

# FREE-STANDING BUILDING

9425 4th Street , Lubbock, TX 79416



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$295,000
<b>ZONING:</b>	C-4
<b>BUILDING SIZE:</b>	5,257 SF
<b>PRICE / SF:</b>	\$56.12

## PROPERTY OVERVIEW

The Powell Group is pleased to offer 9425 4th Street. Previously a bank, this property offers forty parking spots, 5,257 square feet of space, and frontage on 4th Street and Research Blvd. This property comes with the ability to add a drive-thru window, multiple office spaces, and a large safe room. Open concept entryway with plenty of lighting throughout.

## PROPERTY HIGHLIGHTS

- C-4 Zoning
- 1.13 +/- Acres
- Corner on major intersection

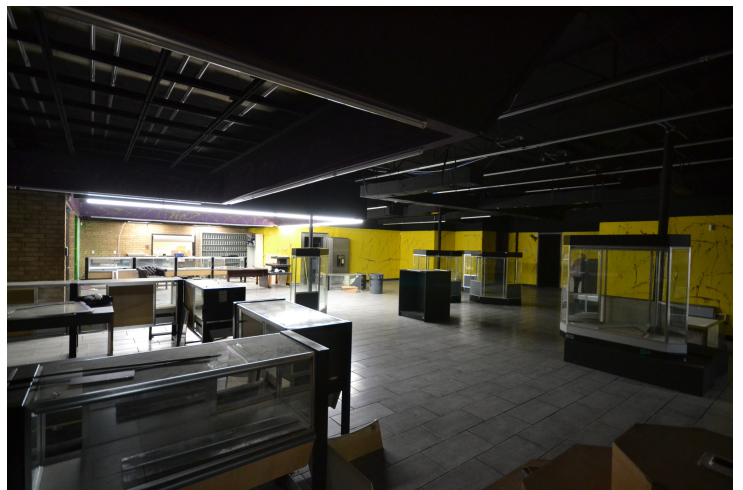
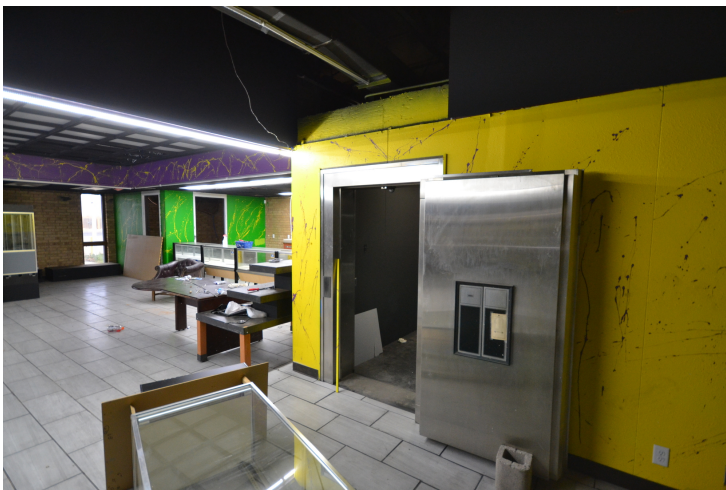
**KW COMMERCIAL**  
10210 Quaker Avenue  
Lubbock, TX 79424

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

## OFFICE/RETAIL FOR SALE

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## Executive Summary

9425 4th St, Lubbock, Texas, 79416  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.59175  
Longitude: -102.02587

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	98	3,196	17,259
2010 Population	137	3,683	23,435
2021 Population	192	4,785	30,942
2026 Population	210	5,292	34,213
2000-2010 Annual Rate	3.41%	1.43%	3.11%
2010-2021 Annual Rate	3.05%	2.35%	2.50%
2021-2026 Annual Rate	1.81%	2.03%	2.03%
2021 Male Population	50.5%	51.0%	49.7%
2021 Female Population	50.0%	49.0%	50.3%
2021 Median Age	33.7	34.6	32.1

In the identified area, the current year population is 30,942. In 2010, the Census count in the area was 23,435. The rate of change since 2010 was 2.50% annually. The five-year projection for the population in the area is 34,213 representing a change of 2.03% annually from 2021 to 2026. Currently, the population is 49.7% male and 50.3% female.

### Median Age

The median age in this area is 33.7, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	75.1%	73.4%	75.8%
2021 Black Alone	4.7%	4.5%	4.2%
2021 American Indian/Alaska Native Alone	0.5%	0.9%	0.8%
2021 Asian Alone	0.5%	1.0%	2.9%
2021 Pacific Islander Alone	0.0%	0.0%	0.1%
2021 Other Race	15.0%	16.9%	12.5%
2021 Two or More Races	4.1%	3.3%	3.7%
2021 Hispanic Origin (Any Race)	40.1%	42.2%	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 68.7 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	71	68	63
2000 Households	32	1,194	6,604
2010 Households	39	1,320	9,053
2021 Total Households	56	1,655	11,918
2026 Total Households	61	1,823	13,155
2000-2010 Annual Rate	2.00%	1.01%	3.20%
2010-2021 Annual Rate	3.27%	2.03%	2.47%
2021-2026 Annual Rate	1.73%	1.95%	1.99%
2021 Average Household Size	3.41	2.87	2.59

The household count in this area has changed from 9,053 in 2010 to 11,918 in the current year, a change of 2.47% annually. The five-year projection of households is 13,155, a change of 1.99% annually from the current year total. Average household size is currently 2.59, compared to 2.58 in the year 2010. The number of families in the current year is 7,334 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 13, 2021



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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	0.0%	14.9%	13.4%
<b>Median Household Income</b>			
2021 Median Household Income	\$69,497	\$62,324	\$60,755
2026 Median Household Income	\$79,132	\$72,050	\$68,261
2021-2026 Annual Rate	2.63%	2.94%	2.36%
<b>Average Household Income</b>			
2021 Average Household Income	\$84,117	\$78,600	\$75,845
2026 Average Household Income	\$95,158	\$89,806	\$85,439
2021-2026 Annual Rate	2.50%	2.70%	2.41%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$29,167	\$27,883	\$29,388
2026 Per Capita Income	\$32,743	\$31,728	\$33,050
2021-2026 Annual Rate	2.34%	2.62%	2.38%

### Households by Income

Current median household income is \$60,755 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$68,261 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$75,845 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$85,439 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$29,388 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$33,050 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	0	152	149
2000 Total Housing Units	33	1,353	7,097
2000 Owner Occupied Housing Units	22	692	3,964
2000 Renter Occupied Housing Units	10	501	2,640
2000 Vacant Housing Units	1	160	493
2010 Total Housing Units	42	1,521	9,950
2010 Owner Occupied Housing Units	28	824	5,343
2010 Renter Occupied Housing Units	11	496	3,710
2010 Vacant Housing Units	3	201	897
2021 Total Housing Units	62	1,911	13,064
2021 Owner Occupied Housing Units	41	1,048	6,436
2021 Renter Occupied Housing Units	15	607	5,482
2021 Vacant Housing Units	6	256	1,146
2026 Total Housing Units	67	2,100	14,380
2026 Owner Occupied Housing Units	46	1,201	7,229
2026 Renter Occupied Housing Units	15	622	5,926
2026 Vacant Housing Units	6	277	1,225

Currently, 49.3% of the 13,064 housing units in the area are owner occupied; 42.0%, renter occupied; and 8.8% 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 9,950 housing units in the area - 53.7% owner occupied, 37.3% renter occupied, and 9.0% vacant. The annual rate of change in housing units since 2010 is 12.86%. Median home value in the area is \$194,486, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 7.94% annually to \$284,989.

**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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