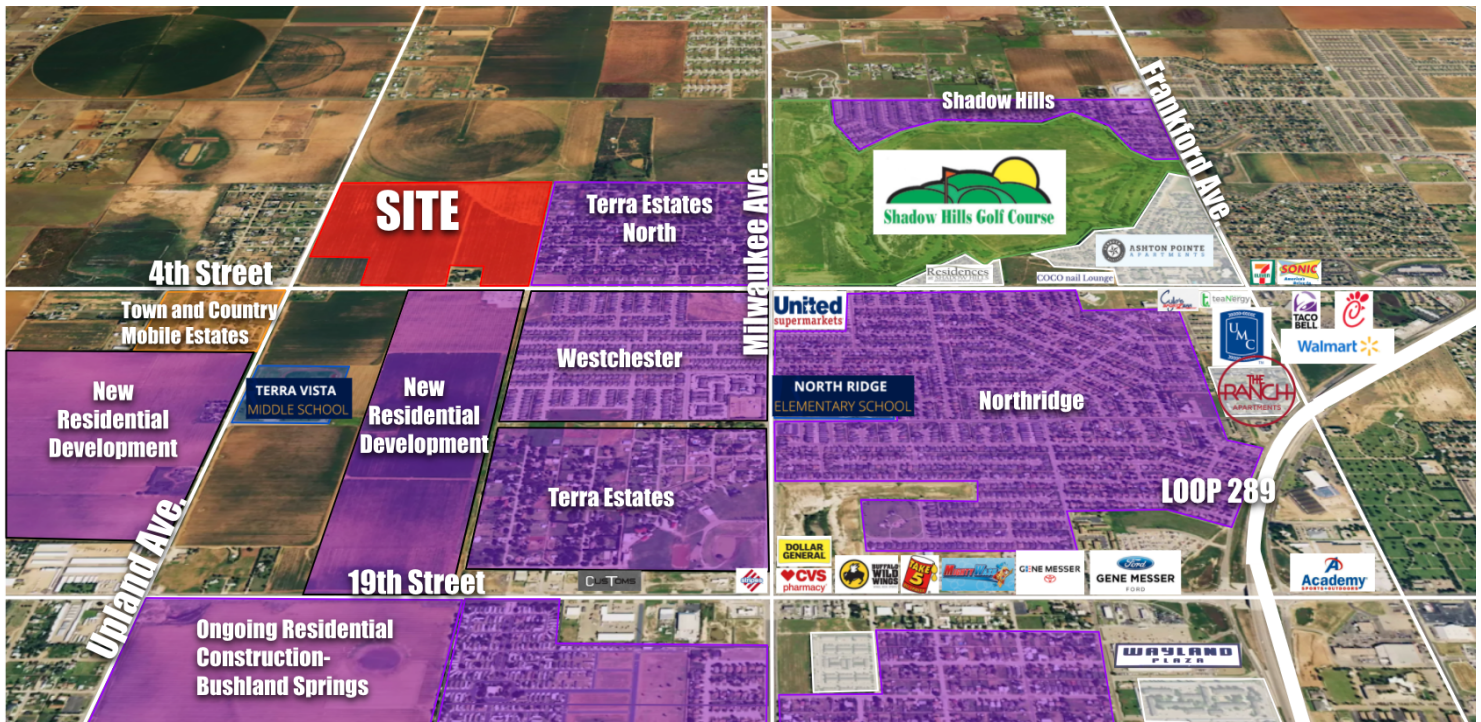


LAND FOR SALE

DEVELOPMENT LAND ON 4TH ST. & UPLAND

NEC Of 4th Street & Upland Avenue, Lubbock, TX 79416



OFFERING SUMMARY

SALE PRICE:	\$3,879,090
AVAILABLE SF:	
LOT SIZE:	+/-143.67 Acres
PRICE PER ACRE:	\$27,000
ZONING	Transitional

PROPERTY OVERVIEW

Approximately 157 acres of development land currently available for sale at the intersection of 4th Street and Upland Avenue. This property has easy access to many flourishing businesses, restaurants, residential neighborhoods, and convenient access to Loop 289. The front 36 acres are situated within city limits, the back 120 acres are outside of city limits. See utilities map below.

PROPERTY HIGHLIGHTS

- Easy access to Loop 289
- High Traffic on 4th and Upland
- Utilities on East side of Upland
- 4 new residential developments in the area

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

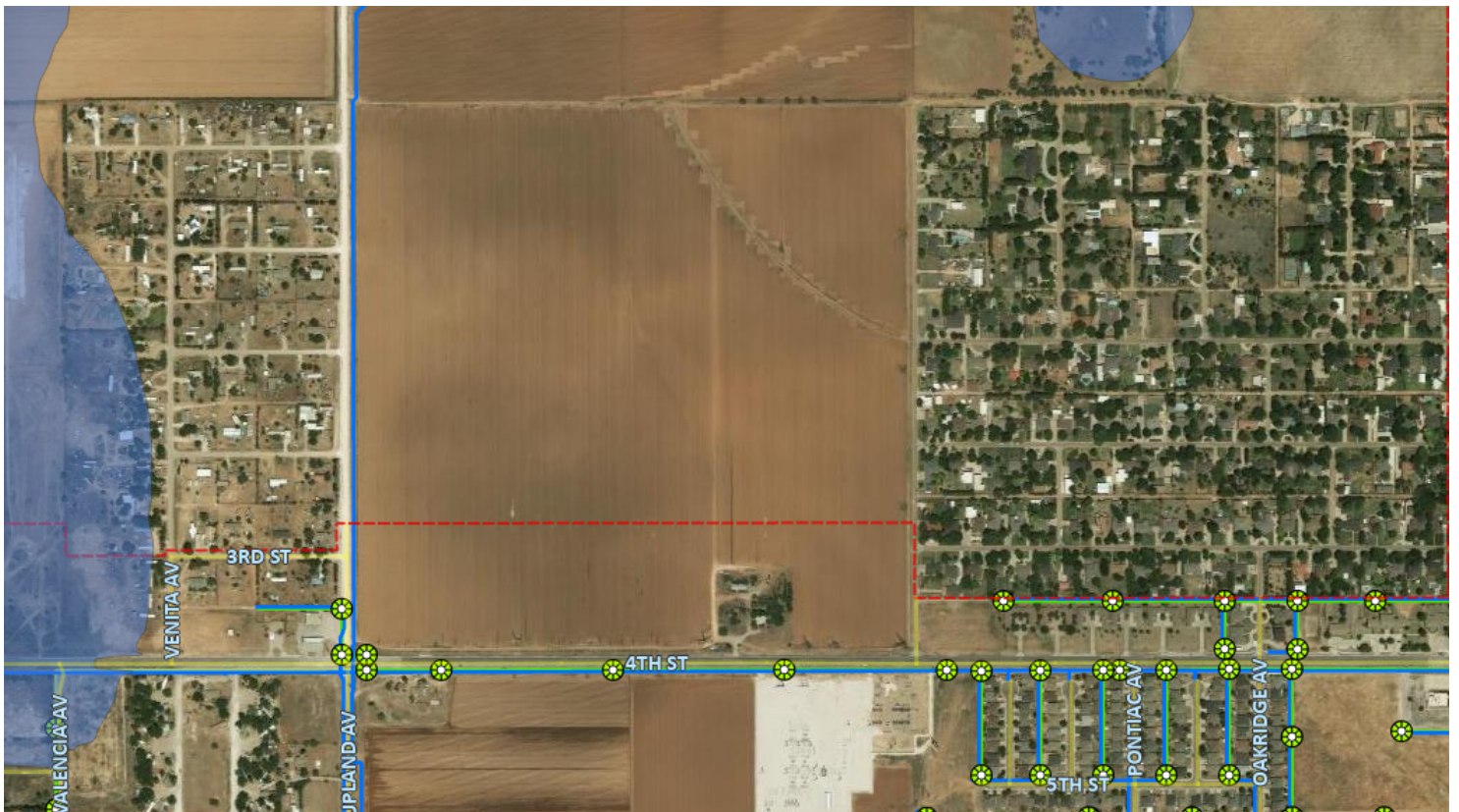
DAVID POWELL, CCIM | CBT
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O: 806.239.0804
lubbockcommercial@gmail.com

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 Lubbockcommercialrealestate.com

VACANT LAND ON 4TH ST. & UPLAND

NEC Of 4th Street & Upland Avenue , Lubbock, TX 79416



KW COMMERCIAL
10210 Quaker Avenue
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Executive Summary

79416
79416, Lubbock, Texas
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.59510
Longitude: -101.97000

	1 mile	3 miles	5 miles
Population			
2000 Population	911	27,218	71,747
2010 Population	2,947	34,418	84,370
2020 Population	3,084	42,116	100,068
2025 Population	3,189	45,692	107,437
2000-2010 Annual Rate	12.46%	2.37%	1.63%
2010-2020 Annual Rate	0.44%	1.99%	1.68%
2020-2025 Annual Rate	0.67%	1.64%	1.43%
2020 Male Population	47.8%	49.5%	49.3%
2020 Female Population	52.2%	50.5%	50.7%
2020 Median Age	30.5	29.1	29.9

In the identified area, the current year population is 100,068. In 2010, the Census count in the area was 84,370. The rate of change since 2010 was 1.68% annually. The five-year projection for the population in the area is 107,437 representing a change of 1.43% annually from 2020 to 2025. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 30.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	76.1%	74.4%	74.2%
2020 Black Alone	3.0%	6.5%	6.4%
2020 American Indian/Alaska Native Alone	0.4%	0.6%	0.8%
2020 Asian Alone	8.0%	3.2%	3.2%
2020 Pacific Islander Alone	0.2%	0.1%	0.1%
2020 Other Race	9.3%	11.6%	12.0%
2020 Two or More Races	3.1%	3.6%	3.4%
2020 Hispanic Origin (Any Race)	26.8%	33.8%	35.4%

Persons of Hispanic origin represent 35.4% 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 69.9 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	61	49	53
2000 Households	334	11,087	29,977
2010 Households	1,177	14,066	34,621
2020 Total Households	1,223	17,222	40,594
2025 Total Households	1,262	18,684	43,488
2000-2010 Annual Rate	13.42%	2.41%	1.45%
2010-2020 Annual Rate	0.37%	1.99%	1.56%
2020-2025 Annual Rate	0.63%	1.64%	1.39%
2020 Average Household Size	2.52	2.42	2.43

The household count in this area has changed from 34,621 in 2010 to 40,594 in the current year, a change of 1.56% annually. The five-year projection of households is 43,488, a change of 1.39% annually from the current year total. Average household size is currently 2.43, compared to 2.39 in the year 2010. The number of families in the current year is 22,025 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 22, 2021



Executive Summary

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79416, Lubbock, Texas
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Prepared by Esri
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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	9.7%	11.7%	13.1%
Median Household Income			
2020 Median Household Income	\$79,057	\$48,822	\$45,003
2025 Median Household Income	\$82,518	\$50,915	\$47,478
2020-2025 Annual Rate	0.86%	0.84%	1.08%
Average Household Income			
2020 Average Household Income	\$80,986	\$63,628	\$63,175
2025 Average Household Income	\$87,392	\$67,357	\$67,564
2020-2025 Annual Rate	1.53%	1.15%	1.35%
Per Capita Income			
2020 Per Capita Income	\$32,795	\$25,641	\$25,599
2025 Per Capita Income	\$35,254	\$27,097	\$27,305
2020-2025 Annual Rate	1.46%	1.11%	1.30%

Households by Income

Current median household income is \$45,003 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$47,478 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$63,175 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$67,564 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$25,599 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$27,305 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	198	166	151
2000 Total Housing Units	347	11,888	32,091
2000 Owner Occupied Housing Units	247	5,708	15,019
2000 Renter Occupied Housing Units	88	5,379	14,958
2000 Vacant Housing Units	12	801	2,114
2010 Total Housing Units	1,240	15,259	37,590
2010 Owner Occupied Housing Units	761	6,672	15,993
2010 Renter Occupied Housing Units	416	7,394	18,628
2010 Vacant Housing Units	63	1,193	2,969
2020 Total Housing Units	1,279	18,450	43,975
2020 Owner Occupied Housing Units	739	6,926	16,305
2020 Renter Occupied Housing Units	485	10,296	24,289
2020 Vacant Housing Units	56	1,228	3,381
2025 Total Housing Units	1,318	19,969	47,033
2025 Owner Occupied Housing Units	755	7,375	17,312
2025 Renter Occupied Housing Units	507	11,309	26,177
2025 Vacant Housing Units	56	1,285	3,545

Currently, 37.1% of the 43,975 housing units in the area are owner occupied; 55.2%, renter occupied; and 7.7% 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 37,590 housing units in the area - 42.5% owner occupied, 49.6% renter occupied, and 7.9% vacant. The annual rate of change in housing units since 2010 is 7.22%. Median home value in the area is \$140,853, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.22% annually to \$157,217.

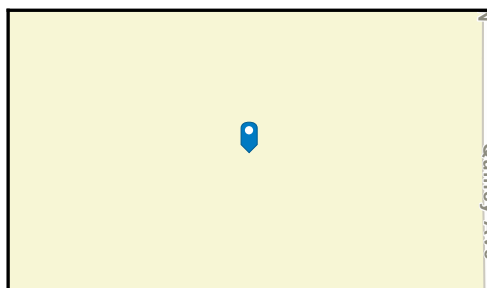
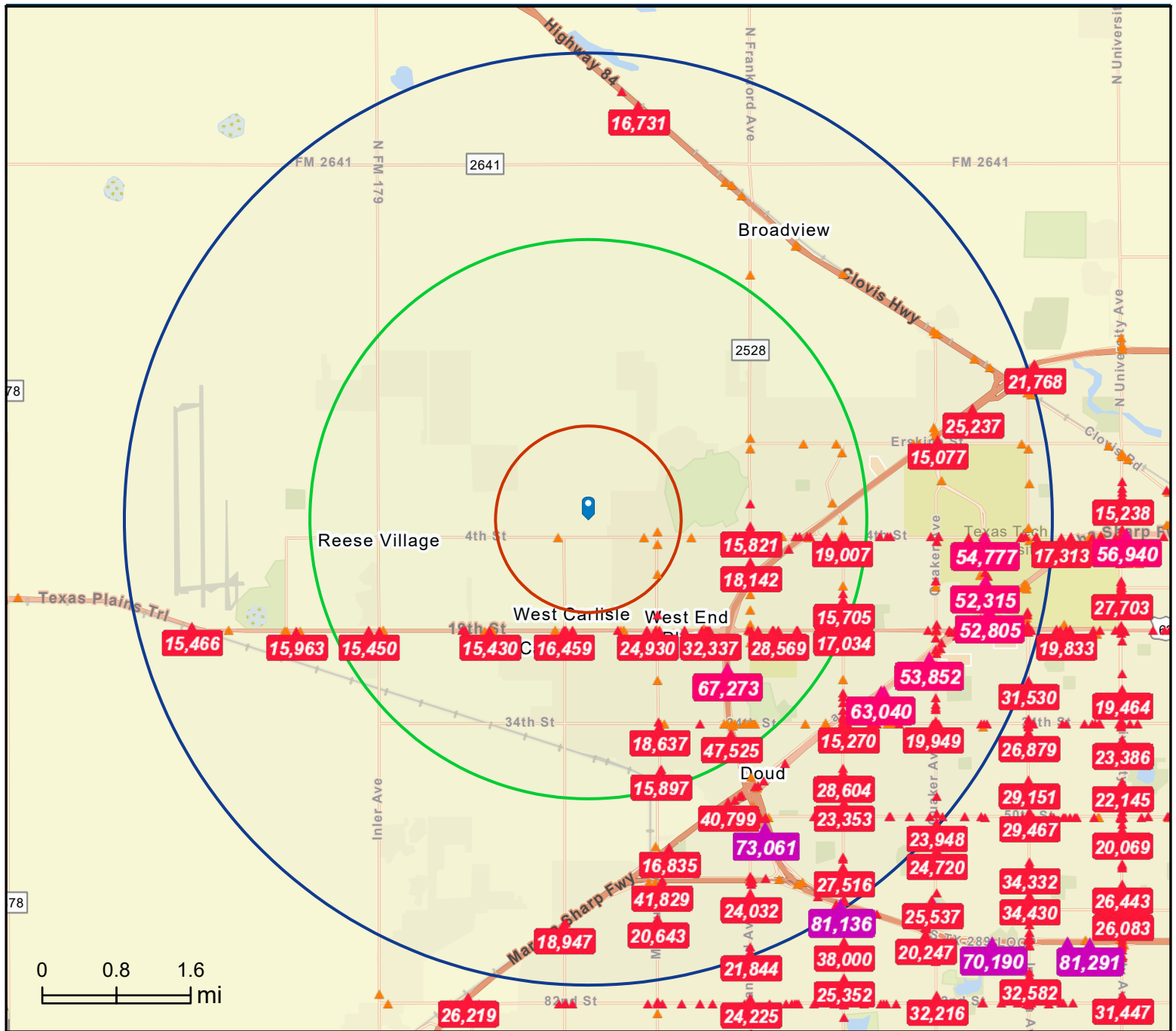
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Source: ©2020 Kalibrate Technologies (Q4 2020).

