

OFFICE FOR SALE

REMODELED MOVE-IN-READY OFFICE BUILDING

915 Austin Ave., Levelland, TX 79336



OFFERING SUMMARY

SALE PRICE:	\$74,000
BUILDING SIZE:	1,760 SF
PRICE / SF:	\$42.05

PROPERTY OVERVIEW

Move-in ready! this recently remodeled office is building located just off the historic square and one block West of the courthouse in downtown Levelland, Texas. Updated with vinyl/VCT flooring, new carpet, and painted with neutral colors. This building has four private offices with many features, including tall ceilings, ceiling fans, and a technology room. Double "French" doors lead into a large multi-purpose room that lends itself to many uses such as a conference room, media room, training room, etc. HVAC is Heat pump/central electric for efficient climate control. In 2017, the roof was sprayed with foam with a 30-year life.

PROPERTY HIGHLIGHTS

- 4 private offices
- Large showroom/reception area with closet/storage
- Large meeting room for media/conference room applications
- Technology room
- Large Break Room
- Updated restroom
- Tall ceilings
- Ideal for single owner/user or investor

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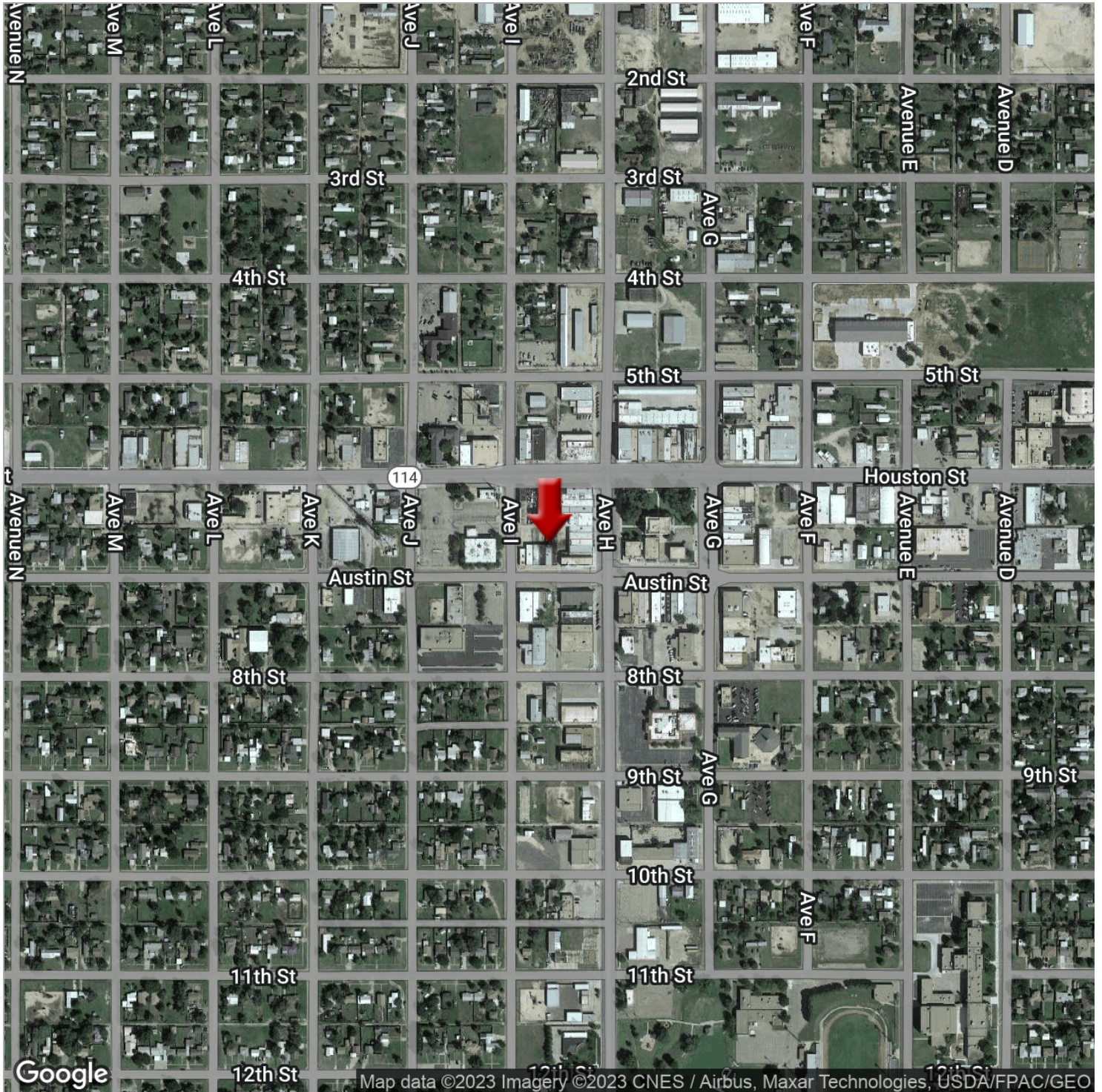
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Executive Summary

915 Austin St, Levelland, Texas, 79336
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.58641
Longitude: -102.37867

	1 mile	3 miles	5 miles
Population			
2000 Population	6,971	13,850	14,961
2010 Population	7,381	14,535	15,611
2017 Population	7,459	14,925	16,026
2022 Population	7,436	14,915	16,018
2000-2010 Annual Rate	0.57%	0.48%	0.43%
2010-2017 Annual Rate	0.10%	0.26%	0.26%
2017-2022 Annual Rate	-0.06%	-0.01%	-0.01%
2017 Male Population	48.7%	48.8%	48.9%
2017 Female Population	51.3%	51.2%	51.1%
2017 Median Age	30.7	33.2	33.6

In the identified area, the current year population is 7,459. In 2010, the Census count in the area was 7,381. The rate of change since 2010 was 0.10% annually. The five-year projection for the population in the area is 7,436 representing a change of -0.06% annually from 2017 to 2022. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 30.7, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	67.0%	73.0%	74.0%
2017 Black Alone	6.0%	5.0%	5.0%
2017 American Indian/Alaska Native Alone	1.0%	1.0%	1.0%
2017 Asian Alone	0.0%	1.0%	1.0%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	22.0%	17.0%	17.0%
2017 Two or More Races	4.0%	3.0%	3.0%
2017 Hispanic Origin (Any Race)	65.7%	53.3%	52.5%

Persons of Hispanic origin represent 65.7% 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 75.2 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,416	4,929	5,338
2010 Households	2,589	5,200	5,616
2017 Total Households	2,603	5,259	5,682
2022 Total Households	2,593	5,248	5,671
2000-2010 Annual Rate	0.69%	0.54%	0.51%
2010-2017 Annual Rate	0.05%	0.11%	0.11%
2017-2022 Annual Rate	-0.08%	-0.04%	-0.04%
2017 Average Household Size	2.75	2.69	2.68

The household count in this area has changed from 2,589 in 2010 to 2,603 in the current year, a change of 0.05% annually. The five-year projection of households is 2,593, a change of -0.08% annually from the current year total. Average household size is currently 2.75, compared to 2.75 in the year 2010. The number of families in the current year is 1,823 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.

05/25/2021



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Median Household Income			
2017 Median Household Income	\$38,205	\$47,718	\$48,942
2022 Median Household Income	\$39,607	\$49,668	\$50,678
2017-2022 Annual Rate	0.72%	0.80%	0.70%
Average Household Income			
2017 Average Household Income	\$55,718	\$67,650	\$68,904
2022 Average Household Income	\$59,431	\$73,030	\$74,328
2017-2022 Annual Rate	1.00%	2.00%	2.00%
Per Capita Income			
2017 Per Capita Income	\$19,139	\$23,873	\$24,412
2022 Per Capita Income	\$20,381	\$25,732	\$26,292
2017-2022 Annual Rate	1.27%	1.51%	1.49%

Households by Income

Current median household income is \$38,205 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$39,607 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$55,718 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$59,431 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$19,139 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$20,381 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	2,853	5,601	6,085
2000 Owner Occupied Housing Units	1,601	3,568	3,902
2000 Renter Occupied Housing Units	815	1,362	1,436
2000 Vacant Housing Units	437	671	747
2010 Total Housing Units	3,011	5,783	6,258
2010 Owner Occupied Housing Units	1,502	3,445	3,780
2010 Renter Occupied Housing Units	1,087	1,755	1,836
2010 Vacant Housing Units	422	583	642
2017 Total Housing Units	3,064	5,917	6,399
2017 Owner Occupied Housing Units	1,347	3,179	3,502
2017 Renter Occupied Housing Units	1,256	2,080	2,180
2017 Vacant Housing Units	461	658	717
2022 Total Housing Units	3,083	5,959	6,444
2022 Owner Occupied Housing Units	1,351	3,171	3,492
2022 Renter Occupied Housing Units	1,242	2,078	2,179
2022 Vacant Housing Units	490	711	773

Currently, 44.0% of the 3,064 housing units in the area are owner occupied; 41.0%, renter occupied; and 15.0% 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 3,011 housing units in the area - 49.9% owner occupied, 36.1% renter occupied, and 14.0% vacant. The annual rate of change in housing units since 2010 is 0.78%. Median home value in the area is \$67,076, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.10% annually to \$70,851.

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.

05/25/2021