

7.5 TO 131.5 ACRES FOR SALE ON HWY 84 & FM 1585

INDUSTRIAL & RESIDENTIAL LAND NEAR LOOP 88

Hwy 84, Posey, TX 79364



OFFERING SUMMARY

SALE PRICE:	See Below
AVAILABLE:	Tract A: 80 +/- Acres Tract B: 11 +/- Acres Tract C: 7.5 +/- Acres Tract D: 11.5 +/- Acres Tract E: 11.5 +/- Acres Tract F: Sold
LOT SIZE:	131.5 +/- Acres
ZONING:	Outside City Limits

PROPERTY OVERVIEW

Frontage on Hwy 84 & FM 1585. Posey Gin sits on tract C with 8 acres a 12,084 SF Gin and 1,176 SF office building. The Gin is selling off different size acreage tracts. Offering four ten-acre tracts with frontage on FM 1585/130th street (Site E). Approximately two half-acre tracts with frontage on Highway 84. Site A is approximately 80 acres with a 936 SF house on the property. See the map below for more details on tracts.

PROPERTY HIGHLIGHTS

- Highway 84 Frontage
- Railroad
- Frontage on 1585
- Paved road on three sides
- Industrial or Residential use

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

DAVID POWELL, CCIM | CBT
Commercial Broker/ Murphy Business Broker
0: 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

7.5 TO 131.5 ACRES FOR SALE ON HWY 84 & FM 1585

INDUSTRIAL & RESIDENTIAL LAND NEAR LOOP 88

Hwy 84, Posey, TX 79364



Site A	\$5,000/per acre	\$400,000
Site B	\$25,000/per acre	\$275,000
Site C	House/Land	\$375,000
Site D	\$25,000/per acre	\$287,500
Site E	\$25,000/per acre	\$287,500
SOLD	\$25,000/per acre	\$250,000



KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

DAVID POWELL, CCIM | CBT
Commercial Broker/ Murphy Business Broker
0: 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

INDUSTRIAL & RESIDENTIAL LAND NEAR LOOP 88



KW
COMMERCIAL



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

Each Office Independently Owned and Operated Lubbockcommercialrealestate.com



Executive Summary

8873-9247 US-84 W
8873-9247 US-84 W, Slaton, Texas, 79364
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.48069
Longitude: -101.70532

	1 mile	3 miles	5 miles
Population			
2000 Population	65	623	7,134
2010 Population	67	628	7,342
2020 Population	68	654	7,809
2025 Population	70	674	8,101
2000-2010 Annual Rate	0.30%	0.08%	0.29%
2010-2020 Annual Rate	0.14%	0.40%	0.60%
2020-2025 Annual Rate	0.58%	0.60%	0.74%
2020 Male Population	51.5%	52.0%	49.2%
2020 Female Population	48.5%	48.0%	50.8%
2020 Median Age	51.0	48.2	42.6

In the identified area, the current year population is 7,809. In 2010, the Census count in the area was 7,342. The rate of change since 2010 was 0.60% annually. The five-year projection for the population in the area is 8,101 representing a change of 0.74% annually from 2020 to 2025. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 51.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	87.0%	84.1%	78.8%
2020 Black Alone	1.4%	1.5%	3.4%
2020 American Indian/Alaska Native Alone	1.4%	0.9%	0.6%
2020 Asian Alone	1.4%	0.6%	0.3%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	7.2%	10.9%	14.4%
2020 Two or More Races	1.4%	2.0%	2.4%
2020 Hispanic Origin (Any Race)	26.5%	31.0%	44.1%

Persons of Hispanic origin represent 44.1% 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 68.5 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	178	149	93
2000 Households	21	231	2,782
2010 Households	22	236	2,826
2020 Total Households	22	245	2,986
2025 Total Households	23	252	3,096
2000-2010 Annual Rate	0.47%	0.21%	0.16%
2010-2020 Annual Rate	0.00%	0.37%	0.54%
2020-2025 Annual Rate	0.89%	0.57%	0.73%
2020 Average Household Size	3.09	2.63	2.58

The household count in this area has changed from 2,826 in 2010 to 2,986 in the current year, a change of 0.54% annually. The five-year projection of households is 3,096, a change of 0.73% annually from the current year total. Average household size is currently 2.58, compared to 2.57 in the year 2010. The number of families in the current year is 2,106 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.

April 23, 2021



Executive Summary

8873-9247 US-84 W
8873-9247 US-84 W, Slaton, Texas, 79364
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.48069
Longitude: -101.70532

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	0.0%	12.5%	11.2%
Median Household Income			
2020 Median Household Income	\$79,776	\$73,609	\$55,093
2025 Median Household Income	\$87,866	\$78,984	\$59,063
2020-2025 Annual Rate	1.95%	1.42%	1.40%
Average Household Income			
2020 Average Household Income	\$114,098	\$103,270	\$76,496
2025 Average Household Income	\$114,707	\$106,662	\$82,078
2020-2025 Annual Rate	0.11%	0.65%	1.42%
Per Capita Income			
2020 Per Capita Income	\$44,595	\$40,530	\$28,685
2025 Per Capita Income	\$45,532	\$41,685	\$30,735
2020-2025 Annual Rate	0.42%	0.56%	1.39%

Households by Income

Current median household income is \$55,093 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$59,063 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$76,496 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$82,078 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$28,685 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$30,735 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	0	165	183
2000 Total Housing Units	24	267	3,142
2000 Owner Occupied Housing Units	18	182	2,079
2000 Renter Occupied Housing Units	3	49	704
2000 Vacant Housing Units	3	36	359
2010 Total Housing Units	26	279	3,232
2010 Owner Occupied Housing Units	19	190	2,124
2010 Renter Occupied Housing Units	3	46	702
2010 Vacant Housing Units	4	43	406
2020 Total Housing Units	26	290	3,399
2020 Owner Occupied Housing Units	18	186	2,092
2020 Renter Occupied Housing Units	4	59	894
2020 Vacant Housing Units	4	45	413
2025 Total Housing Units	27	298	3,518
2025 Owner Occupied Housing Units	18	191	2,170
2025 Renter Occupied Housing Units	4	61	926
2025 Vacant Housing Units	4	46	422

Currently, 61.5% of the 3,399 housing units in the area are owner occupied; 26.3%, renter occupied; and 12.2% 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 3,232 housing units in the area - 65.7% owner occupied, 21.7% renter occupied, and 12.6% vacant. The annual rate of change in housing units since 2010 is 2.26%. Median home value in the area is \$147,717, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 4.33% annually to \$182,567.

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.

April 23, 2021