

FORMER DENTAL OFFICE

108 W. 2nd Street , Muleshoe, TX 79347



OFFERING SUMMARY

SALE PRICE:	\$199,500
LEASE:	12.00 PSF
BUILDING SIZE:	1,610 SF
LOT SIZE:	0.241 Acres
PRICE / SF:	\$123.91

PROPERTY OVERVIEW

This is a 1,610SF, brick building, custom built in 1982 or 1983 as a general dentistry clinic. It has 4 individual operatories, one full-size patient bathroom, and one small private Doctor bathroom. Two separate business areas, a large reception room, separate lab, mechanical room, sterilization room, and a Doctor's office with a private restroom inside of it. This facility was completely renovated in 2013. New tile floors throughout the entire building, electrical and plumbing fixtures, cabinets and countertops, interior and exterior paint, back door, roof.

PROPERTY HIGHLIGHTS

- Downtown location
- Covered Parking in the Rear
- Block away from Main Hwy 84

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

MARK VIGIL
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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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Executive Summary

108 W 2nd St, Muleshoe, Texas, 79347
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.22651
Longitude: -102.72565

	1 mile	3 miles	5 miles
Population			
2000 Population	3,719	4,964	5,331
2010 Population	4,216	5,634	6,027
2017 Population	4,192	5,630	6,044
2022 Population	4,190	5,636	6,055
2000-2010 Annual Rate	1.26%	1.27%	1.23%
2010-2017 Annual Rate	-0.05%	-0.01%	0.03%
2017-2022 Annual Rate	-0.01%	0.02%	0.04%
2017 Male Population	50.6%	50.5%	50.5%
2017 Female Population	49.4%	49.6%	49.5%
2017 Median Age	31.0	32.7	33.2

In the identified area, the current year population is 4,192. In 2010, the Census count in the area was 4,216. The rate of change since 2010 was -0.05% annually. The five-year projection for the population in the area is 4,190 representing a change of -0.01% annually from 2017 to 2022. Currently, the population is 50.6% male and 49.4% female.

Median Age

The median age in this area is 31.0, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	70.0%	71.0%	71.0%
2017 Black Alone	2.0%	2.0%	2.0%
2017 American Indian/Alaska Native Alone	2.0%	2.0%	2.0%
2017 Asian Alone	1.0%	1.0%	1.0%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	23.0%	22.0%	22.0%
2017 Two or More Races	3.0%	2.0%	2.0%
2017 Hispanic Origin (Any Race)	71.5%	67.7%	66.7%

Persons of Hispanic origin represent 71.5% 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 71.2 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,254	1,753	1,891
2010 Households	1,356	1,908	2,058
2017 Total Households	1,331	1,887	2,043
2022 Total Households	1,325	1,881	2,038
2000-2010 Annual Rate	0.79%	0.85%	0.85%
2010-2017 Annual Rate	-0.17%	-0.10%	-0.07%
2017-2022 Annual Rate	-0.09%	-0.06%	-0.05%
2017 Average Household Size	3.08	2.93	2.91

The household count in this area has changed from 1,356 in 2010 to 1,331 in the current year, a change of -0.17% annually. The five-year projection of households is 1,325, a change of -0.09% annually from the current year total. Average household size is currently 3.08, compared to 3.05 in the year 2010. The number of families in the current year is 986 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.

08/31/2021



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Median Household Income			
2017 Median Household Income	\$43,283	\$45,716	\$47,130
2022 Median Household Income	\$44,614	\$47,956	\$49,937
2017-2022 Annual Rate	0.61%	0.96%	1.16%
Average Household Income			
2017 Average Household Income	\$58,742	\$63,413	\$66,555
2022 Average Household Income	\$62,991	\$68,813	\$72,565
2017-2022 Annual Rate	1.00%	2.00%	2.00%
Per Capita Income			
2017 Per Capita Income	\$19,245	\$21,278	\$22,550
2022 Per Capita Income	\$20,577	\$22,986	\$24,480
2017-2022 Annual Rate	1.35%	1.56%	1.66%

Households by Income

Current median household income is \$43,283 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$44,614 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$58,742 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$62,991 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$19,245 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$20,577 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	1,431	1,974	2,163
2000 Owner Occupied Housing Units	905	1,276	1,378
2000 Renter Occupied Housing Units	349	477	513
2000 Vacant Housing Units	177	221	272
2010 Total Housing Units	1,501	2,098	2,296
2010 Owner Occupied Housing Units	881	1,263	1,374
2010 Renter Occupied Housing Units	475	645	684
2010 Vacant Housing Units	145	190	238
2017 Total Housing Units	1,476	2,075	2,281
2017 Owner Occupied Housing Units	880	1,271	1,389
2017 Renter Occupied Housing Units	451	616	654
2017 Vacant Housing Units	145	188	238
2022 Total Housing Units	1,475	2,075	2,283
2022 Owner Occupied Housing Units	885	1,280	1,400
2022 Renter Occupied Housing Units	440	600	638
2022 Vacant Housing Units	150	194	245

Currently, 59.6% of the 1,476 housing units in the area are owner occupied; 30.6%, renter occupied; and 9.8% 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 1,501 housing units in the area - 58.7% owner occupied, 31.6% renter occupied, and 9.7% vacant. The annual rate of change in housing units since 2010 is -0.74%. Median home value in the area is \$82,586, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.01% annually to \$91,239.

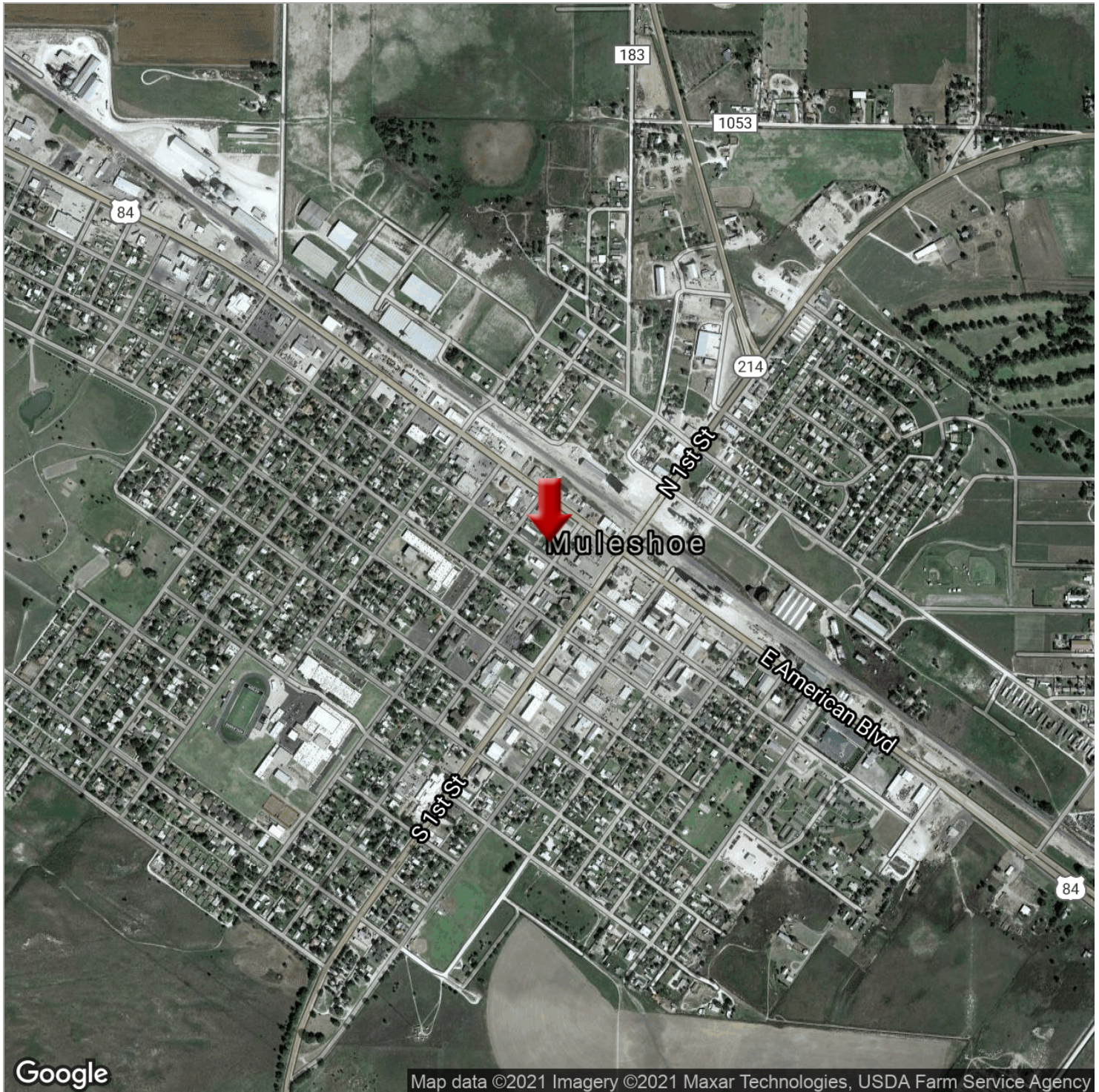
Data Note: Income is expressed in current dollars

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