

LAND FOR SALE

COMMERCIAL DEVELOPMENT LAND

4th & Upland Ave - Commercial , Lubbock, TX 79416



OFFERING SUMMARY

SALE PRICE:	N/A
LOTS:	Tract A: 9.71 AC \$4.00 PSF
	Tract B: 8.01 AC \$3.50 PSF
	Tract C: 5.11 AC \$2.50 PSF
ZONING:	Transitional

PROPERTY OVERVIEW

Commercial lots with frontage on 4th Street. These pre-platted lots can be divided. The back 133 Acres was sold off for residential development incorporating almost 500 new houses. Contact Listing agent for more information.

PROPERTY HIGHLIGHTS

- City Water/Utilities
- Frontage on 4th Street
- New school developments

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

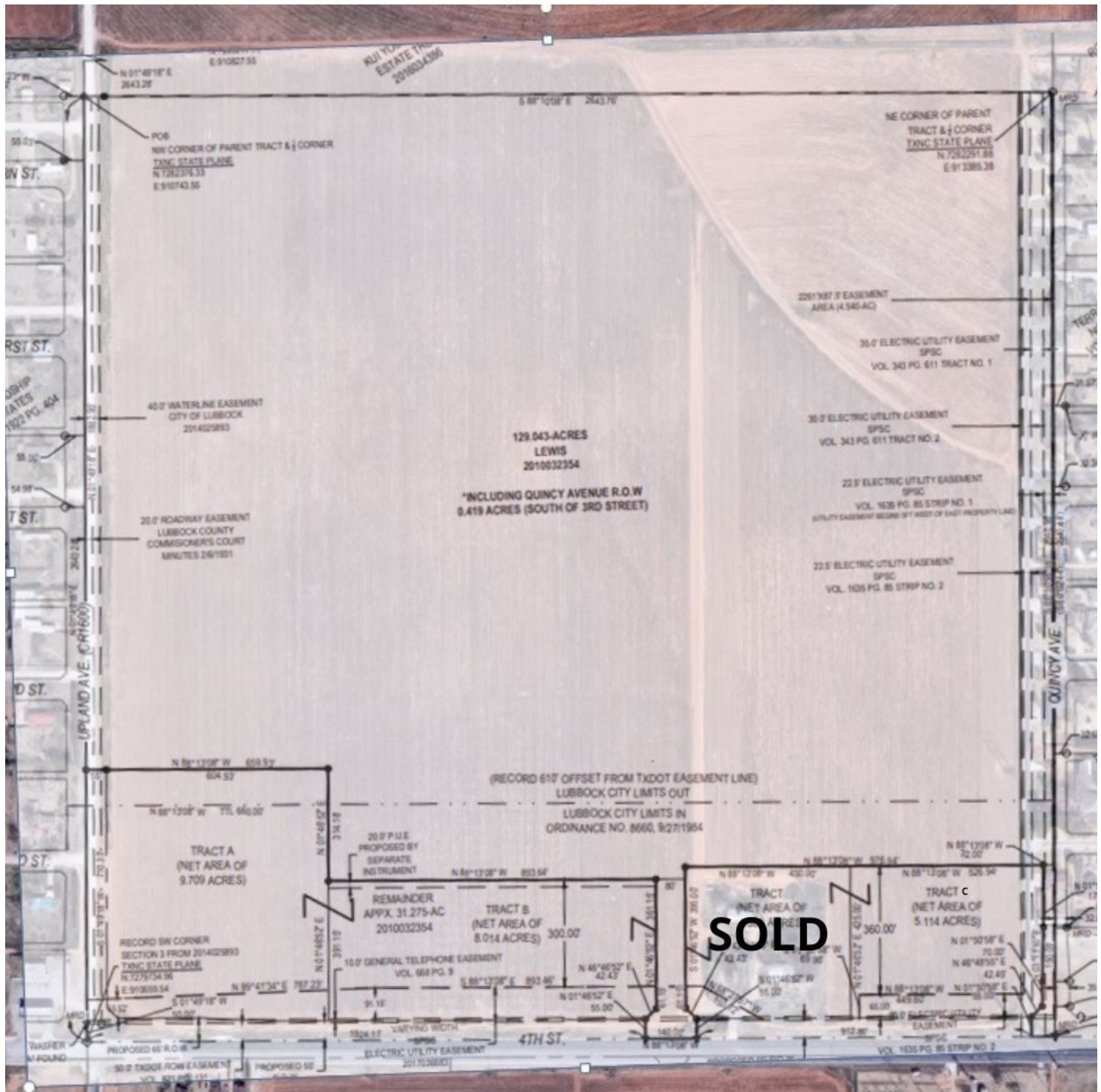
DAVID POWELL, CCIM | CBT
Commercial Broker/ Murphy Business Broker
0: 806.239.0804
lubbockcommercial@gmail.com

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.

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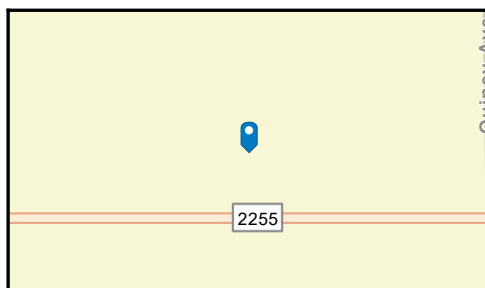
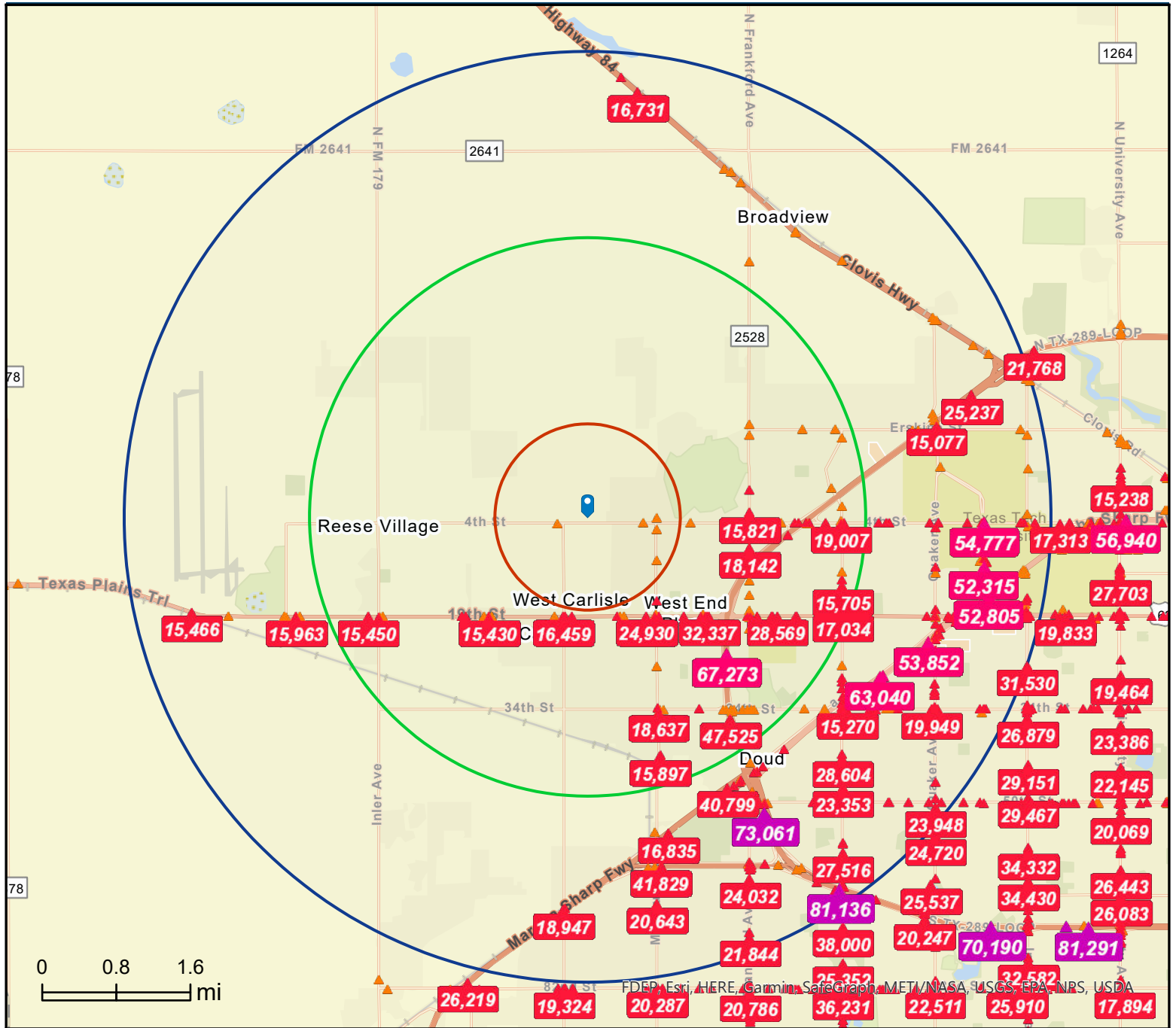
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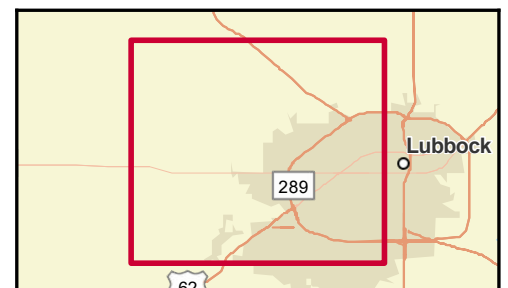
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79416 3
79416, Lubbock, Texas
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.59327
Longitude: -101.97002



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



Source: ©2021 Kalibrate Technologies (Q2 2021).

August 09, 2021



Executive Summary

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

Prepared by Esri
Latitude: 33.59324
Longitude: -101.96974

	1 mile	3 miles	5 miles
Population			
2000 Population	1,504	28,233	74,522
2010 Population	3,499	35,375	87,372
2021 Population	3,681	43,296	103,490
2026 Population	3,819	46,869	111,108
2000-2010 Annual Rate	8.81%	2.28%	1.60%
2010-2021 Annual Rate	0.45%	1.81%	1.52%
2021-2026 Annual Rate	0.74%	1.60%	1.43%
2021 Male Population	48.7%	49.5%	49.3%
2021 Female Population	51.3%	50.5%	50.7%
2021 Median Age	31.0	29.5	30.4

In the identified area, the current year population is 103,490. In 2010, the Census count in the area was 87,372. The rate of change since 2010 was 1.52% annually. The five-year projection for the population in the area is 111,108 representing a change of 1.43% annually from 2021 to 2026. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 31.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	74.2%	74.3%	74.3%
2021 Black Alone	4.2%	6.5%	6.3%
2021 American Indian/Alaska Native Alone	0.6%	0.7%	0.8%
2021 Asian Alone	6.7%	3.0%	3.0%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	11.0%	11.8%	12.0%
2021 Two or More Races	3.2%	3.6%	3.5%
2021 Hispanic Origin (Any Race)	30.6%	34.4%	35.5%

Persons of Hispanic origin represent 35.5% of the population in the identified area compared to 18.9% 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 69.8 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	59	51	57
2000 Households	552	11,511	31,080
2010 Households	1,379	14,478	35,821
2021 Total Households	1,448	17,804	42,115
2026 Total Households	1,502	19,300	45,165
2000-2010 Annual Rate	9.59%	2.32%	1.43%
2010-2021 Annual Rate	0.43%	1.86%	1.45%
2021-2026 Annual Rate	0.73%	1.63%	1.41%
2021 Average Household Size	2.54	2.40	2.42

The household count in this area has changed from 35,821 in 2010 to 42,115 in the current year, a change of 1.45% annually. The five-year projection of households is 45,165, a change of 1.41% annually from the current year total. Average household size is currently 2.42, compared to 2.40 in the year 2010. The number of families in the current year is 22,939 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

December 21, 2021



Executive Summary

79416 5
79416, Lubbock, Texas
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Prepared by Esri
Latitude: 33.59324
Longitude: -101.96974

	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	11.6%	11.8%	12.5%
Median Household Income			
2021 Median Household Income	\$71,362	\$51,664	\$50,439
2026 Median Household Income	\$77,446	\$55,830	\$54,186
2021-2026 Annual Rate	1.65%	1.56%	1.44%
Average Household Income			
2021 Average Household Income	\$79,568	\$66,299	\$67,864
2026 Average Household Income	\$87,447	\$73,426	\$75,251
2021-2026 Annual Rate	1.91%	2.06%	2.09%
Per Capita Income			
2021 Per Capita Income	\$32,018	\$26,779	\$27,606
2026 Per Capita Income	\$35,186	\$29,647	\$30,561
2021-2026 Annual Rate	1.90%	2.06%	2.05%

Households by Income

Current median household income is \$50,439 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$54,186 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$67,864 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$75,251 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$27,606 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$30,561 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	171	168	162
2000 Total Housing Units	613	12,331	33,223
2000 Owner Occupied Housing Units	345	6,027	15,707
2000 Renter Occupied Housing Units	206	5,485	15,372
2000 Vacant Housing Units	62	819	2,144
2010 Total Housing Units	1,479	15,701	38,832
2010 Owner Occupied Housing Units	849	6,966	16,810
2010 Renter Occupied Housing Units	530	7,512	19,011
2010 Vacant Housing Units	100	1,223	3,011
2021 Total Housing Units	1,550	19,195	45,763
2021 Owner Occupied Housing Units	876	7,713	18,399
2021 Renter Occupied Housing Units	572	10,092	23,716
2021 Vacant Housing Units	102	1,391	3,648
2026 Total Housing Units	1,605	20,744	48,946
2026 Owner Occupied Housing Units	923	8,436	20,109
2026 Renter Occupied Housing Units	579	10,864	25,056
2026 Vacant Housing Units	103	1,444	3,781

Currently, 40.2% of the 45,763 housing units in the area are owner occupied; 51.8%, renter occupied; and 8.0% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 38,832 housing units in the area - 43.3% owner occupied, 49.0% renter occupied, and 7.8% vacant. The annual rate of change in housing units since 2010 is 7.57%. Median home value in the area is \$150,473, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 12.01% annually to \$265,306.

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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

December 21, 2021