

## LAND FOR SALE

# PRIME CORNER LOT 114TH & AVE P

1604 114th Street , Lubbock, TX 79423



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$399,000
<b>LOT SIZE:</b>	2.71 Acres
<b>ZONING</b>	N/A
<b>PRICE / SF:</b>	\$3.38

### PROPERTY OVERVIEW

Location, location, location! NW Corner of intersection 114th and Ave P. There are 2.71 acres ready for redevelopment. Location is near I-27 to the East, minutes from the major retail and commercial development at Quaker Avenue, and neighboring developments include HEB, Wal-Mart, and other retailers.

### PROPERTY HIGHLIGHTS

- Location is just West of I-27
- Minutes from major retail and commercial development
- Property situated on high traffic road of 114th St.
- Mobile home/RV parks within the vicinity

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

**MARK VIGIL**  
Commercial Agent  
O: 806.500.6202  
C: 806.500.6202  
markvigil@kw.com  
TX #737461

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



Outside Broker Address: 10210 Quaker Avenue, Lubbock, TX 79424

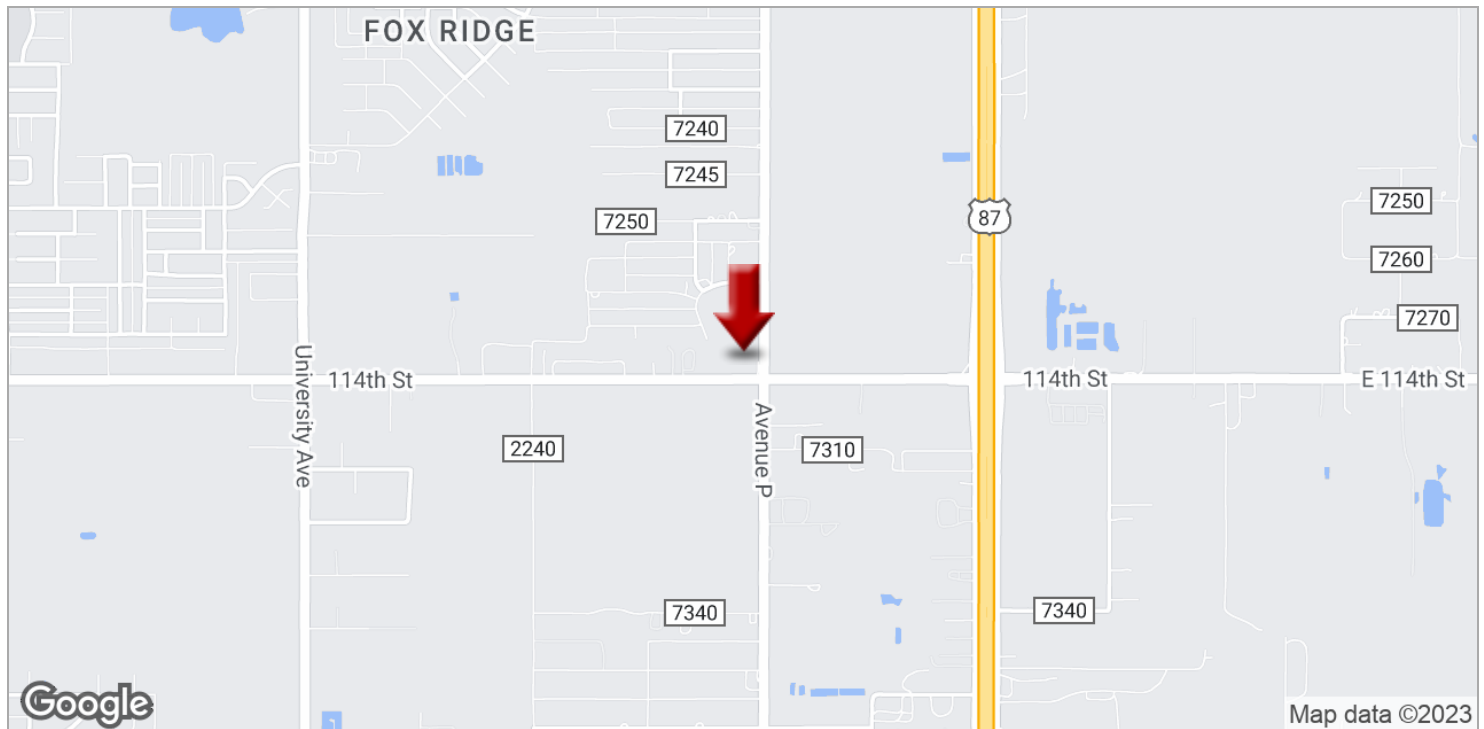
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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 [kwcommercial.com](http://kwcommercial.com)

**LAND FOR SALE**

# PRIME CORNER LOT 114TH & AVE P

1604 114th Street , Lubbock, TX 79423



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

**MARK VIGIL**  
Commercial Agent  
O: 806.500.6202  
C: 806.500.6202  
markvigil@kw.com  
TX #737461

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



Outside Broker Address: 10210 Quaker Avenue, Lubbock, TX 79424

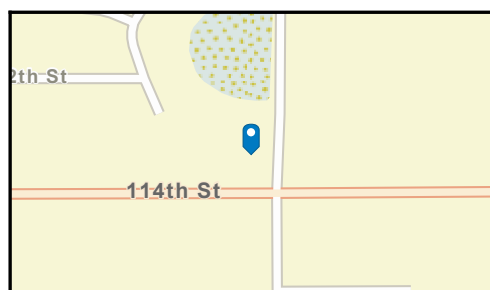
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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 [kwcommercial.com](http://kwcommercial.com)

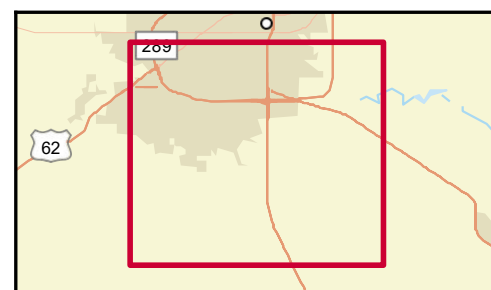


Rings: 1, 3, 5 mile radii

Longitude: -101.85357



▲ **More than 100,000 per day**



Page 1 of 1





## Executive Summary

1604 114th St, Lubbock, Texas, 79423  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.49137  
Longitude: -101.85357

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	469	22,386	81,007
2010 Population	1,651	30,646	93,915
2020 Population	2,355	37,569	106,815
2025 Population	2,753	40,801	113,463
2000-2010 Annual Rate	13.41%	3.19%	1.49%
2010-2020 Annual Rate	3.53%	2.01%	1.26%
2020-2025 Annual Rate	3.17%	1.66%	1.21%
2020 Male Population	48.2%	48.6%	48.8%
2020 Female Population	51.8%	51.4%	51.2%
2020 Median Age	33.9	35.5	36.6

In the identified area, the current year population is 106,815. In 2010, the Census count in the area was 93,915. The rate of change since 2010 was 1.26% annually. The five-year projection for the population in the area is 113,463 representing a change of 1.21% annually from 2020 to 2025. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 33.9, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	79.3%	77.7%	76.8%
2020 Black Alone	2.8%	5.7%	6.0%
2020 American Indian/Alaska Native Alone	1.0%	0.6%	0.8%
2020 Asian Alone	2.6%	1.8%	1.8%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	11.3%	11.2%	11.6%
2020 Two or More Races	2.8%	3.0%	2.9%
2020 Hispanic Origin (Any Race)	34.2%	34.7%	36.2%

Persons of Hispanic origin represent 36.2% of the population in the identified area compared to 18.8% 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 68.1 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	65	77	81
2000 Households	190	8,530	31,556
2010 Households	604	11,870	36,477
2020 Total Households	843	14,262	40,771
2025 Total Households	981	15,412	43,128
2000-2010 Annual Rate	12.26%	3.36%	1.46%
2010-2020 Annual Rate	3.31%	1.81%	1.09%
2020-2025 Annual Rate	3.08%	1.56%	1.13%
2020 Average Household Size	2.79	2.61	2.58

The household count in this area has changed from 36,477 in 2010 to 40,771 in the current year, a change of 1.09% annually. The five-year projection of households is 43,128, a change of 1.13% annually from the current year total. Average household size is currently 2.58, compared to 2.54 in the year 2010. The number of families in the current year is 27,407 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

February 04, 2021



## Executive Summary

1604 114th St, Lubbock, Texas, 79423  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.49137  
Longitude: -101.85357

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	10.1%	9.8%	11.6%
<b>Median Household Income</b>			
2020 Median Household Income	\$76,815	\$66,047	\$60,271
2025 Median Household Income	\$79,454	\$72,579	\$64,710
2020-2025 Annual Rate	0.68%	1.90%	1.43%
<b>Average Household Income</b>			
2020 Average Household Income	\$80,229	\$79,237	\$77,887
2025 Average Household Income	\$86,646	\$87,524	\$85,154
2020-2025 Annual Rate	1.55%	2.01%	1.80%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$29,385	\$30,042	\$29,954
2025 Per Capita Income	\$31,617	\$32,987	\$32,591
2020-2025 Annual Rate	1.47%	1.89%	1.70%

### Households by Income

Current median household income is \$60,271 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$64,710 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$77,887 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$85,154 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$29,954 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$32,591 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	184	197	169
2000 Total Housing Units	209	9,012	33,303
2000 Owner Occupied Housing Units	142	6,302	21,052
2000 Renter Occupied Housing Units	48	2,227	10,504
2000 Vacant Housing Units	19	483	1,747
2010 Total Housing Units	649	12,568	38,836
2010 Owner Occupied Housing Units	470	8,534	24,298
2010 Renter Occupied Housing Units	134	3,336	12,179
2010 Vacant Housing Units	45	698	2,359
2020 Total Housing Units	895	15,048	43,400
2020 Owner Occupied Housing Units	656	9,798	25,687
2020 Renter Occupied Housing Units	187	4,464	15,083
2020 Vacant Housing Units	52	786	2,629
2025 Total Housing Units	1,039	16,237	45,840
2025 Owner Occupied Housing Units	764	10,659	27,396
2025 Renter Occupied Housing Units	217	4,753	15,732
2025 Vacant Housing Units	58	825	2,712

Currently, 59.2% of the 43,400 housing units in the area are owner occupied; 34.8%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 38,836 housing units in the area - 62.6% owner occupied, 31.4% renter occupied, and 6.1% vacant. The annual rate of change in housing units since 2010 is 5.06%. Median home value in the area is \$167,953, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.97% annually to \$185,120.

**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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

February 04, 2021