

## LAND FOR SALE IN FRENSHIP SCHOOL DISTRICT

# 5.2 ACRES OF PRIME DEVELOPMENT LAND

7341 4th St., Lubbock, TX 79416



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$453,024
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	5.2 Acres
<b>ZONING:</b>	IHC- Highway Commercial
<b>PRICE / SF:</b>	\$2.00

### PROPERTY OVERVIEW

Prime land 5.2 Acres ready for development with approximately 330' of 4th Street Frontage. Located on 4th between Upland and Valencia Avenue in a dense residential area. Land is zoned ICH (Highway Commercial) allowing many possibilities. Land is in the Frenship School district.

### PROPERTY HIGHLIGHTS

- 4th Street Frontage
- Frenship School District
- Above Flood Plain

**KW COMMERCIAL**  
10210 Quaker Avenue  
Lubbock, TX 79424

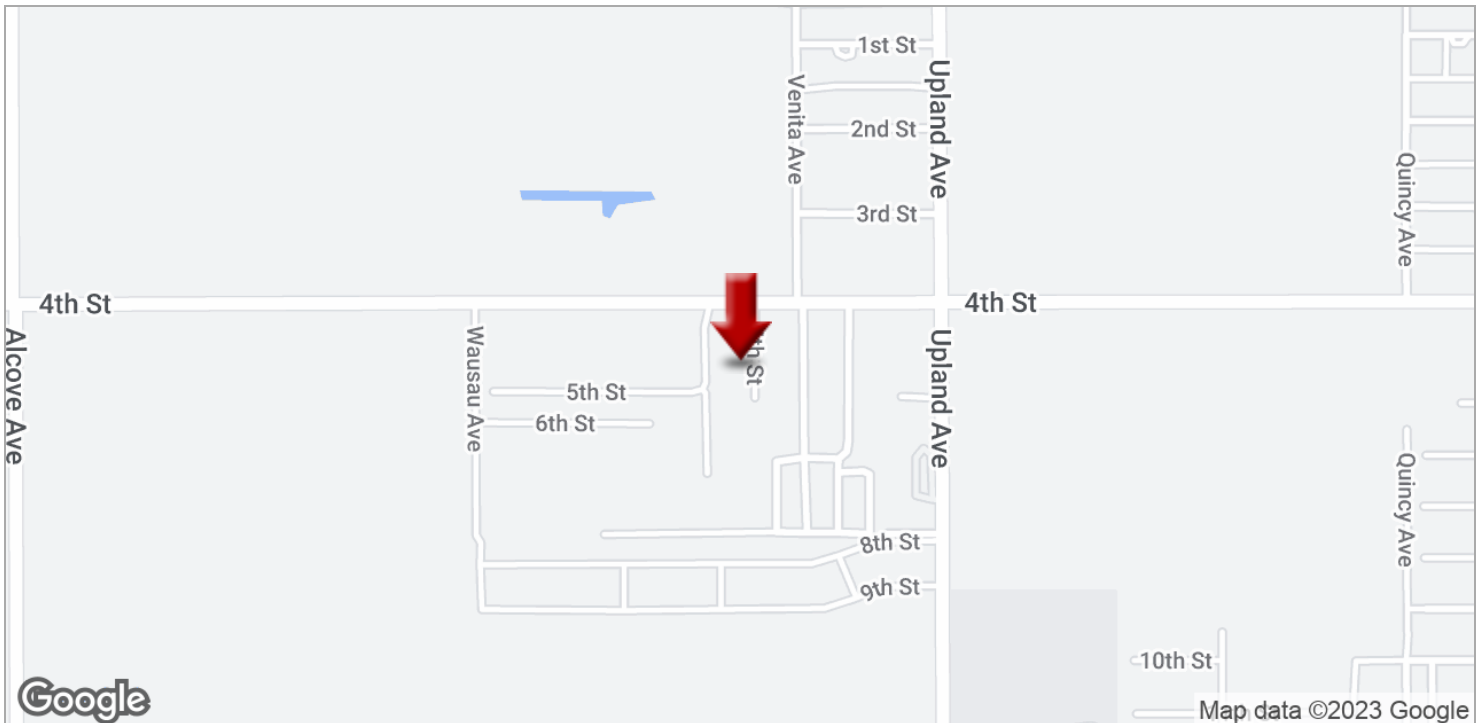
**DAVID POWELL, CCIM | CBT**  
Commercial Broker/ Murphy Business Broker  
O: 806.239.0804  
lubbockcommercial@gmail.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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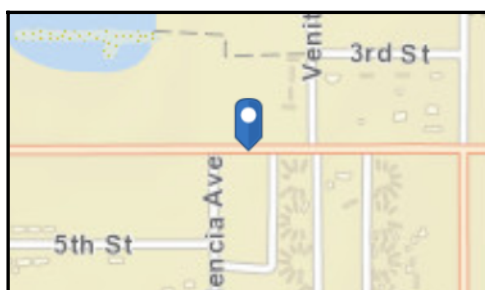
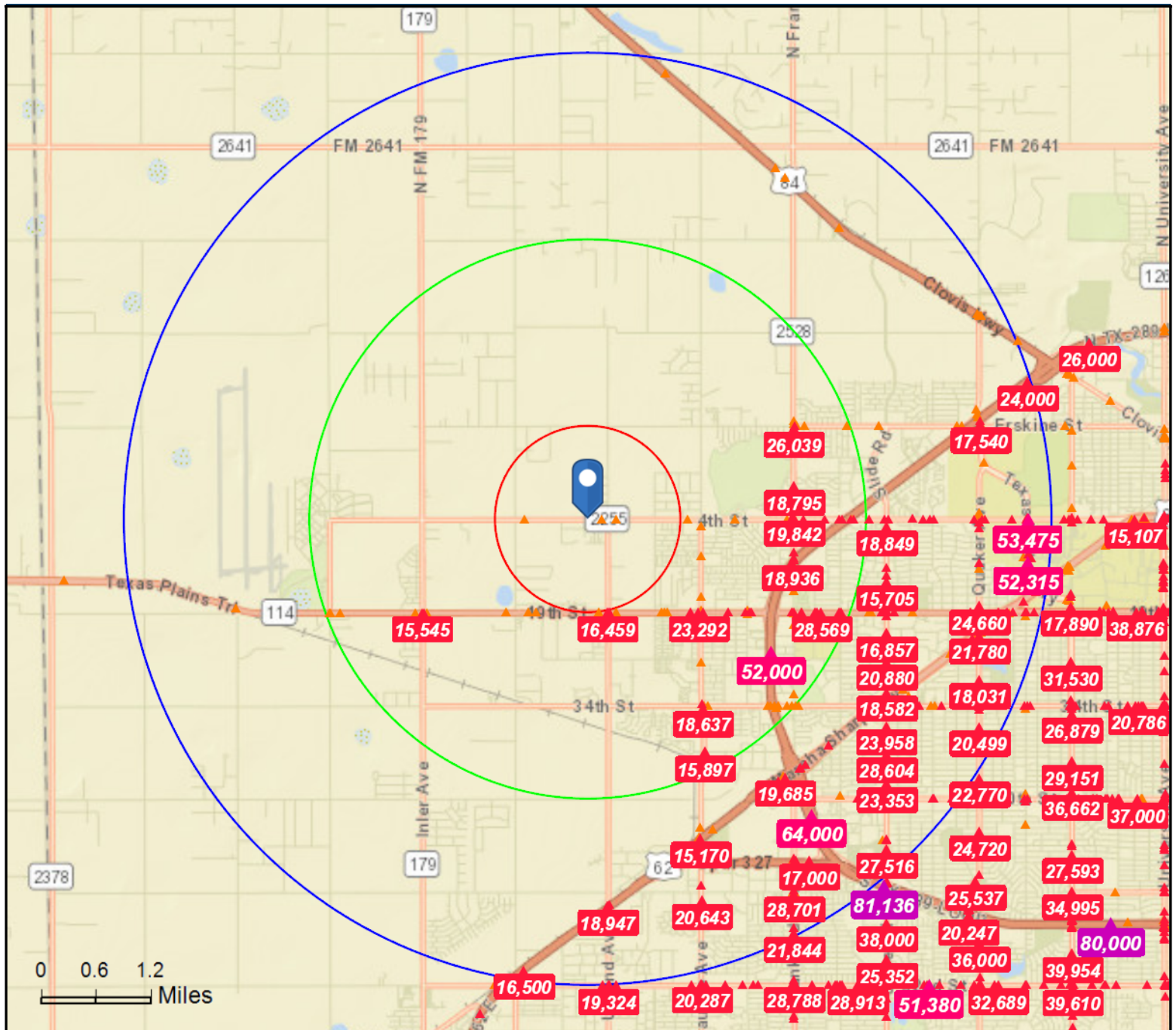
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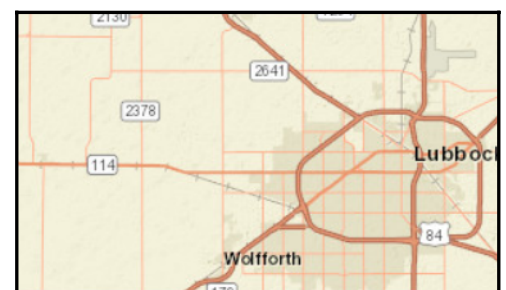
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**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q3 2018).

March 19, 2019



## Executive Summary

7341 4th St, Lubbock, Texas, 79416  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.59226  
Longitude: -101.97827

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,017	23,376	63,323
2010 Population	1,953	29,913	74,727
2018 Population	2,066	35,800	88,275
2023 Population	2,162	39,403	96,305
2000-2010 Annual Rate	6.74%	2.50%	1.67%
2010-2018 Annual Rate	0.68%	2.20%	2.04%
2018-2023 Annual Rate	0.91%	1.94%	1.76%
2018 Male Population	48.9%	49.5%	49.1%
2018 Female Population	51.1%	50.5%	50.9%
2018 Median Age	31.0	28.7	30.0

In the identified area, the current year population is 88,275. In 2010, the Census count in the area was 74,727. The rate of change since 2010 was 2.04% annually. The five-year projection for the population in the area is 96,305 representing a change of 1.76% 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 31.0, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	74.4%	74.9%	76.2%
2018 Black Alone	4.6%	6.1%	5.9%
2018 American Indian/Alaska Native Alone	0.6%	0.7%	0.8%
2018 Asian Alone	5.8%	3.0%	2.7%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	11.6%	11.8%	11.1%
2018 Two or More Races	2.9%	3.4%	3.3%
2018 Hispanic Origin (Any Race)	31.3%	33.8%	32.8%

Persons of Hispanic origin represent 32.8% 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	368	9,299	26,410
2010 Households	723	11,983	30,659
2018 Total Households	759	14,290	35,740
2023 Total Households	791	15,718	38,883
2000-2010 Annual Rate	6.99%	2.57%	1.50%
2010-2018 Annual Rate	0.59%	2.16%	1.88%
2018-2023 Annual Rate	0.83%	1.92%	1.70%
2018 Average Household Size	2.72	2.48	2.43

The household count in this area has changed from 30,659 in 2010 to 35,740 in the current year, a change of 1.88% annually. The five-year projection of households is 38,883, a change of 1.70% 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 19,859 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.

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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$54,978	\$47,502	\$46,742
2023 Median Household Income	\$62,758	\$52,537	\$51,934
2018-2023 Annual Rate	2.68%	2.04%	2.13%
<b>Average Household Income</b>			
2018 Average Household Income	\$67,961	\$61,457	\$67,936
2023 Average Household Income	\$77,901	\$69,667	\$76,929
2018-2023 Annual Rate	2.77%	2.54%	2.52%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$27,636	\$25,095	\$28,131
2023 Per Capita Income	\$31,526	\$28,275	\$31,646
2018-2023 Annual Rate	2.67%	2.41%	2.38%

### Households by Income

Current median household income is \$46,742 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$51,934 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$67,936 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$76,929 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$28,131 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$31,646 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	422	9,975	28,308
2000 Owner Occupied Housing Units	183	4,709	13,429
2000 Renter Occupied Housing Units	186	4,590	12,980
2000 Vacant Housing Units	53	676	1,899
2010 Total Housing Units	778	13,039	33,245
2010 Owner Occupied Housing Units	399	5,699	14,685
2010 Renter Occupied Housing Units	324	6,284	15,974
2010 Vacant Housing Units	55	1,056	2,586
2018 Total Housing Units	792	15,041	38,024
2018 Owner Occupied Housing Units	403	6,010	15,479
2018 Renter Occupied Housing Units	356	8,280	20,261
2018 Vacant Housing Units	33	751	2,284
2023 Total Housing Units	818	16,386	41,083
2023 Owner Occupied Housing Units	431	6,789	17,356
2023 Renter Occupied Housing Units	361	8,929	21,527
2023 Vacant Housing Units	27	668	2,200

Currently, 40.7% of the 38,024 housing units in the area are owner occupied; 53.3%, 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 33,245 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 6.15%. Median home value in the area is \$135,154, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 4.39% annually to \$167,546.

**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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