

**FOR SALE**

# INDUSTRIAL/WAREHOUSE/OFFICE

614 West Richardson Street , Sundown , TX 79336



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$695,000
<b>LOT SIZE:</b>	7 Acres
<b>YEAR BUILT:</b>	1984
<b>BUILDING SIZE:</b>	16,480 SF
<b>RENOVATED:</b>	2012
<b>ZONING:</b>	General Business District

## PROPERTY OVERVIEW

The property is comprised of one office/warehouse building and two additional warehouse buildings. Buildings sit on 7 acres and offer a nice stackyard, and ample storage. Property has a 3 and a 5 ton Crane hoist, Six- 14' overhead doors, abundant, and ample amount of 3-phase electric. The main building offers appx. 3,400 SF of office space, with (9) offices, File room/Office, Breakroom, conference area, & (3) 1/2 baths. The main warehouse also has a conference/foreman office.

Total SF- 16,480  
Breakdown: Building 1- 12,000 SF  
Building 2- 2,000 SF  
Building 3- 2,480 SF

Buildings are steel framed with metal exterior, with Metal and Concrete block pinched roofs, and have alarm & video systems. Property could easily be fenced.

## PROPERTY HIGHLIGHTS

- Ask Agent about leasing
- Overhead doors
- 3 & 5 ton Crane Hoists
- 7 acres

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

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

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## PHOTOS

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## ADDITIONAL PHOTOS

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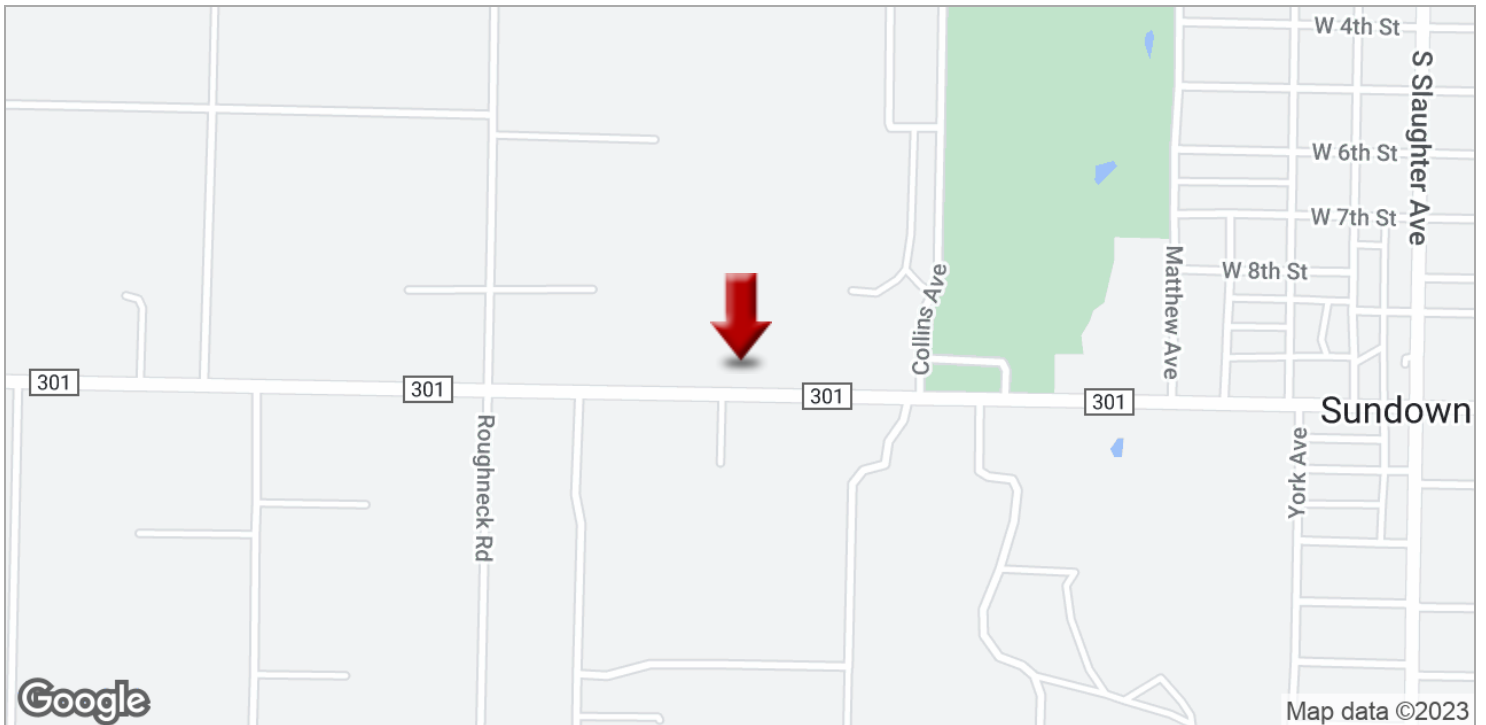
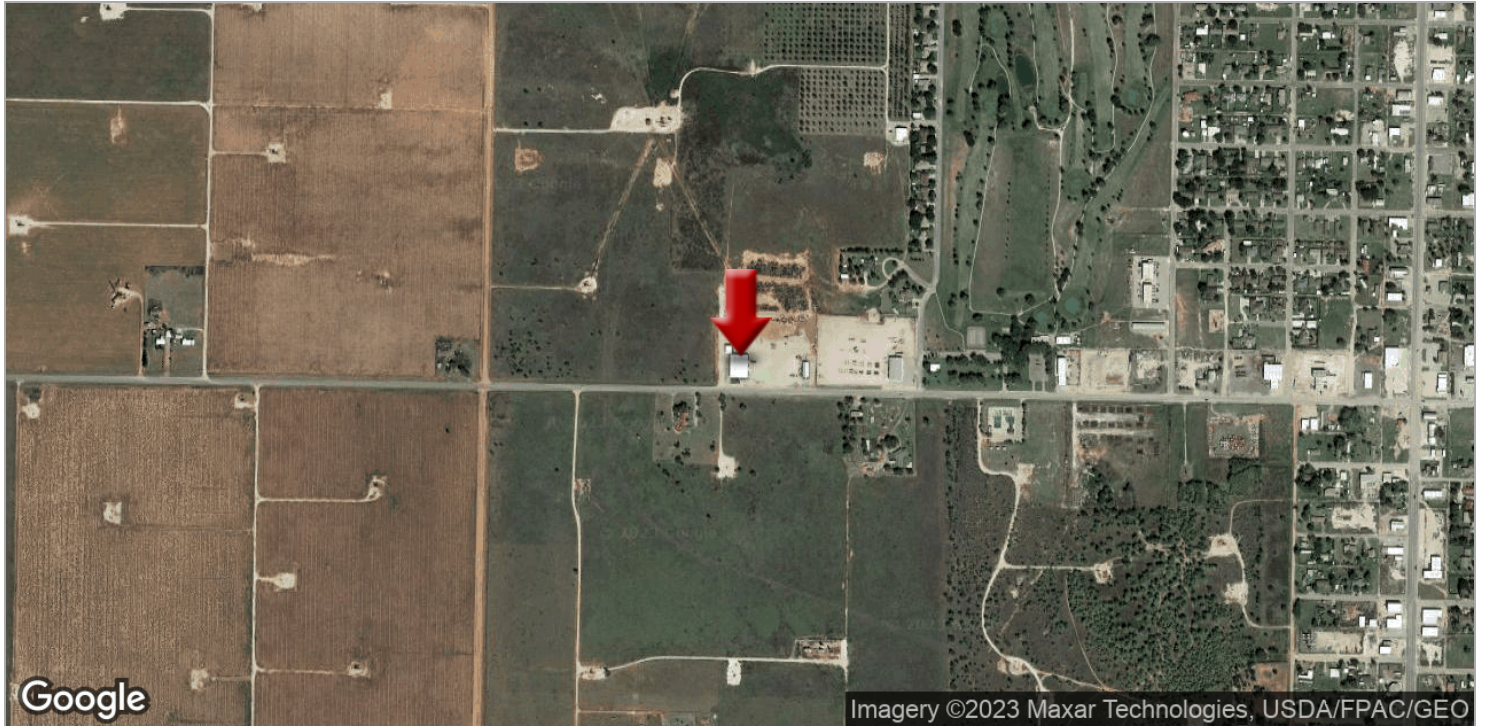
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## Executive Summary

690 W Richardson St, Sundown, Texas, 79372  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.45651  
Longitude: -102.50227

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,154	1,642	1,714
2010 Population	1,070	1,523	1,591
2017 Population	1,055	1,500	1,569
2022 Population	1,046	1,488	1,556
2000-2010 Annual Rate	-0.75%	-0.75%	-0.74%
2010-2017 Annual Rate	-0.15%	-0.16%	-0.15%
2017-2022 Annual Rate	-0.17%	-0.16%	-0.17%
2017 Male Population	49.3%	49.3%	49.3%
2017 Female Population	50.7%	50.7%	50.6%
2017 Median Age	37.8	37.8	38.0

In the identified area, the current year population is 1,055. In 2010, the Census count in the area was 1,070. The rate of change since 2010 was -0.15% annually. The five-year projection for the population in the area is 1,046 representing a change of -0.17% annually from 2017 to 2022. Currently, the population is 49.3% male and 50.7% female.

### Median Age

The median age in this area is 37.8, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	79.1%	79.0%	79.1%
2017 Black Alone	1.3%	1.3%	1.3%
2017 American Indian/Alaska Native Alone	1.2%	1.3%	1.2%
2017 Asian Alone	0.0%	0.0%	0.0%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	15.9%	15.9%	15.8%
2017 Two or More Races	2.5%	2.5%	2.5%
2017 Hispanic Origin (Any Race)	50.3%	50.3%	50.1%

Persons of Hispanic origin represent 50.3% of the population in the identified area compared to 18.1% 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 68.7 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	384	537	557
2010 Households	374	523	543
2017 Total Households	366	512	532
2022 Total Households	363	508	528
2000-2010 Annual Rate	-0.26%	-0.26%	-0.25%
2010-2017 Annual Rate	-0.23%	-0.23%	-0.22%
2017-2022 Annual Rate	-0.16%	-0.16%	-0.15%
2017 Average Household Size	2.86	2.91	2.93

The household count in this area has changed from 374 in 2010 to 366 in the current year, a change of -0.23% annually. The five-year projection of households is 363, a change of -0.16% annually from the current year total. Average household size is currently 2.86, compared to 2.84 in the year 2010. The number of families in the current year is 295 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

June 11, 2020





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<b>Median Household Income</b>			
2017 Median Household Income	\$56,412	\$56,136	\$56,433
2022 Median Household Income	\$61,345	\$61,248	\$61,553
2017-2022 Annual Rate	1.69%	1.76%	1.75%
<b>Average Household Income</b>			
2017 Average Household Income	\$82,865	\$82,835	\$82,945
2022 Average Household Income	\$89,716	\$89,648	\$89,947
2017-2022 Annual Rate	1.60%	1.59%	1.63%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$28,301	\$28,308	\$28,457
2022 Per Capita Income	\$30,650	\$30,642	\$30,909
2017-2022 Annual Rate	1.61%	1.60%	1.67%

### Households by Income

Current median household income is \$56,412 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$61,345 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$82,865 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$89,716 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$28,301 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$30,650 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	448	616	639
2000 Owner Occupied Housing Units	304	425	441
2000 Renter Occupied Housing Units	80	112	115
2000 Vacant Housing Units	64	79	83
2010 Total Housing Units	438	603	626
2010 Owner Occupied Housing Units	295	412	428
2010 Renter Occupied Housing Units	79	111	115
2010 Vacant Housing Units	64	80	83
2017 Total Housing Units	437	602	625
2017 Owner Occupied Housing Units	265	371	385
2017 Renter Occupied Housing Units	101	142	147
2017 Vacant Housing Units	71	90	93
2022 Total Housing Units	437	602	625
2022 Owner Occupied Housing Units	266	371	386
2022 Renter Occupied Housing Units	98	137	142
2022 Vacant Housing Units	74	94	97

Currently, 60.6% of the 437 housing units in the area are owner occupied; 23.1%, renter occupied; and 16.2% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 438 housing units in the area - 67.4% owner occupied, 18.0% renter occupied, and 14.6% vacant. The annual rate of change in housing units since 2010 is -0.10%. Median home value in the area is \$82,584, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.09% annually to \$87,202.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

June 11, 2020