

LAND FOR SALE

CORNER OF 98TH & HWY 87

9706 Hwy 87 , Lubbock, TX 79423



OFFERING SUMMARY

SALE PRICE:	\$1,600,000.00
LOT SIZE:	2.79 Acres
ZONING:	Transitional
PRICE / SF:	\$20.57

PROPERTY OVERVIEW

Prime corner lot in south Lubbock directly off of Hwy 87/I-27. Approximately 2.79 acres in a growing part of the city. This property boasts high traffic counts as well as excellent visibility off of I-27 and 98th Street. There are approximately 300 feet of frontage on I-27 and 400 feet of frontage on 98th Street.

PROPERTY HIGHLIGHTS

- Major Intersection
- Redevelopment Opportunity
- Excellent location with retail and residential growth

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

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Outside Broker Address: 10210 Quaker Avenue, Lubbock, TX 79424

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 kwcommercial.com

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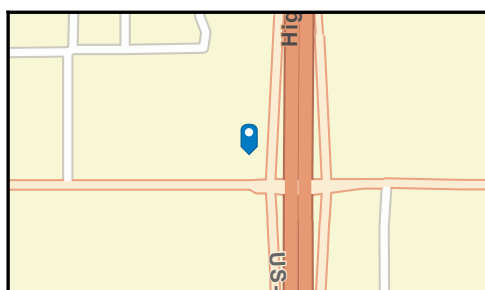
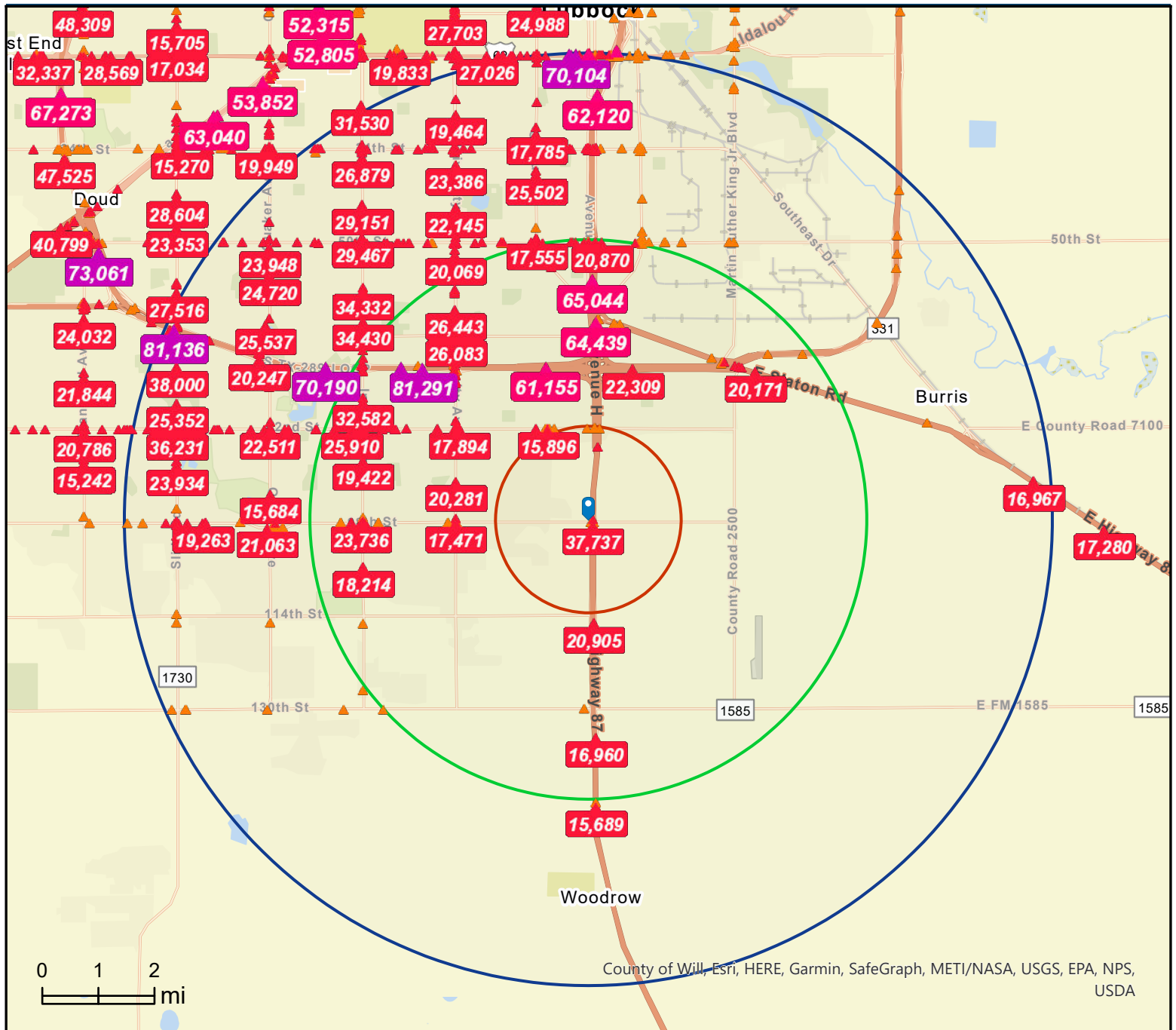
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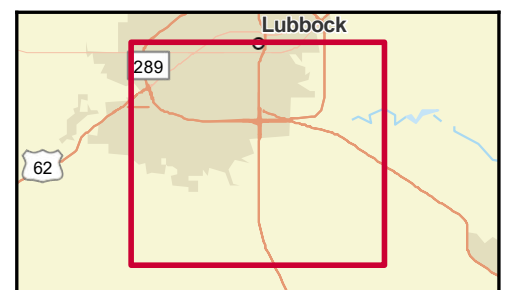
9704 Highway 87
 9704 Highway 87, Lubbock, Texas, 79423
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.50575
 Longitude: -101.84563



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 13, 2021



Executive Summary

9706 Highway 87, Lubbock, Texas, 79423
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.50587
Longitude: -101.84604

	1 mile	3 miles	5 miles
Population			
2000 Population	933	32,645	99,265
2010 Population	1,571	41,071	110,907
2017 Population	1,635	46,996	124,037
2022 Population	1,753	50,243	130,803
2000-2010 Annual Rate	5.35%	2.32%	1.12%
2010-2017 Annual Rate	0.36%	1.21%	1.00%
2017-2022 Annual Rate	1.40%	1.35%	1.07%
2017 Male Population	50.0%	48.5%	49.1%
2017 Female Population	50.0%	51.5%	50.9%
2017 Median Age	34.5	35.2	35.6

In the identified area, the current year population is 1,635. In 2010, the Census count in the area was 1,571. The rate of change since 2010 was 0.36% annually. The five-year projection for the population in the area is 1,753 representing a change of 1.40% annually from 2017 to 2022. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 34.5, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	70.0%	74.0%	75.0%
2017 Black Alone	6.0%	7.0%	8.0%
2017 American Indian/Alaska Native Alone	1.0%	1.0%	1.0%
2017 Asian Alone	2.0%	2.0%	2.0%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	18.0%	13.0%	12.0%
2017 Two or More Races	3.0%	3.0%	3.0%
2017 Hispanic Origin (Any Race)	36.7%	40.3%	38.5%

Persons of Hispanic origin represent 36.7% 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 73.5 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	365	12,638	38,858
2010 Households	652	15,802	43,233
2017 Total Households	686	17,824	47,760
2022 Total Households	731	19,006	50,265
2000-2010 Annual Rate	5.97%	2.26%	1.07%
2010-2017 Annual Rate	0.45%	1.08%	0.89%
2017-2022 Annual Rate	1.28%	1.29%	1.03%
2017 Average Household Size	2.28	2.61	2.56

The household count in this area has changed from 652 in 2010 to 686 in the current year, a change of 0.45% annually. The five-year projection of households is 731, a change of 1.28% annually from the current year total. Average household size is currently 2.28, compared to 2.31 in the year 2010. The number of families in the current year is 389 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.

08/18/2021



Executive Summary

9706 Highway 87, Lubbock, Texas, 79423
Rings: 1, 3, 5 mile radii

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Latitude: 33.50587
Longitude: -101.84604

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$50,422	\$58,005	\$56,792
2022 Median Household Income	\$54,226	\$64,002	\$62,191
2017-2022 Annual Rate	1.47%	1.99%	1.83%
Average Household Income			
2017 Average Household Income	\$61,576	\$73,646	\$77,423
2022 Average Household Income	\$69,679	\$82,638	\$86,255
2017-2022 Annual Rate	3.00%	2.00%	2.00%
Per Capita Income			
2017 Per Capita Income	\$25,831	\$27,737	\$29,871
2022 Per Capita Income	\$29,213	\$31,036	\$33,214
2017-2022 Annual Rate	2.49%	2.27%	2.14%

Households by Income

Current median household income is \$50,422 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$54,226 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$61,576 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$69,679 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$25,831 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$29,213 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	419	13,371	41,338
2000 Owner Occupied Housing Units	251	8,544	24,434
2000 Renter Occupied Housing Units	114	4,094	14,425
2000 Vacant Housing Units	54	733	2,479
2010 Total Housing Units	738	16,808	46,536
2010 Owner Occupied Housing Units	363	10,561	26,744
2010 Renter Occupied Housing Units	289	5,241	16,489
2010 Vacant Housing Units	86	1,006	3,303
2017 Total Housing Units	757	18,911	51,477
2017 Owner Occupied Housing Units	366	11,753	29,505
2017 Renter Occupied Housing Units	320	6,071	18,255
2017 Vacant Housing Units	71	1,087	3,717
2022 Total Housing Units	804	20,108	54,007
2022 Owner Occupied Housing Units	409	12,818	31,886
2022 Renter Occupied Housing Units	322	6,188	18,380
2022 Vacant Housing Units	73	1,102	3,742

Currently, 48.3% of the 757 housing units in the area are owner occupied; 42.3%, renter occupied; and 9.4% 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 738 housing units in the area - 49.2% owner occupied, 39.2% renter occupied, and 11.7% vacant. The annual rate of change in housing units since 2010 is 1.14%. Median home value in the area is \$125,362, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 12.32% annually to \$224,085.

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.