

## LAND FOR SALE

# HIGH TRAFFIC FRONTAGE OPPORTUNITY

710 Frankford Avenue, Lubbock, TX 79416



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$803,982-\$1,889,880
<b>LOT A: LOT B:</b>	3.12 Ac.- \$1,085,898 2.31 Ac.- \$803,982
<b>PRICE / SF:</b>	\$7.99
<b>ZONING</b>	C-3

### PROPERTY OVERVIEW

The Powell Group is pleased to offer 5.42 acres of prime commercial land with North Frankford Frontage. Approximately 2-acre parcels on either side of the entrance to Lincoln 16 development and across the street is the Uptown West development. This site offers many opportunities for businesses to enter the rapidly growing area of North Lubbock. This offering can be sold altogether or divided, contact agent for further details.

### PROPERTY HIGHLIGHTS

- Several Residential Developments
- Close Proximity to Golf Course
- High Traffic Counts

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

**DAVID POWELL, CCIM | CBT**  
Commercial Broker/ Murphy Business Broker  
0: 806.239.0804  
lubbockcommercial@gmail.com

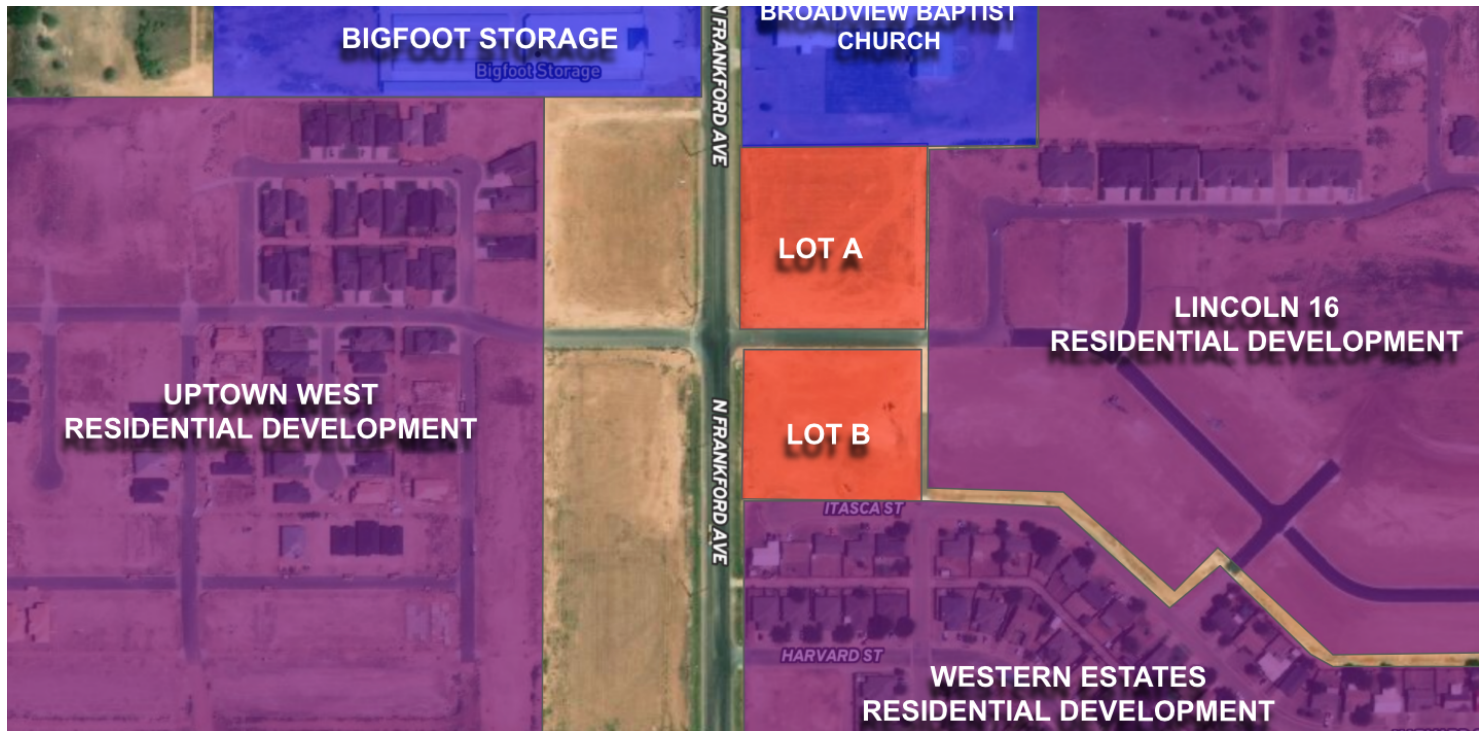
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## ADDITIONAL MAPS

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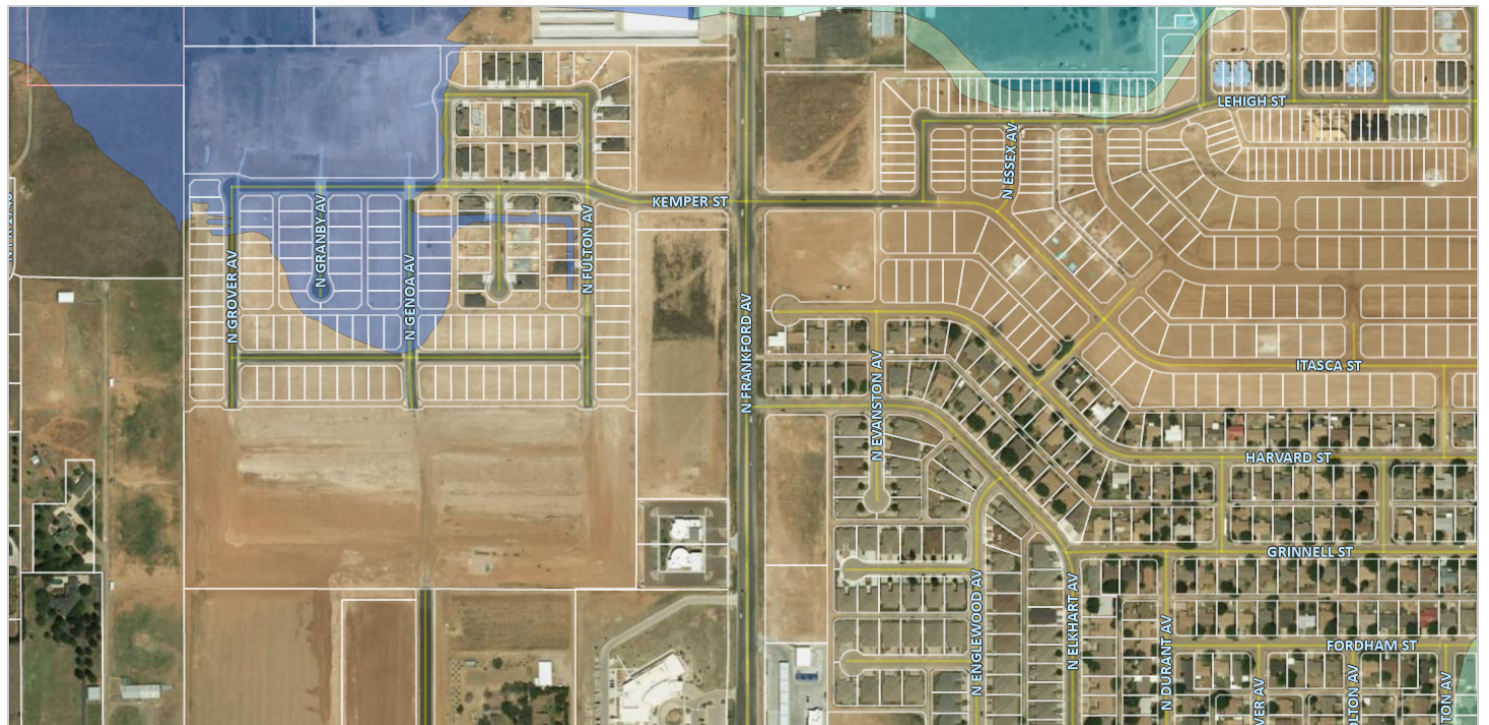
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## Executive Summary

710 N Frankford Ave, Lubbock, Texas, 79416  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.61211  
Longitude: -101.93979

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,139	29,538	92,877
2010 Population	5,459	39,543	104,352
2020 Population	7,117	44,928	118,224
2025 Population	7,927	47,953	125,017
2000-2010 Annual Rate	9.82%	2.96%	1.17%
2010-2020 Annual Rate	2.62%	1.25%	1.23%
2020-2025 Annual Rate	2.18%	1.31%	1.12%
2020 Male Population	51.3%	49.2%	50.1%
2020 Female Population	48.7%	50.8%	49.9%
2020 Median Age	24.5	28.5	27.3

In the identified area, the current year population is 118,224. In 2010, the Census count in the area was 104,352. The rate of change since 2010 was 1.23% annually. The five-year projection for the population in the area is 125,017 representing a change of 1.12% annually from 2020 to 2025. Currently, the population is 50.1% male and 49.9% female.

### Median Age

The median age in this area is 24.5, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	73.5%	73.1%	73.7%
2020 Black Alone	8.6%	7.3%	6.6%
2020 American Indian/Alaska Native Alone	0.6%	0.7%	0.8%
2020 Asian Alone	5.5%	4.0%	3.3%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	8.3%	11.3%	12.1%
2020 Two or More Races	3.3%	3.4%	3.4%
2020 Hispanic Origin (Any Race)	27.2%	33.1%	37.8%

Persons of Hispanic origin represent 37.8% 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 71.0 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	46	57	48
2000 Households	792	11,928	36,798
2010 Households	2,094	15,916	40,344
2020 Total Households	2,703	17,965	45,490
2025 Total Households	3,005	19,155	48,201
2000-2010 Annual Rate	10.21%	2.93%	0.92%
2010-2020 Annual Rate	2.52%	1.19%	1.18%
2020-2025 Annual Rate	2.14%	1.29%	1.16%
2020 Average Household Size	2.63	2.46	2.42

The household count in this area has changed from 40,344 in 2010 to 45,490 in the current year, a change of 1.18% annually. The five-year projection of households is 48,201, a change of 1.16% annually from the current year total. Average household size is currently 2.42, compared to 2.39 in the year 2010. The number of families in the current year is 23,158 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.

March 12, 2021





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<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	12.3%	13.2%	13.7%
<b>Median Household Income</b>			
2020 Median Household Income	\$53,809	\$47,787	\$39,881
2025 Median Household Income	\$53,334	\$49,214	\$41,605
2020-2025 Annual Rate	-0.18%	0.59%	0.85%
<b>Average Household Income</b>			
2020 Average Household Income	\$67,246	\$65,385	\$57,458
2025 Average Household Income	\$67,740	\$67,706	\$60,687
2020-2025 Annual Rate	0.15%	0.70%	1.10%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$25,306	\$26,111	\$22,159
2025 Per Capita Income	\$25,431	\$26,976	\$23,412
2020-2025 Annual Rate	0.10%	0.65%	1.11%

### Households by Income

Current median household income is \$39,881 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$41,605 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$57,458 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$60,687 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$22,159 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$23,412 in five years, compared to \$37,691 for all U.S. households

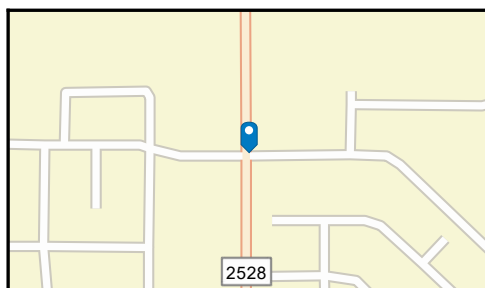
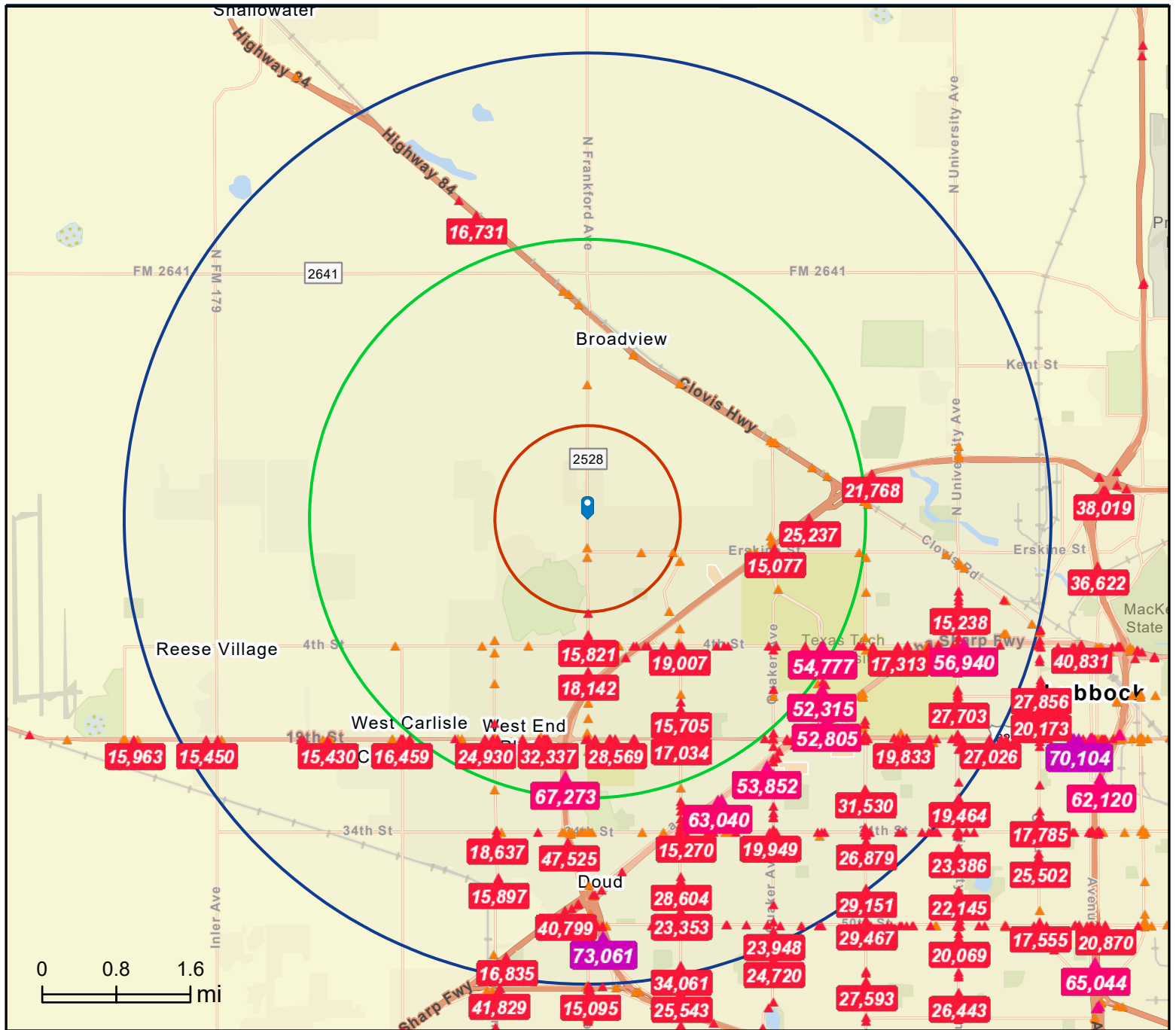
<b>Housing</b>			
2020 Housing Affordability Index	159	150	146
2000 Total Housing Units	823	12,666	40,452
2000 Owner Occupied Housing Units	498	6,435	17,313
2000 Renter Occupied Housing Units	294	5,493	19,485
2000 Vacant Housing Units	31	738	3,654
2010 Total Housing Units	2,218	17,143	44,227
2010 Owner Occupied Housing Units	736	7,449	17,608
2010 Renter Occupied Housing Units	1,358	8,467	22,736
2010 Vacant Housing Units	124	1,227	3,883
2020 Total Housing Units	2,827	19,269	49,744
2020 Owner Occupied Housing Units	796	7,224	17,176
2020 Renter Occupied Housing Units	1,907	10,741	28,314
2020 Vacant Housing Units	124	1,304	4,254
2025 Total Housing Units	3,135	20,504	52,618
2025 Owner Occupied Housing Units	840	7,549	18,001
2025 Renter Occupied Housing Units	2,165	11,606	30,200
2025 Vacant Housing Units	130	1,349	4,417

Currently, 34.5% of the 49,744 housing units in the area are owner occupied; 56.9%, renter occupied; and 8.6% 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 44,227 housing units in the area - 39.8% owner occupied, 51.4% renter occupied, and 8.8% vacant. The annual rate of change in housing units since 2010 is 5.36%. Median home value in the area is \$130,647, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.05% annually to \$144,606.

**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.

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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

