

LAND FOR SALE

50 ACRE TRACT READY FOR DEVELOPMENT

CR 1200/ Woods Avenue & CR 6700 , Lubbock, TX 79424



OFFERING SUMMARY

SALE PRICE:	\$225,000
AVAILABLE SF:	
LOT SIZE:	50 Acres
ZONING:	Out of City Limits
PRICE / ACRE	\$4,500

PROPERTY OVERVIEW

50 Acres of development land located on the West side of CR 1200 also known as Wood's Avenue & on the South Side of CR 6700. Land has no well and is priced at \$4,500 Per Acre. Location lends itself to new residential/commercial development. Frontage on Woods Avenue. Property is near Highway 114 adjacent to the Reese Center. Located in Frenship School District.

PROPERTY HIGHLIGHTS

- Above Flood Plain
- Woods Avenue Frontage
- Development Tract

KW COMMERCIAL
10210 Quaker Avenue
Lubbock , TX 79424

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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.

Each Office Independently Owned and Operated

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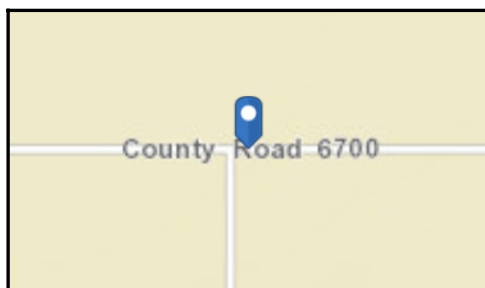
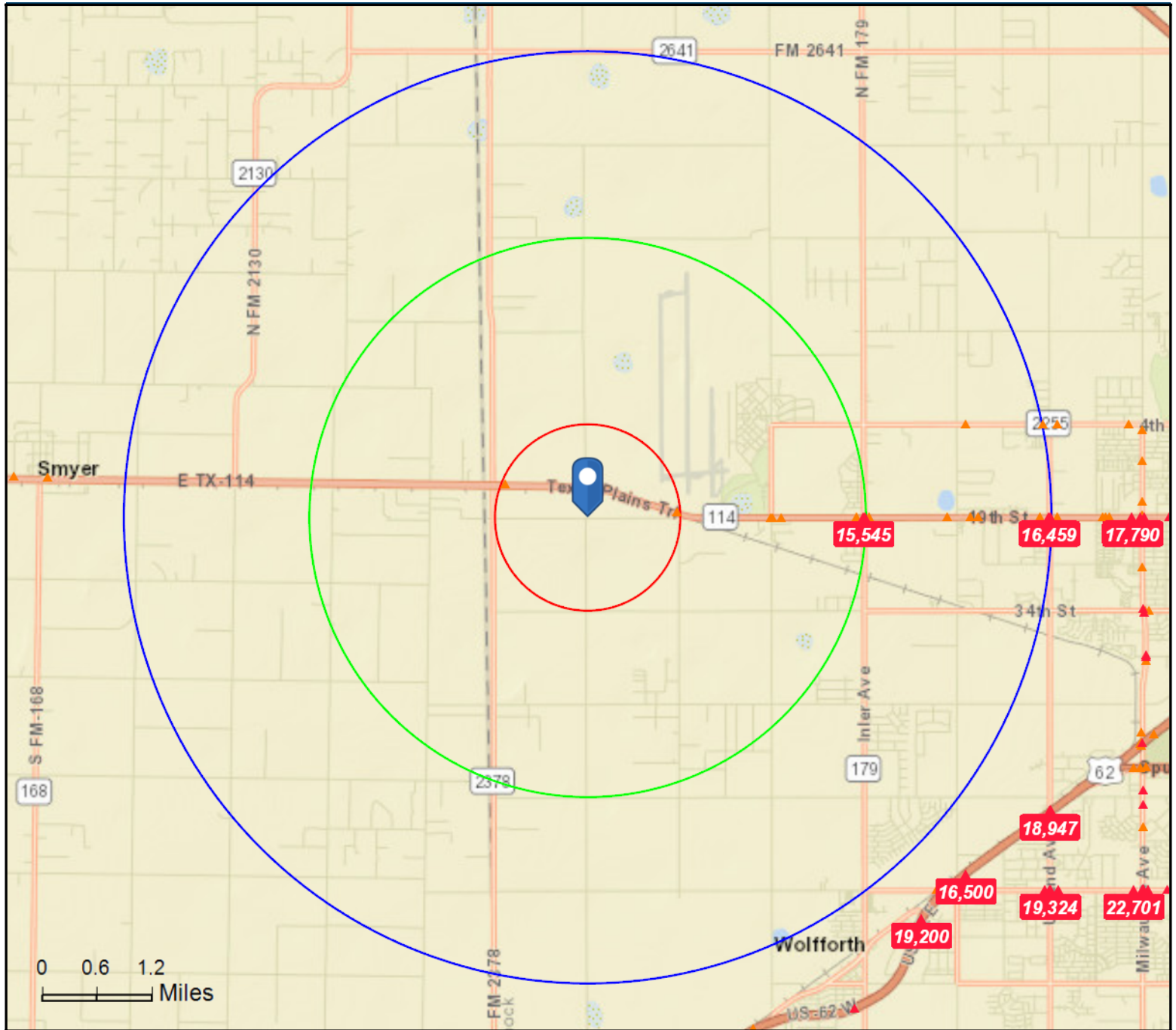


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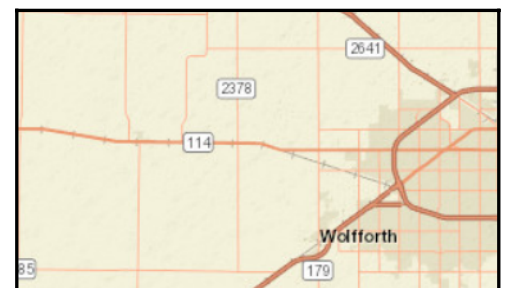
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Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day





Executive Summary

County Road 6700, Lubbock, Texas, 79407
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.57765
Longitude: -102.06077

	1 mile	3 miles	5 miles
Population			
2000 Population	56	1,898	5,674
2010 Population	116	2,860	7,378
2019 Population	153	3,250	9,007
2024 Population	180	3,644	10,055
2000-2010 Annual Rate	7.55%	4.19%	2.66%
2010-2019 Annual Rate	3.04%	1.39%	2.18%
2019-2024 Annual Rate	3.30%	2.31%	2.23%
2019 Male Population	49.7%	50.2%	50.7%
2019 Female Population	50.3%	49.8%	49.3%
2019 Median Age	34.8	34.5	34.6

In the identified area, the current year population is 9,007. In 2010, the Census count in the area was 7,378. The rate of change since 2010 was 2.18% annually. The five-year projection for the population in the area is 10,055 representing a change of 2.23% annually from 2019 to 2024. Currently, the population is 50.7% male and 49.3% female.

Median Age

The median age in this area is 34.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	82.4%	79.8%	77.4%
2019 Black Alone	2.6%	2.8%	3.5%
2019 American Indian/Alaska Native Alone	0.7%	0.8%	0.8%
2019 Asian Alone	3.3%	1.8%	1.7%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	7.2%	10.8%	13.0%
2019 Two or More Races	3.9%	4.0%	3.5%
2019 Hispanic Origin (Any Race)	26.8%	33.0%	36.3%

Persons of Hispanic origin represent 36.3% of the population in the identified area compared to 18.6% 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 67.7 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	119	92	87
2000 Households	20	653	2,024
2010 Households	41	947	2,527
2019 Total Households	53	1,050	3,005
2024 Total Households	62	1,174	3,333
2000-2010 Annual Rate	7.44%	3.79%	2.24%
2010-2019 Annual Rate	2.81%	1.12%	1.89%
2019-2024 Annual Rate	3.19%	2.26%	2.09%
2019 Average Household Size	2.89	3.09	2.98

The household count in this area has changed from 2,527 in 2010 to 3,005 in the current year, a change of 1.89% annually. The five-year projection of households is 3,333, a change of 2.09% annually from the current year total. Average household size is currently 2.98, compared to 2.90 in the year 2010. The number of families in the current year is 2,185 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

August 07, 2019



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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	0.0%	14.5%	17.2%
Median Household Income			
2019 Median Household Income	\$87,569	\$69,537	\$60,966
2024 Median Household Income	\$103,001	\$82,483	\$76,838
2019-2024 Annual Rate	3.30%	3.47%	4.74%
Average Household Income			
2019 Average Household Income	\$104,413	\$87,275	\$83,257
2024 Average Household Income	\$124,086	\$103,396	\$98,961
2019-2024 Annual Rate	3.51%	3.45%	3.52%
Per Capita Income			
2019 Per Capita Income	\$34,296	\$29,370	\$28,797
2024 Per Capita Income	\$40,527	\$34,640	\$34,051
2019-2024 Annual Rate	3.40%	3.36%	3.41%

Households by Income

Current median household income is \$60,966 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$76,838 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$83,257 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$98,961 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$28,797 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$34,051 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	0	137	115
2000 Total Housing Units	21	708	2,250
2000 Owner Occupied Housing Units	16	495	1,293
2000 Renter Occupied Housing Units	4	157	731
2000 Vacant Housing Units	1	56	226
2010 Total Housing Units	46	1,060	2,845
2010 Owner Occupied Housing Units	32	716	1,718
2010 Renter Occupied Housing Units	9	231	809
2010 Vacant Housing Units	5	113	318
2019 Total Housing Units	63	1,186	3,384
2019 Owner Occupied Housing Units	37	739	1,879
2019 Renter Occupied Housing Units	16	311	1,126
2019 Vacant Housing Units	10	136	379
2024 Total Housing Units	74	1,323	3,741
2024 Owner Occupied Housing Units	45	836	2,117
2024 Renter Occupied Housing Units	18	338	1,217
2024 Vacant Housing Units	12	149	408

Currently, 55.5% of the 3,384 housing units in the area are owner occupied; 33.3%, renter occupied; and 11.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 2,845 housing units in the area - 60.4% owner occupied, 28.4% renter occupied, and 11.2% vacant. The annual rate of change in housing units since 2010 is 8.02%. Median home value in the area is \$214,524, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 4.96% annually to \$273,276.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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