

LAND FOR SALE- NORTH FRANKFORD FRONTAGE

3 COMMERCIAL DEVELOPMENT TRACTS ON PRIME CORNER

3901 North FM Road 2528 , Lubbock, TX 79416



OFFERING SUMMARY

SALE PRICE:	\$125,000-\$450,000
AVAILABLE SF:	1-3.574 Acres
ZONING:	Out of City Limits
PRICE / SF:	\$2.89 - \$4.49

PROPERTY OVERVIEW

(3) Commercial tracts in a prime location(NW corner of N.Frankford Ave and Kent St) centrally located between Shallowater and Lubbock with easy access to HWY 84. This location offers an array of options for businesses and is outside of the city limits. An excellent location for warehouse/industrial, self-storage, and more. Land can be purchased in tracts using pricing below or as a whole for \$450,000.

Tract A: 1 Acre
Price Per SF: \$2.86
Total Price \$125,000

Tract B: 1.25 Acres
Price Per SF: \$3.03
Total Price: \$165,000

Tract C: 1.25 Acres
Price Per SF: \$4.49
Total Price: \$245,000

PROPERTY HIGHLIGHTS

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

KENT HEBISON
Associate
0: 806.577.3811
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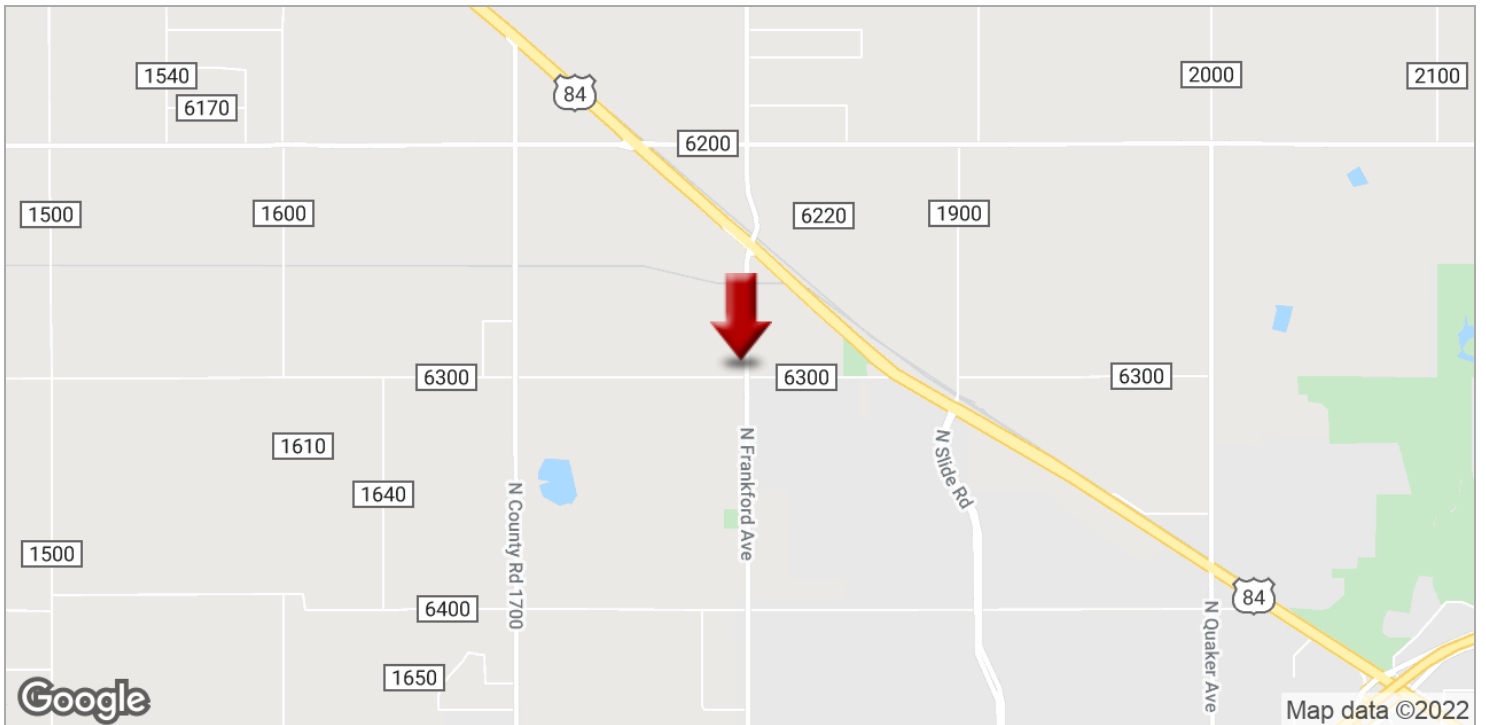
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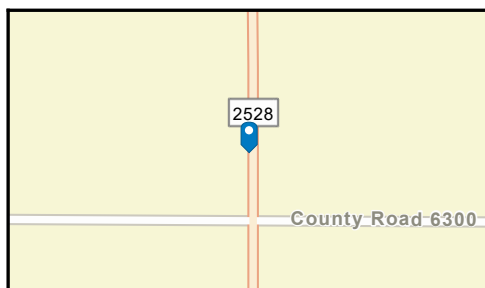
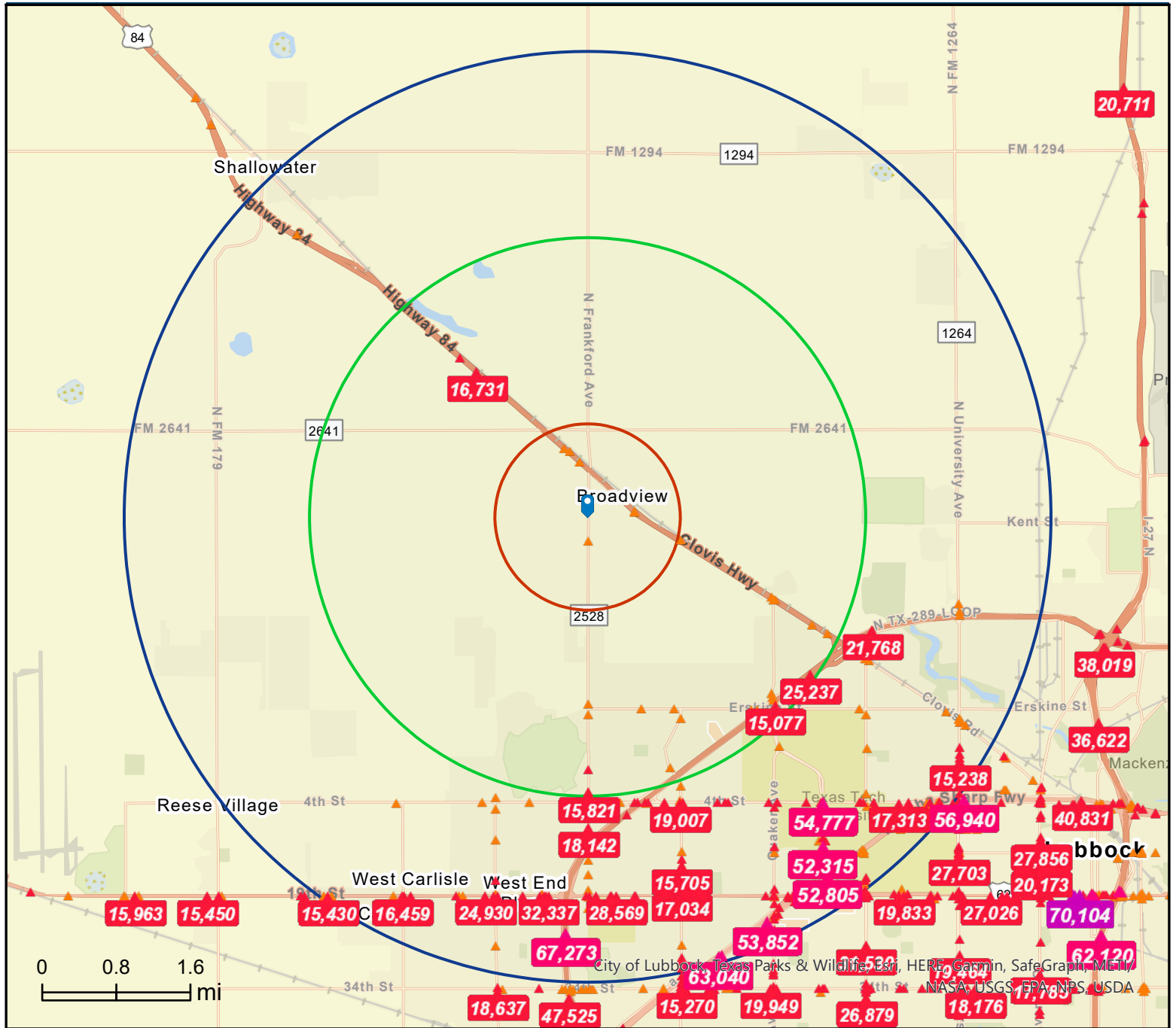


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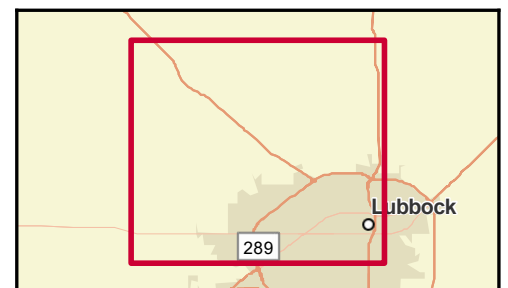
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Average Daily Traffic Volume

- ▲ 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





Executive Summary

3901 N Frankford Ave, Lubbock, Texas, 79416
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.63682
Longitude: -101.93994

	1 mile	3 miles	5 miles
Population			
2000 Population	329	8,323	50,779
2010 Population	404	13,268	61,954
2020 Population	476	16,152	69,750
2025 Population	518	17,579	74,002
2000-2010 Annual Rate	2.07%	4.77%	2.01%
2010-2020 Annual Rate	1.61%	1.94%	1.16%
2020-2025 Annual Rate	1.71%	1.71%	1.19%
2020 Male Population	49.4%	50.2%	50.3%
2020 Female Population	50.6%	49.8%	49.7%
2020 Median Age	38.1	27.5	28.5

In the identified area, the current year population is 69,750. In 2010, the Census count in the area was 61,954. The rate of change since 2010 was 1.16% annually. The five-year projection for the population in the area is 74,002 representing a change of 1.19% annually from 2020 to 2025. Currently, the population is 50.3% male and 49.7% female.

Median Age

The median age in this area is 38.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	81.3%	74.0%	72.8%
2020 Black Alone	1.3%	7.3%	6.3%
2020 American Indian/Alaska Native Alone	0.8%	0.7%	0.8%
2020 Asian Alone	0.8%	4.0%	4.0%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	12.8%	10.8%	12.8%
2020 Two or More Races	2.9%	3.2%	3.3%
2020 Hispanic Origin (Any Race)	33.6%	33.1%	38.5%

Persons of Hispanic origin represent 38.5% 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 71.8 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	94	52	55
2000 Households	117	3,107	19,600
2010 Households	147	5,133	23,780
2020 Total Households	173	6,173	26,623
2025 Total Households	188	6,697	28,277
2000-2010 Annual Rate	2.31%	5.15%	1.95%
2010-2020 Annual Rate	1.60%	1.82%	1.11%
2020-2025 Annual Rate	1.68%	1.64%	1.21%
2020 Average Household Size	2.75	2.59	2.49

The household count in this area has changed from 23,780 in 2010 to 26,623 in the current year, a change of 1.11% annually. The five-year projection of households is 28,277, a change of 1.21% annually from the current year total. Average household size is currently 2.49, compared to 2.47 in the year 2010. The number of families in the current year is 14,360 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.

May 23, 2021



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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	10.1%	12.0%	13.5%
Median Household Income			
2020 Median Household Income	\$75,000	\$52,720	\$43,849
2025 Median Household Income	\$79,647	\$53,288	\$45,703
2020-2025 Annual Rate	1.21%	0.21%	0.83%
Average Household Income			
2020 Average Household Income	\$89,846	\$68,896	\$62,516
2025 Average Household Income	\$97,894	\$70,647	\$65,623
2020-2025 Annual Rate	1.73%	0.50%	0.97%
Per Capita Income			
2020 Per Capita Income	\$32,487	\$25,858	\$23,999
2025 Per Capita Income	\$35,165	\$26,444	\$25,187
2020-2025 Annual Rate	1.60%	0.45%	0.97%

Households by Income

Current median household income is \$43,849 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$45,703 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$62,516 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$65,623 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$23,999 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$25,187 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	220	167	148
2000 Total Housing Units	135	3,271	21,001
2000 Owner Occupied Housing Units	88	1,951	10,214
2000 Renter Occupied Housing Units	29	1,156	9,386
2000 Vacant Housing Units	18	164	1,401
2010 Total Housing Units	174	5,501	25,773
2010 Owner Occupied Housing Units	107	2,427	11,342
2010 Renter Occupied Housing Units	40	2,706	12,438
2010 Vacant Housing Units	27	368	1,993
2020 Total Housing Units	199	6,557	28,853
2020 Owner Occupied Housing Units	121	2,565	11,115
2020 Renter Occupied Housing Units	52	3,608	15,508
2020 Vacant Housing Units	26	384	2,230
2025 Total Housing Units	216	7,096	30,585
2025 Owner Occupied Housing Units	130	2,706	11,672
2025 Renter Occupied Housing Units	57	3,991	16,605
2025 Vacant Housing Units	28	399	2,308

Currently, 38.5% of the 28,853 housing units in the area are owner occupied; 53.7%, 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 25,773 housing units in the area - 44.0% owner occupied, 48.3% renter occupied, and 7.7% vacant. The annual rate of change in housing units since 2010 is 5.15%. Median home value in the area is \$141,462, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.63% annually to \$161,064.

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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