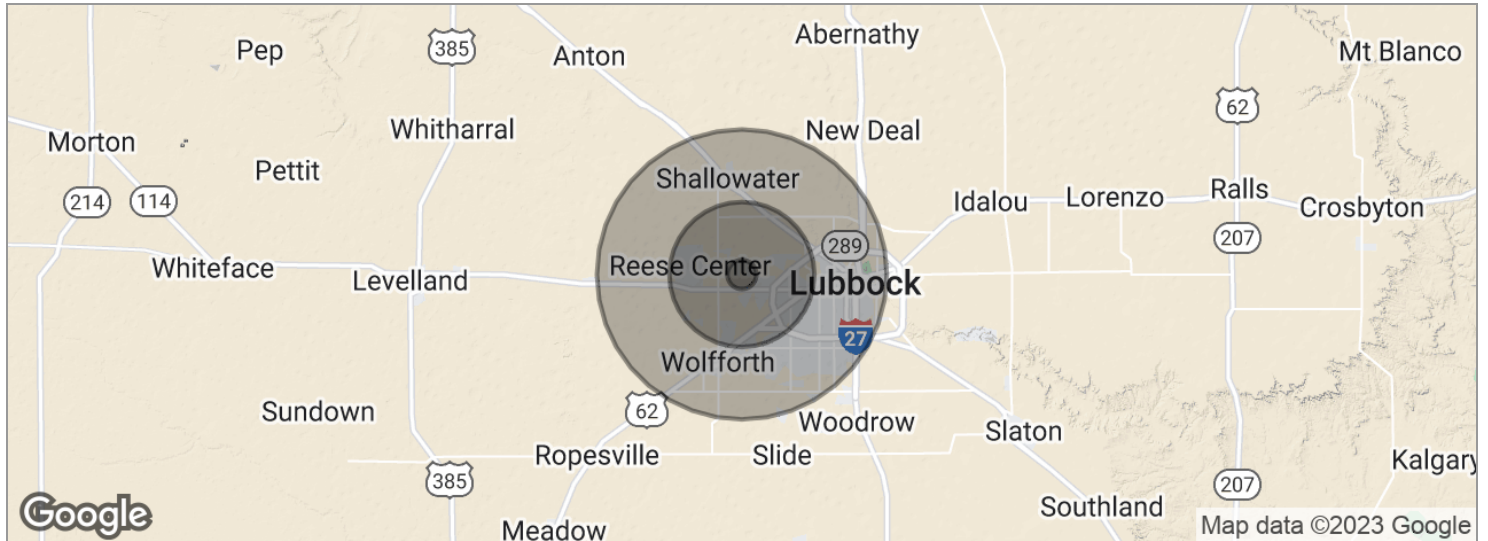
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,224	68,842	254,121
Median age	28.7	28.9	31.6
Median age (male)	28.0	28.6	30.7
Median age (Female)	31.1	30.2	32.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	912	27,779	98,155
# of persons per HH	2.4	2.5	2.6
Average HH income	\$58,104	\$58,260	\$60,854
Average house value	\$122,724	\$138,118	\$146,050

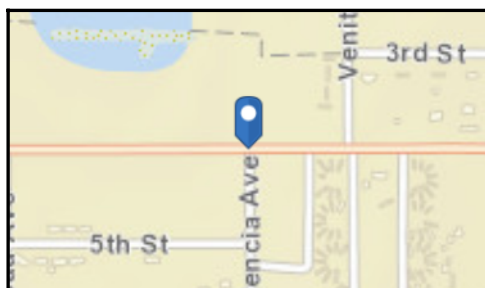
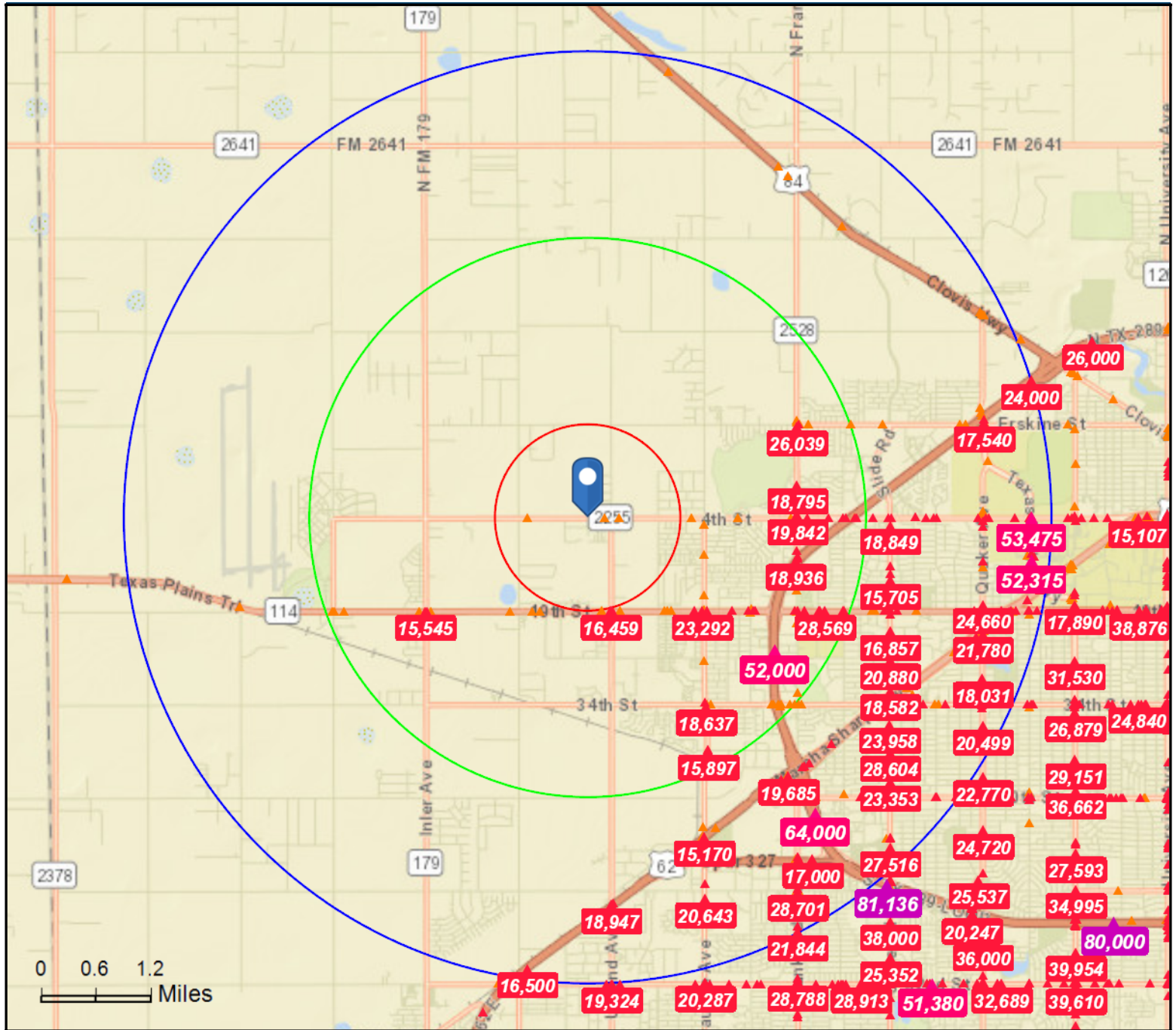
* Demographic data derived from 2020 ACS - US Census

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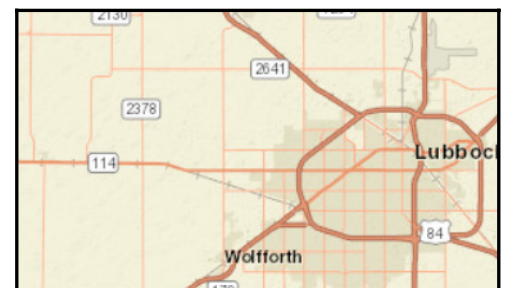
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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





Executive Summary

4th St & Valencia Ave, Lubbock, Texas, 79416
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.59228
Longitude: -101.97891

	1 mile	3 miles	5 miles
Population			
2000 Population	922	23,256	62,257
2010 Population	1,565	29,673	73,637
2018 Population	1,659	35,562	87,118
2023 Population	1,738	39,145	95,092
2000-2010 Annual Rate	5.43%	2.47%	1.69%
2010-2018 Annual Rate	0.71%	2.22%	2.06%
2018-2023 Annual Rate	0.93%	1.94%	1.77%
2018 Male Population	49.2%	49.5%	49.1%
2018 Female Population	50.8%	50.5%	50.9%
2018 Median Age	31.4	28.7	29.9

In the identified area, the current year population is 87,118. In 2010, the Census count in the area was 73,637. The rate of change since 2010 was 2.06% annually. The five-year projection for the population in the area is 95,092 representing a change of 1.77% annually from 2018 to 2023. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 31.4, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	73.9%	74.9%	76.2%
2018 Black Alone	5.0%	6.1%	5.8%
2018 American Indian/Alaska Native Alone	0.7%	0.7%	0.8%
2018 Asian Alone	5.2%	2.9%	2.7%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	12.2%	11.8%	11.1%
2018 Two or More Races	2.9%	3.4%	3.3%
2018 Hispanic Origin (Any Race)	32.7%	33.8%	32.7%

Persons of Hispanic origin represent 32.7% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.3 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	338	9,255	25,961
2010 Households	585	11,891	30,220
2018 Total Households	615	14,200	35,279
2023 Total Households	642	15,621	38,400
2000-2010 Annual Rate	5.64%	2.54%	1.53%
2010-2018 Annual Rate	0.61%	2.17%	1.89%
2018-2023 Annual Rate	0.86%	1.93%	1.71%
2018 Average Household Size	2.69	2.48	2.43

The household count in this area has changed from 30,220 in 2010 to 35,279 in the current year, a change of 1.89% annually. The five-year projection of households is 38,400, a change of 1.71% annually from the current year total. Average household size is currently 2.43, compared to 2.39 in the year 2010. The number of families in the current year is 19,594 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

December 23, 2018



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Prepared by Esri
Latitude: 33.59228
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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$53,575	\$47,531	\$46,980
2023 Median Household Income	\$60,834	\$52,554	\$52,142
2018-2023 Annual Rate	2.57%	2.03%	2.11%
Average Household Income			
2018 Average Household Income	\$66,716	\$61,394	\$68,260
2023 Average Household Income	\$76,409	\$69,611	\$77,309
2018-2023 Annual Rate	2.75%	2.54%	2.52%
Per Capita Income			
2018 Per Capita Income	\$27,119	\$25,073	\$28,240
2023 Per Capita Income	\$30,925	\$28,258	\$31,776
2018-2023 Annual Rate	2.66%	2.42%	2.39%

Current median household income is \$46,980 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$52,142 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$68,260 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$77,309 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$28,240 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$31,776 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	392	9,929	27,838
2000 Owner Occupied Housing Units	162	4,678	13,218
2000 Renter Occupied Housing Units	176	4,577	12,743
2000 Vacant Housing Units	54	674	1,877
2010 Total Housing Units	637	12,944	32,779
2010 Owner Occupied Housing Units	311	5,655	14,489
2010 Renter Occupied Housing Units	274	6,236	15,731
2010 Vacant Housing Units	52	1,053	2,559
2018 Total Housing Units	650	14,949	37,534
2018 Owner Occupied Housing Units	314	5,970	15,295
2018 Renter Occupied Housing Units	301	8,230	19,984
2018 Vacant Housing Units	35	749	2,255
2023 Total Housing Units	673	16,285	40,569
2023 Owner Occupied Housing Units	337	6,746	17,158
2023 Renter Occupied Housing Units	306	8,875	21,242
2023 Vacant Housing Units	31	664	2,169

Currently, 40.7% of the 37,534 housing units in the area are owner occupied; 53.2%, renter occupied; and 6.0% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 32,779 housing units in the area - 44.2% owner occupied, 48.0% renter occupied, and 7.8% vacant. The annual rate of change in housing units since 2010 is 6.21%. Median home value in the area is \$136,017, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 4.45% annually to \$169,067.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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EDUCATION

BBA Finance, Texas Tech University

MEMBERSHIPS

CCIM Designee

LAR

TAR

NAR

DUNLAP REAL ESTATE COMPANY

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