

COMMERCIAL LOT FOR SALE

2711 Fordham Street, Lubbock, TX 79415



OFFERING SUMMARY

SALE PRICE:	\$395,000
LEASE RATE:	\$3,000/mo. + NNN
LOT SIZE:	32,234 SF
PRICE / SF:	\$13.96
ZONING:	C-4

PROPERTY OVERVIEW

Commercial land for sale off Clovis Highway. Approximately .74 Acres with a 1,300 sf office/shop space. This property provides excellent visibility on a major road. The property also has a gate around the perimeter. Please contact the listing agent for more details.

PROPERTY HIGHLIGHTS

- C-4 Zoning
- Fenced Lot
- High Traffic Counts

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

DAVID POWELL, CCIM | CBT
Commercial Broker/ Murphy Business Broker
O: 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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LAND FOR SALE/LEASE

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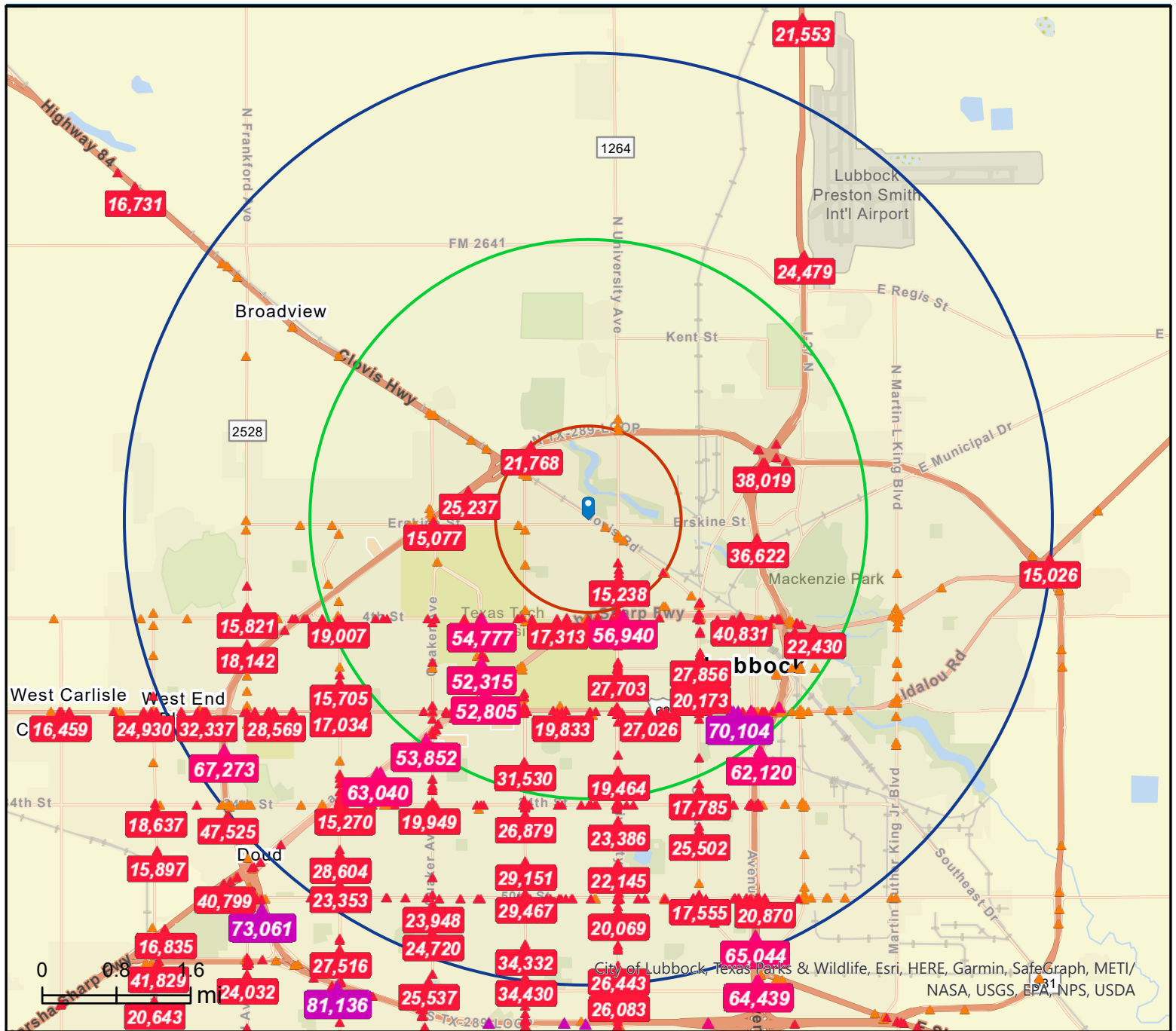


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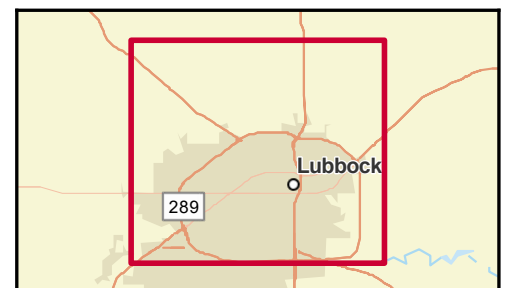
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Average Daily Traffic Volume

- ▲ 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

2711 Fordham St, Lubbock, Texas, 79415
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.60773
Longitude: -101.87599

	1 mile	3 miles	5 miles
Population			
2000 Population	8,812	49,985	132,725
2010 Population	9,509	54,363	142,162
2021 Population	9,984	59,348	152,111
2026 Population	10,346	61,837	158,088
2000-2010 Annual Rate	0.76%	0.84%	0.69%
2010-2021 Annual Rate	0.43%	0.78%	0.60%
2021-2026 Annual Rate	0.71%	0.83%	0.77%
2021 Male Population	51.2%	51.9%	50.0%
2021 Female Population	48.8%	48.1%	50.0%
2021 Median Age	27.5	24.5	28.6

In the identified area, the current year population is 152,111. In 2010, the Census count in the area was 142,162. The rate of change since 2010 was 0.60% annually. The five-year projection for the population in the area is 158,088 representing a change of 0.77% annually from 2021 to 2026. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 27.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	60.8%	71.5%	68.3%
2021 Black Alone	5.2%	7.9%	11.3%
2021 American Indian/Alaska Native Alone	1.3%	1.0%	0.9%
2021 Asian Alone	5.5%	4.0%	2.5%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Other Race	23.2%	12.3%	13.6%
2021 Two or More Races	4.0%	3.2%	3.3%
2021 Hispanic Origin (Any Race)	75.6%	43.7%	43.1%

Persons of Hispanic origin represent 43.1% 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 75.5 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	31	51	49
2000 Households	3,074	18,140	50,441
2010 Households	3,387	19,024	52,868
2021 Total Households	3,513	20,441	55,992
2026 Total Households	3,639	21,393	58,278
2000-2010 Annual Rate	0.97%	0.48%	0.47%
2010-2021 Annual Rate	0.33%	0.64%	0.51%
2021-2026 Annual Rate	0.71%	0.91%	0.80%
2021 Average Household Size	2.80	2.47	2.53

The household count in this area has changed from 52,868 in 2010 to 55,992 in the current year, a change of 0.51% annually. The five-year projection of households is 58,278, a change of 0.80% annually from the current year total. Average household size is currently 2.53, compared to 2.51 in the year 2010. The number of families in the current year is 30,423 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.

October 12, 2021



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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	9.1%	15.4%	11.8%
Median Household Income			
2021 Median Household Income	\$31,527	\$37,893	\$42,814
2026 Median Household Income	\$34,715	\$41,644	\$47,315
2021-2026 Annual Rate	1.95%	1.91%	2.02%
Average Household Income			
2021 Average Household Income	\$43,627	\$58,012	\$59,424
2026 Average Household Income	\$48,158	\$63,695	\$65,570
2021-2026 Annual Rate	2.00%	1.89%	1.99%
Per Capita Income			
2021 Per Capita Income	\$15,217	\$20,709	\$22,092
2026 Per Capita Income	\$16,785	\$22,746	\$24,373
2021-2026 Annual Rate	1.98%	1.89%	1.98%

Households by Income

Current median household income is \$42,814 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$47,315 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$59,424 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$65,570 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$22,092 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$24,373 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	233	134	172
2000 Total Housing Units	3,329	20,864	55,317
2000 Owner Occupied Housing Units	1,558	7,750	25,885
2000 Renter Occupied Housing Units	1,516	10,390	24,556
2000 Vacant Housing Units	255	2,724	4,876
2010 Total Housing Units	3,682	21,355	58,041
2010 Owner Occupied Housing Units	1,542	7,209	24,747
2010 Renter Occupied Housing Units	1,845	11,815	28,121
2010 Vacant Housing Units	295	2,331	5,173
2021 Total Housing Units	3,880	23,116	61,978
2021 Owner Occupied Housing Units	1,508	7,391	25,163
2021 Renter Occupied Housing Units	2,004	13,050	30,829
2021 Vacant Housing Units	367	2,675	5,986
2026 Total Housing Units	4,009	24,113	64,334
2026 Owner Occupied Housing Units	1,578	7,860	26,710
2026 Renter Occupied Housing Units	2,061	13,533	31,568
2026 Vacant Housing Units	370	2,720	6,056

Currently, 40.6% of the 61,978 housing units in the area are owner occupied; 49.7%, renter occupied; and 9.7% 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 58,041 housing units in the area - 42.6% owner occupied, 48.5% renter occupied, and 8.9% vacant. The annual rate of change in housing units since 2010 is 2.96%. Median home value in the area is \$120,854, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 12.36% annually to \$216,432.

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.

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