

MULTI-USE RETAIL OPPORTUNITY

8624 19th Street, Lubbock, TX 79407



OFFERING SUMMARY

SALE PRICE:	\$2,900,000
LOT SIZE:	Approx. 1.9 Acres
BUILDING SIZE:	5,000 SF
ZONING:	F1

PROPERTY OVERVIEW

Multi-use retail center available for sale off West 19th Street. This property features a petroleum service station and convenience store. There are 6 Gilbarco Petroleum Pumps located on the property connected to 2 underground S/S fiberglass-lined storage tanks monitored by a Veeder-Root TLS-300 fuel system. Inside the 5,000 SF building, there are 3 overhead doors, 3-5-ton HVAC units, a restroom facility, and an office. Various equipment found in the convenience store includes a 7-door glass reach-in beverage display, epoxy finished floors, Vulcan fryer with built-in oil filtering system, make table, Vulcan grill, Vulcan oven, and updated LED lighting in the retail area. Contact agent for additional details about this listing.

PROPERTY HIGHLIGHTS

- South Plains Electric Co-Op Utilities
- Gilbarco touch screen POS system
- Electronic fuel price street sign
- Paved highway access at major intersection

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10210 Quaker Avenue
Lubbock, TX 79424

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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.

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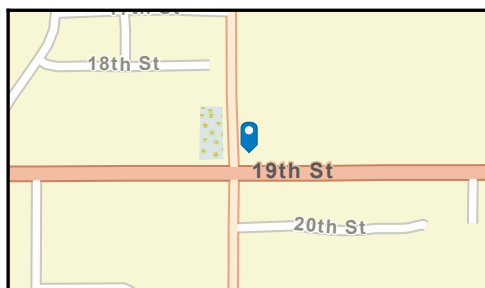
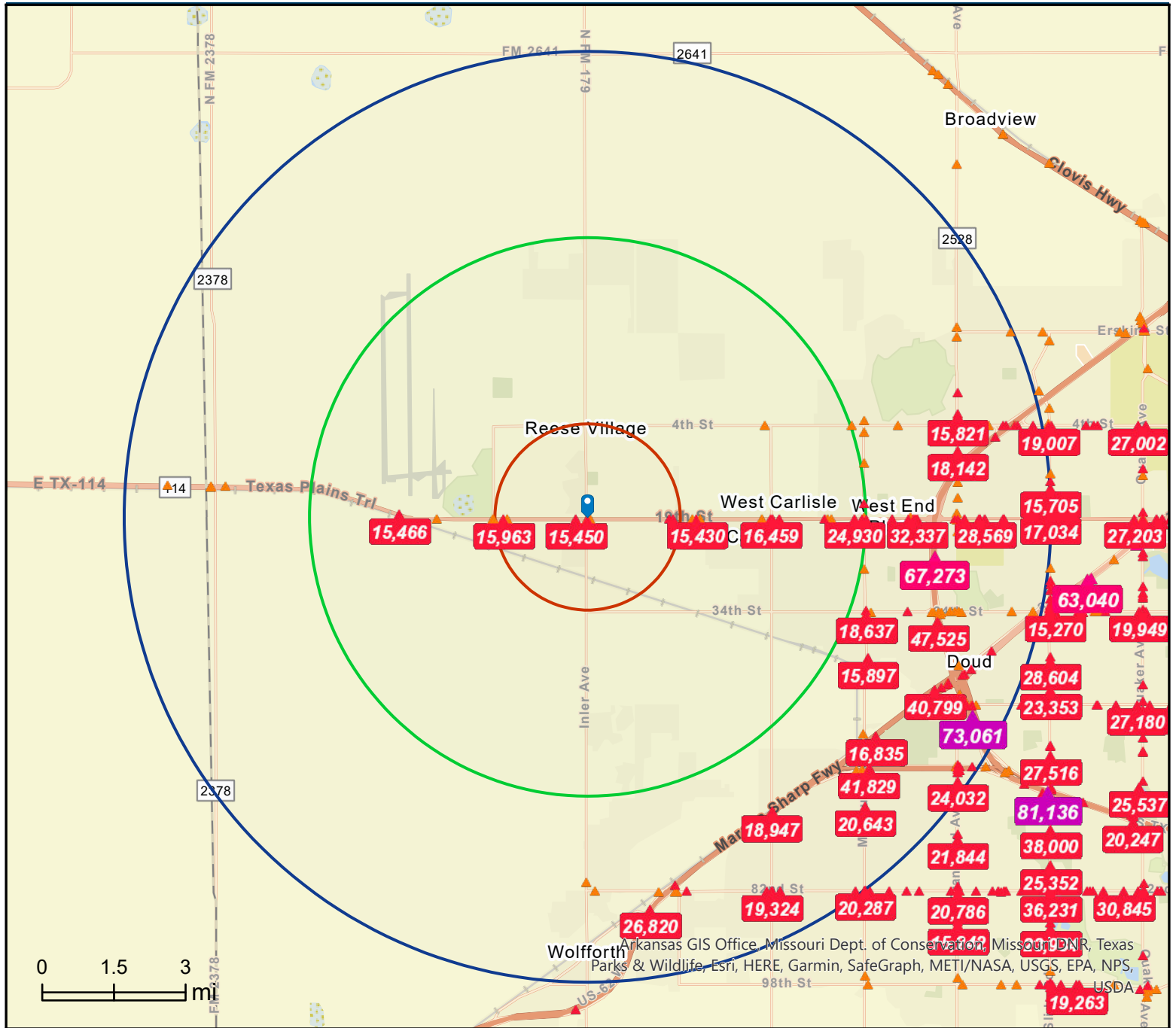
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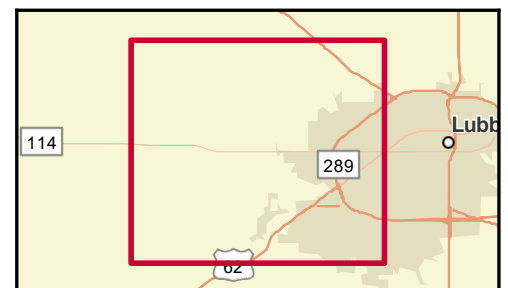


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Average Daily Traffic Volume

- ▲ 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

8624 19th St, Lubbock, Texas, 79407
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.57807
Longitude: -102.00882

	1 mile	3 miles	5 miles
Population			
2000 Population	665	6,082	37,261
2010 Population	938	9,377	47,576
2020 Population	1,105	13,469	60,678
2025 Population	1,193	15,219	66,663
2000-2010 Annual Rate	3.50%	4.42%	2.47%
2010-2020 Annual Rate	1.61%	3.60%	2.40%
2020-2025 Annual Rate	1.54%	2.47%	1.90%
2020 Male Population	49.8%	49.3%	49.2%
2020 Female Population	50.2%	50.7%	50.8%
2020 Median Age	32.8	32.8	30.5

In the identified area, the current year population is 60,678. In 2010, the Census count in the area was 47,576. The rate of change since 2010 was 2.40% annually. The five-year projection for the population in the area is 66,663 representing a change of 1.90% 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 32.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	76.0%	76.6%	76.4%
2020 Black Alone	4.9%	3.7%	5.5%
2020 American Indian/Alaska Native Alone	0.5%	0.7%	0.6%
2020 Asian Alone	0.5%	2.8%	2.8%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	13.6%	12.5%	10.9%
2020 Two or More Races	4.6%	3.6%	3.6%
2020 Hispanic Origin (Any Race)	38.4%	35.2%	32.3%

Persons of Hispanic origin represent 32.3% 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 66.9 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	62	68	58
2000 Households	260	2,297	15,043
2010 Households	319	3,515	19,064
2020 Total Households	363	5,125	23,971
2025 Total Households	390	5,787	26,254
2000-2010 Annual Rate	2.07%	4.35%	2.40%
2010-2020 Annual Rate	1.27%	3.75%	2.26%
2020-2025 Annual Rate	1.45%	2.46%	1.84%
2020 Average Household Size	3.02	2.62	2.50

The household count in this area has changed from 19,064 in 2010 to 23,971 in the current year, a change of 2.26% annually. The five-year projection of households is 26,254, a change of 1.84% annually from the current year total. Average household size is currently 2.50, compared to 2.46 in the year 2010. The number of families in the current year is 13,975 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.

June 08, 2021



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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	9.8%	12.0%	12.6%
Median Household Income			
2020 Median Household Income	\$65,678	\$65,433	\$51,689
2025 Median Household Income	\$78,093	\$74,393	\$54,649
2020-2025 Annual Rate	3.52%	2.60%	1.12%
Average Household Income			
2020 Average Household Income	\$74,528	\$80,005	\$69,371
2025 Average Household Income	\$83,598	\$88,412	\$75,576
2020-2025 Annual Rate	2.32%	2.02%	1.73%
Per Capita Income			
2020 Per Capita Income	\$25,715	\$30,018	\$27,367
2025 Per Capita Income	\$28,703	\$33,103	\$29,712
2020-2025 Annual Rate	2.22%	1.98%	1.66%

Households by Income

Current median household income is \$51,689 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$54,649 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$69,371 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$75,576 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$27,367 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,712 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	133	151	154
2000 Total Housing Units	279	2,591	16,178
2000 Owner Occupied Housing Units	181	1,420	7,894
2000 Renter Occupied Housing Units	78	877	7,149
2000 Vacant Housing Units	20	294	1,135
2010 Total Housing Units	355	3,970	20,733
2010 Owner Occupied Housing Units	227	2,343	9,813
2010 Renter Occupied Housing Units	92	1,172	9,251
2010 Vacant Housing Units	36	455	1,669
2020 Total Housing Units	387	5,588	25,812
2020 Owner Occupied Housing Units	267	2,734	10,850
2020 Renter Occupied Housing Units	97	2,391	13,121
2020 Vacant Housing Units	24	463	1,841
2025 Total Housing Units	414	6,294	28,212
2025 Owner Occupied Housing Units	288	3,064	11,824
2025 Renter Occupied Housing Units	102	2,723	14,430
2025 Vacant Housing Units	24	507	1,958

Currently, 42.0% of the 25,812 housing units in the area are owner occupied; 50.8%, renter occupied; and 7.1% 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 20,733 housing units in the area - 47.3% owner occupied, 44.6% renter occupied, and 8.0% vacant. The annual rate of change in housing units since 2010 is 10.23%. Median home value in the area is \$155,287, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.94% annually to \$179,519.

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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