

LAND FOR SALE

DEVELOPMENT TRACT WITH I-27 SERVICE ROAD FRONTAGE

7708 Ave. H, Lubbock, TX 79423



OFFERING SUMMARY

SALE PRICE:	\$522,720 - \$1,369,526
LOT SIZE:	2- 5.242 Acres
PRICE / SF:	\$6.00
ZONING	IHC

PROPERTY OVERVIEW

Large development tract with great visibility located off of the West access road of I-27, South of Loop 289. Property can also be accessed using 77th Street & Avenue P intersection. The property is adjacent to the new Retreat RV Park. There is 703' of frontage facing I-27.

PROPERTY HIGHLIGHTS

Great Visibility
IHC Zoning
Above Flood Plain
Easy access to I-27 and Loop 289

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

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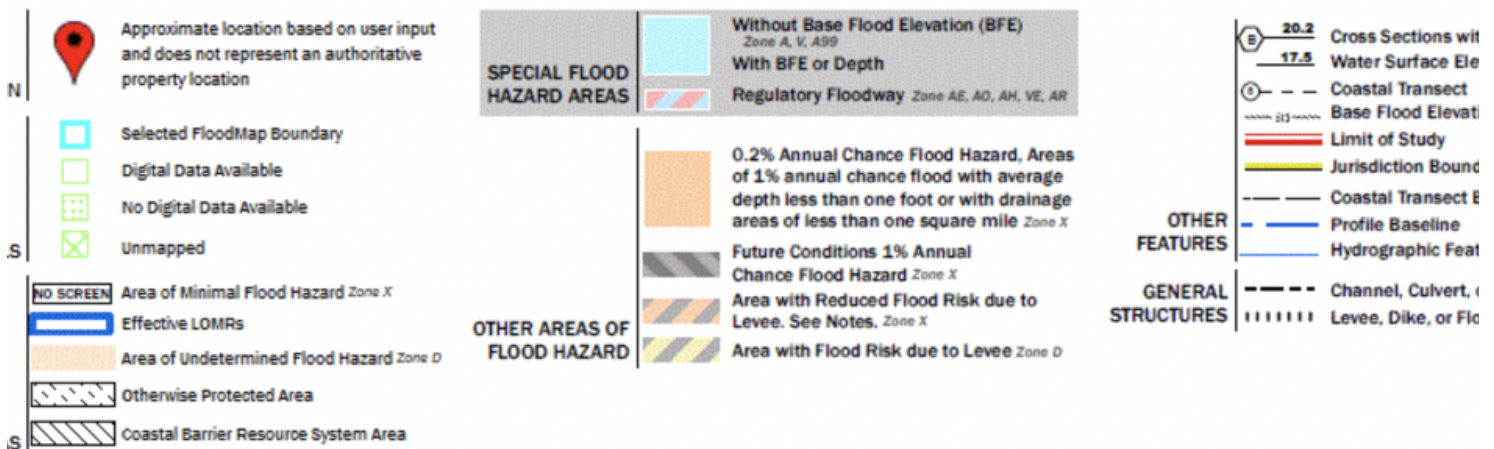
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FEMA FLOOD MAP

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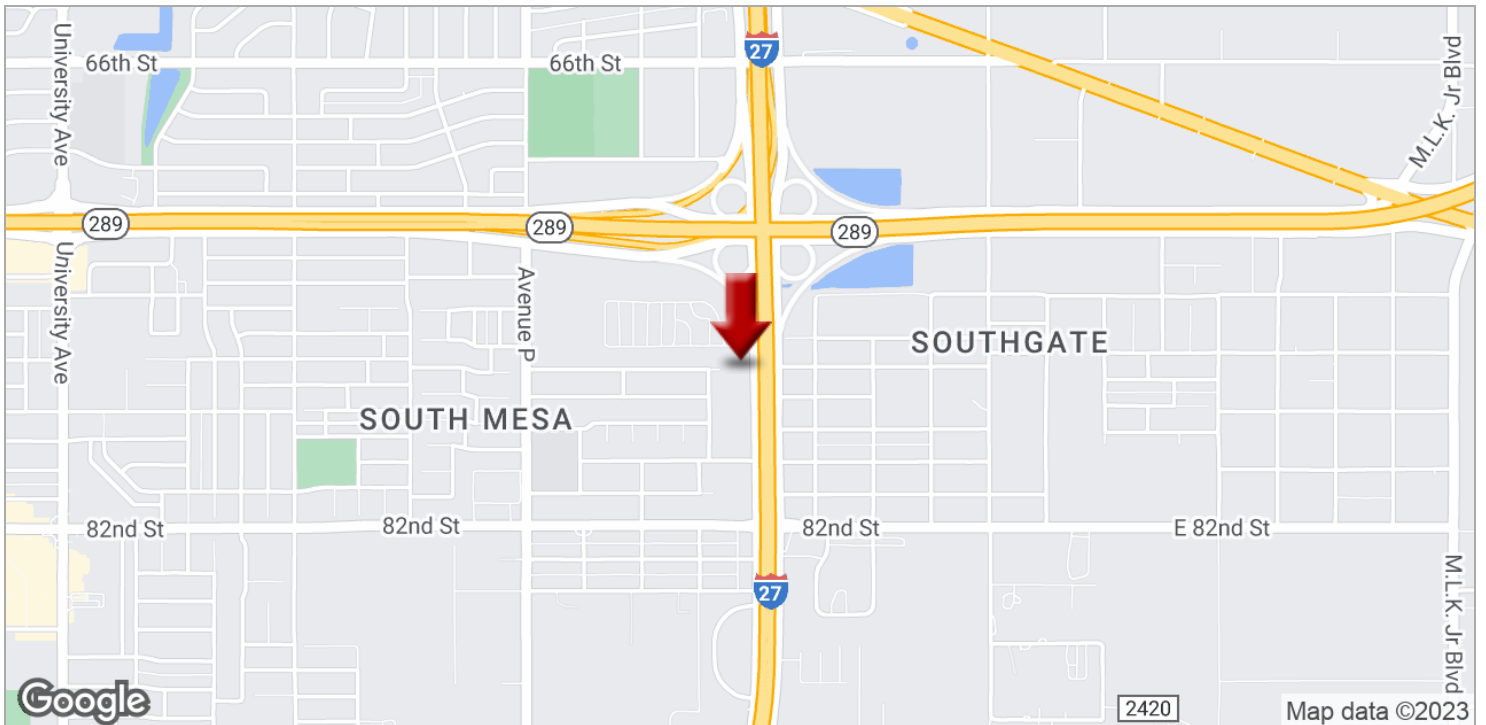
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LOCATION MAPS

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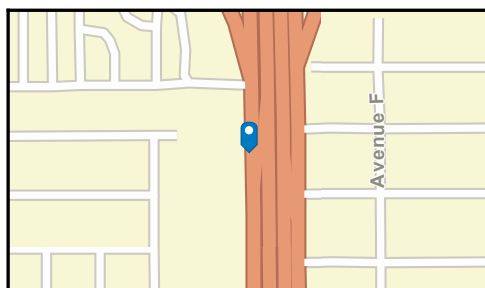
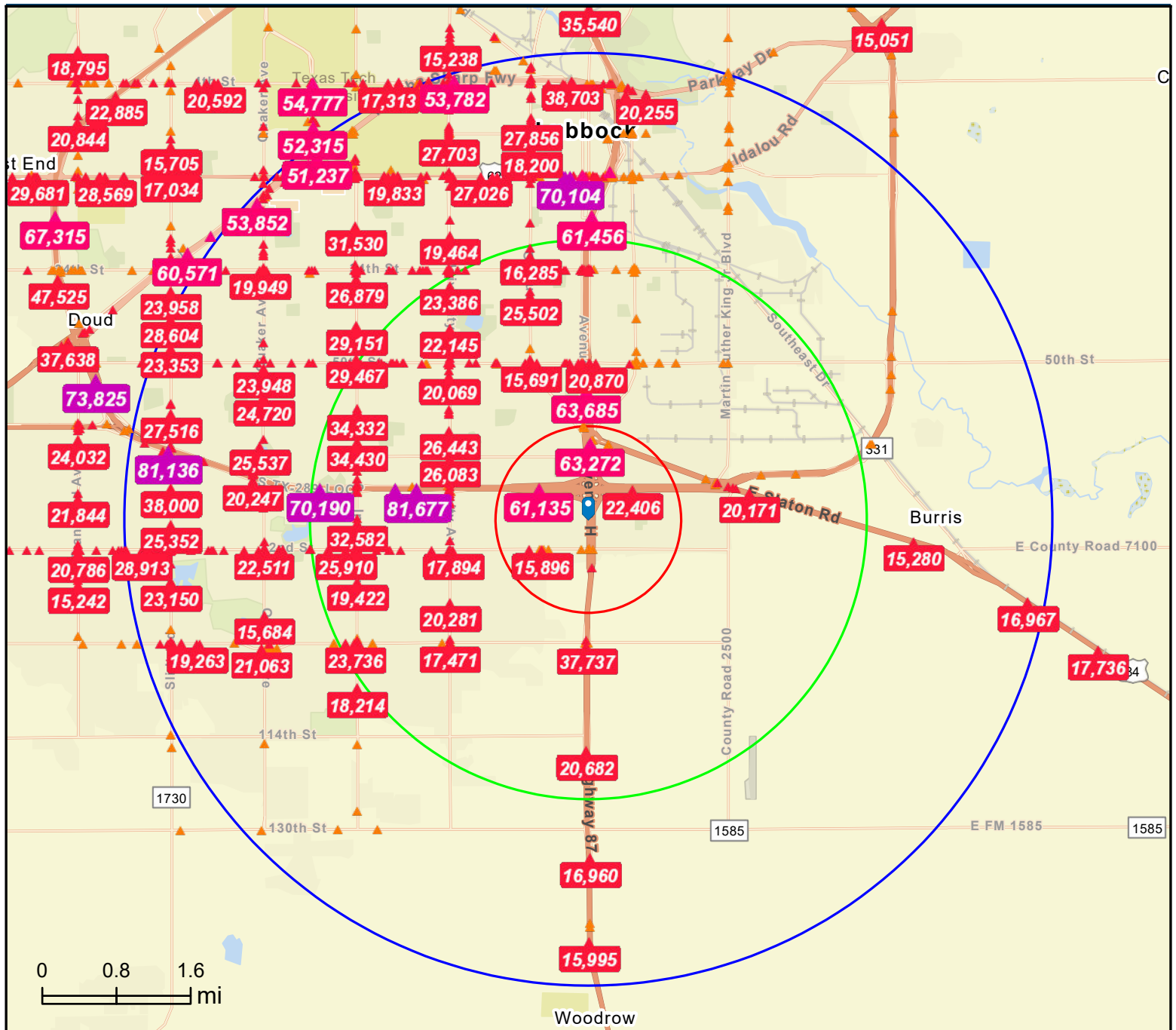


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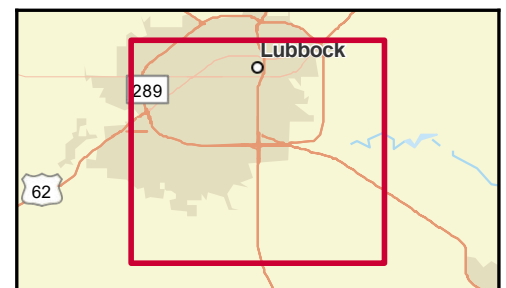
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Average Daily Traffic Volume

- ▲ 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: ©2020 Kalibrate Technologies (Q2 2020).

July 05, 2020



Executive Summary

7708 Interstate 27, Lubbock, Texas, 79404
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.52449
Longitude: -101.84453

	1 mile	3 miles	5 miles
Population			
2000 Population	4,544	49,420	125,794
2010 Population	7,539	57,508	136,394
2017 Population	8,783	63,948	149,029
2022 Population	9,394	67,349	155,661
2000-2010 Annual Rate	5.19%	1.53%	0.81%
2010-2017 Annual Rate	1.50%	1.04%	0.87%
2017-2022 Annual Rate	1.35%	1.04%	0.87%
2017 Male Population	49.2%	48.5%	49.6%
2017 Female Population	50.8%	51.5%	50.4%
2017 Median Age	31.2	34.0	32.2

In the identified area, the current year population is 8,783. In 2010, the Census count in the area was 7,539. The rate of change since 2010 was 1.50% annually. The five-year projection for the population in the area is 9,394 representing a change of 1.35% annually from 2017 to 2022. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 31.2, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	64.8%	71.2%	74.3%
2017 Black Alone	10.7%	8.1%	8.4%
2017 American Indian/Alaska Native Alone	0.6%	0.9%	0.8%
2017 Asian Alone	2.2%	1.4%	1.9%
2017 Pacific Islander Alone	0.0%	0.1%	0.1%
2017 Other Race	18.0%	15.2%	11.5%
2017 Two or More Races	3.7%	3.2%	2.9%
2017 Hispanic Origin (Any Race)	54.9%	46.2%	37.7%

Persons of Hispanic origin represent 54.9% 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 78.2 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,642	19,150	48,183
2010 Households	2,637	21,801	51,376
2017 Total Households	3,005	23,846	55,479
2022 Total Households	3,200	25,019	57,930
2000-2010 Annual Rate	4.85%	1.30%	0.64%
2010-2017 Annual Rate	1.28%	0.88%	0.75%
2017-2022 Annual Rate	1.27%	0.97%	0.87%
2017 Average Household Size	2.87	2.66	2.51

The household count in this area has changed from 2,637 in 2010 to 3,005 in the current year, a change of 1.28% annually. The five-year projection of households is 3,200, a change of 1.27% annually from the current year total. Average household size is currently 2.87, compared to 2.80 in the year 2010. The number of families in the current year is 2,082 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.

July 05, 2020



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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$46,600	\$51,155	\$48,524
2022 Median Household Income	\$50,242	\$53,951	\$51,408
2017-2022 Annual Rate	1.52%	1.07%	1.16%
Average Household Income			
2017 Average Household Income	\$57,198	\$64,704	\$67,285
2022 Average Household Income	\$62,774	\$69,863	\$72,981
2017-2022 Annual Rate	1.88%	1.55%	1.64%
Per Capita Income			
2017 Per Capita Income	\$19,479	\$24,040	\$25,336
2022 Per Capita Income	\$21,244	\$25,845	\$27,414
2017-2022 Annual Rate	1.75%	1.46%	1.59%

Households by Income

Current median household income is \$46,600 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$50,242 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$57,198 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$62,774 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$19,479 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$21,244 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	1,807	20,345	52,515
2000 Owner Occupied Housing Units	1,006	12,055	27,608
2000 Renter Occupied Housing Units	636	7,095	20,575
2000 Vacant Housing Units	165	1,195	4,332
2010 Total Housing Units	2,802	23,376	55,765
2010 Owner Occupied Housing Units	1,681	13,427	29,091
2010 Renter Occupied Housing Units	956	8,374	22,285
2010 Vacant Housing Units	165	1,575	4,389
2017 Total Housing Units	3,176	25,514	60,433
2017 Owner Occupied Housing Units	1,744	13,535	29,121
2017 Renter Occupied Housing Units	1,261	10,311	26,358
2017 Vacant Housing Units	171	1,668	4,954
2022 Total Housing Units	3,372	26,707	63,018
2022 Owner Occupied Housing Units	1,875	14,263	30,582
2022 Renter Occupied Housing Units	1,325	10,757	27,347
2022 Vacant Housing Units	172	1,688	5,088

Currently, 54.9% of the 3,176 housing units in the area are owner occupied; 39.7%, renter occupied; and 5.4% 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 2,802 housing units in the area - 60.0% owner occupied, 34.1% renter occupied, and 5.9% vacant. The annual rate of change in housing units since 2010 is 5.73%. Median home value in the area is \$104,083, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.64% annually to \$112,875.

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.

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