

**COMING SOON 6,000 SF RETAIL CENTER**

## NOW PRE-LEASING - MUSTANG'S ALLEY

FM 1294, Shallowater, TX 79363



### LEASE DETAILS:

Endcap Suites: \$16.50 SF  
Inside Suites: \$15.50 SF

NNN'S \$7.00 SF

### LOT SIZE:

1.0 Acres

### ZONING:

C-1

### PROPERTY OVERVIEW

Mustang's Alley is a new retail strip coming to Shallowater, located to the east the UMC clinic along FM 1294. The center is just blocks from the A rated highly sought after Shallowater schools. (Home to the Mustangs). Shallowater attracts people young and old seeking a slower paced, affordable, growing community to live in, yet easily commute into Lubbock. With the great school system growing & the population increasing the city is progressing. Currently there is a new residential housing development advancing across the street from this site with plans for 363 homes. Another new development is growing just East of this site.

### PROPERTY FEATURES

- Current market is under supplied with retail: \$4,800,000 gap in demand for restaurants
- Close proximity to schools - kids have open campus and can utilize restaurants for lunch
- High traffic count with parent pick-up & drop-offs
- Many activities throughout the year near development site

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

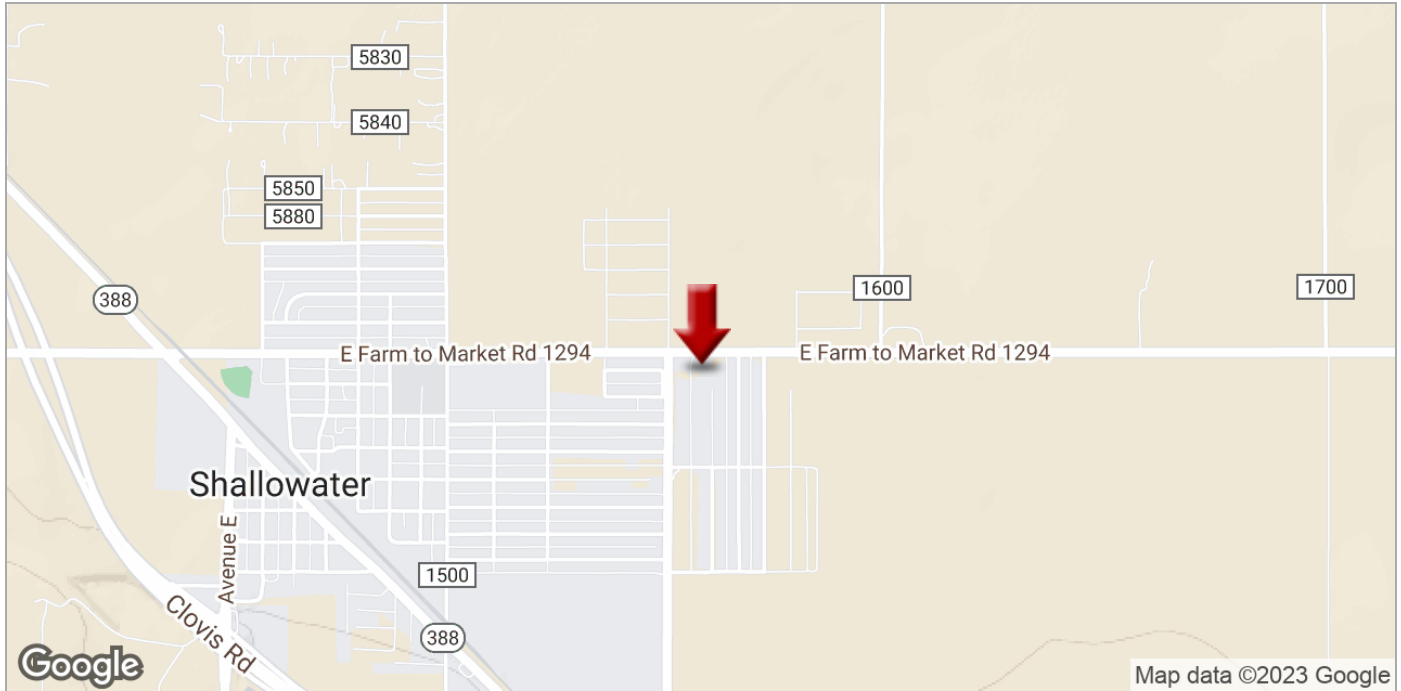
**DAVID POWELL, CCIM | CBT**  
Commercial Broker/ Murphy Business Broker  
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Each Office Independently Owned and Operated [Lubbockcommercialrealestate.com](http://Lubbockcommercialrealestate.com)

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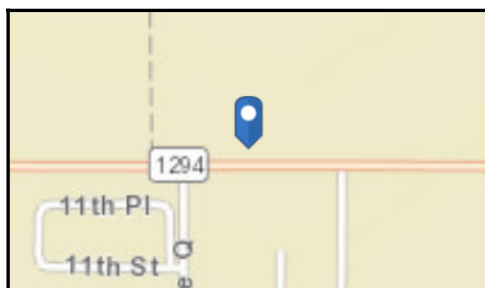
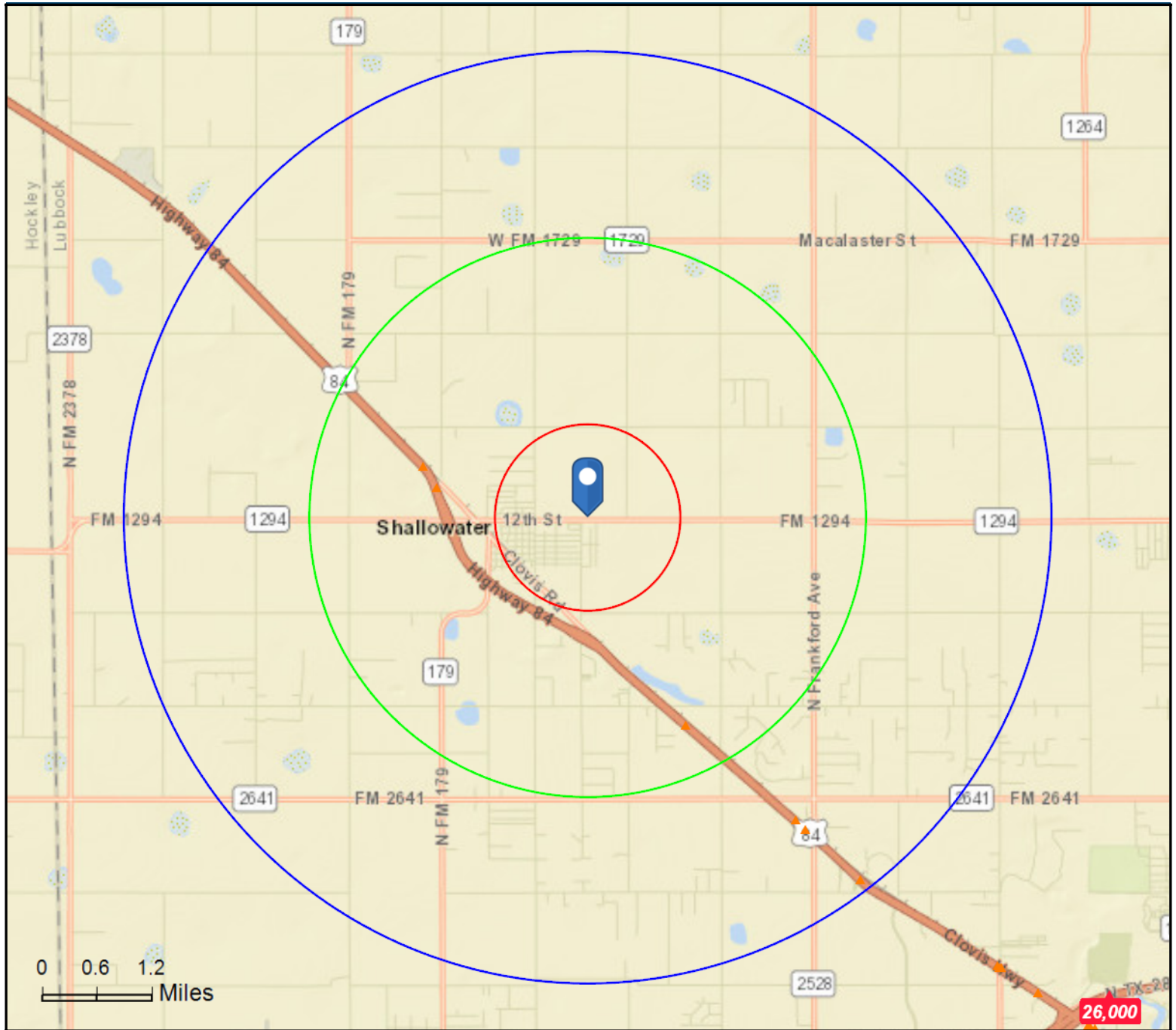
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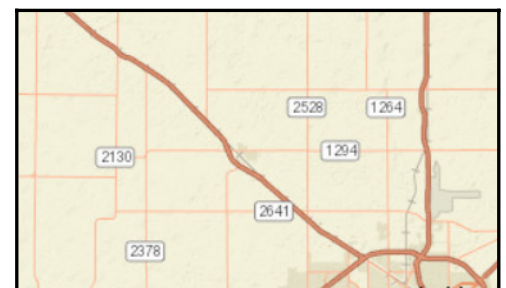
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**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q1 2019).

September 08, 2019



## Community Profile

FM-1294, Shallowater, Texas, 79363  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.69403  
Longitude: -101.98225

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	2,479	4,398	5,579
2010 Total Population	2,618	4,702	6,132
2019 Total Population	3,094	5,439	7,183
2019 Group Quarters	0	0	0
2024 Total Population	3,332	5,890	7,791
2019-2024 Annual Rate	1.49%	1.61%	1.64%
2019 Total Daytime Population	2,077	3,646	4,959
Workers	584	875	1,322
Residents	1,493	2,771	3,637
<b>Household Summary</b>			
2000 Households	865	1,509	1,906
2000 Average Household Size	2.86	2.91	2.92
2010 Households	935	1,665	2,158
2010 Average Household Size	2.80	2.82	2.84
2019 Households	1,089	1,911	2,500
2019 Average Household Size	2.84	2.85	2.87
2024 Households	1,168	2,061	2,701
2024 Average Household Size	2.85	2.86	2.88
2019-2024 Annual Rate	1.41%	1.52%	1.56%
2010 Families	739	1,297	1,660
2010 Average Family Size	3.20	3.23	3.27
2019 Families	855	1,476	1,908
2019 Average Family Size	3.25	3.27	3.32
2024 Families	914	1,587	2,055
2024 Average Family Size	3.27	3.29	3.34
2019-2024 Annual Rate	1.34%	1.46%	1.50%
<b>Housing Unit Summary</b>			
2000 Housing Units	901	1,598	2,037
Owner Occupied Housing Units	78.2%	74.8%	73.7%
Renter Occupied Housing Units	17.8%	19.6%	19.8%
Vacant Housing Units	4.0%	5.6%	6.4%
2010 Housing Units	990	1,793	2,355
Owner Occupied Housing Units	77.1%	73.3%	71.7%
Renter Occupied Housing Units	17.4%	19.6%	20.0%
Vacant Housing Units	5.6%	7.1%	8.4%
2019 Housing Units	1,142	2,038	2,696
Owner Occupied Housing Units	72.1%	67.4%	66.3%
Renter Occupied Housing Units	23.3%	26.3%	26.4%
Vacant Housing Units	4.6%	6.2%	7.3%
2024 Housing Units	1,221	2,192	2,905
Owner Occupied Housing Units	72.6%	67.8%	66.5%
Renter Occupied Housing Units	22.9%	26.3%	26.5%
Vacant Housing Units	4.3%	6.0%	7.0%
<b>Median Household Income</b>			
2019	\$75,314	\$70,438	\$71,306
2024	\$84,987	\$81,409	\$81,840
<b>Median Home Value</b>			
2019	\$172,170	\$151,079	\$148,576
2024	\$222,414	\$194,399	\$188,602
<b>Per Capita Income</b>			
2019	\$33,537	\$31,729	\$31,710
2024	\$38,709	\$36,663	\$36,561
<b>Median Age</b>			
2010	36.9	36.3	36.3
2019	37.9	37.8	37.9
2024	38.7	39.1	39.4

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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<b>2019 Households by Income</b>			
Household Income Base	1,089	1,911	2,500
<\$15,000	9.2%	9.0%	8.5%
\$15,000 - \$24,999	10.7%	11.3%	10.9%
\$25,000 - \$34,999	5.8%	7.1%	7.4%
\$35,000 - \$49,999	9.7%	10.5%	10.6%
\$50,000 - \$74,999	14.4%	14.0%	14.2%
\$75,000 - \$99,999	13.6%	14.1%	14.5%
\$100,000 - \$149,999	20.1%	20.0%	20.0%
\$150,000 - \$199,999	9.0%	7.0%	7.2%
\$200,000+	7.5%	6.9%	6.7%
Average Household Income	\$93,607	\$89,465	\$89,475
<b>2024 Households by Income</b>			
Household Income Base	1,168	2,061	2,701
<\$15,000	7.4%	7.1%	6.7%
\$15,000 - \$24,999	9.2%	9.6%	9.1%
\$25,000 - \$34,999	5.1%	6.2%	6.4%
\$35,000 - \$49,999	8.6%	9.4%	9.4%
\$50,000 - \$74,999	13.6%	13.3%	13.6%
\$75,000 - \$99,999	13.1%	14.1%	14.6%
\$100,000 - \$149,999	22.2%	22.9%	22.9%
\$150,000 - \$199,999	11.4%	8.8%	9.0%
\$200,000+	9.5%	8.7%	8.3%
Average Household Income	\$108,401	\$103,809	\$103,601
<b>2019 Owner Occupied Housing Units by Value</b>			
Total	823	1,374	1,787
<\$50,000	11.8%	11.1%	10.1%
\$50,000 - \$99,999	13.7%	14.3%	14.1%
\$100,000 - \$149,999	18.7%	24.5%	26.5%
\$150,000 - \$199,999	12.9%	10.1%	9.9%
\$200,000 - \$249,999	10.3%	6.7%	5.7%
\$250,000 - \$299,999	10.6%	8.4%	7.4%
\$300,000 - \$399,999	15.4%	11.6%	11.5%
\$400,000 - \$499,999	3.5%	7.9%	9.1%
\$500,000 - \$749,999	2.8%	4.9%	4.9%
\$750,000 - \$999,999	0.0%	0.0%	0.0%
\$1,000,000 - \$1,499,999	0.0%	0.0%	0.0%
\$1,500,000 - \$1,999,999	0.1%	0.7%	0.8%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$201,186	\$217,860	\$222,160
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	887	1,486	1,931
<\$50,000	9.2%	9.0%	8.0%
\$50,000 - \$99,999	9.6%	10.6%	10.4%
\$100,000 - \$149,999	13.1%	19.4%	21.1%
\$150,000 - \$199,999	13.6%	12.3%	13.5%
\$200,000 - \$249,999	9.8%	6.6%	5.7%
\$250,000 - \$299,999	12.6%	10.2%	8.8%
\$300,000 - \$399,999	20.4%	14.3%	13.5%
\$400,000 - \$499,999	5.3%	9.3%	10.7%
\$500,000 - \$749,999	5.9%	7.5%	7.2%
\$750,000 - \$999,999	0.0%	0.0%	0.0%
\$1,000,000 - \$1,499,999	0.0%	0.0%	0.0%
\$1,500,000 - \$1,999,999	0.3%	0.8%	1.0%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$244,611	\$251,566	\$254,596

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

September 08, 2019



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FM-1294, Shallowater, Texas, 79363  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.69403  
Longitude: -101.98225

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	2,620	4,701	6,126
0 - 4	6.8%	6.9%	6.8%
5 - 9	7.7%	7.8%	7.8%
10 - 14	9.7%	9.3%	9.1%
15 - 24	12.7%	13.1%	13.4%
25 - 34	10.5%	11.0%	11.1%
35 - 44	14.1%	13.9%	13.7%
45 - 54	15.3%	15.4%	15.5%
55 - 64	11.5%	11.6%	11.6%
65 - 74	6.9%	6.9%	6.9%
75 - 84	3.9%	3.4%	3.3%
85 +	0.8%	0.8%	0.8%
18 +	70.0%	70.3%	70.8%
<b>2019 Population by Age</b>			
Total	3,093	5,440	7,184
0 - 4	6.3%	6.4%	6.2%
5 - 9	6.7%	6.7%	6.6%
10 - 14	6.9%	7.0%	6.9%
15 - 24	13.0%	12.7%	12.7%
25 - 34	13.5%	13.7%	13.9%
35 - 44	11.5%	11.7%	11.8%
45 - 54	13.0%	12.9%	12.9%
55 - 64	14.1%	14.1%	14.2%
65 - 74	9.4%	9.6%	9.6%
75 - 84	4.1%	4.0%	4.0%
85 +	1.4%	1.2%	1.2%
18 +	75.8%	75.8%	76.2%
<b>2024 Population by Age</b>			
Total	3,332	5,889	7,791
0 - 4	6.3%	6.3%	6.1%
5 - 9	6.4%	6.4%	6.3%
10 - 14	7.0%	7.0%	6.9%
15 - 24	10.9%	11.2%	11.3%
25 - 34	14.9%	13.9%	13.7%
35 - 44	12.0%	12.5%	12.6%
45 - 54	11.5%	11.7%	11.8%
55 - 64	13.1%	13.3%	13.4%
65 - 74	11.4%	11.3%	11.3%
75 - 84	5.0%	5.1%	5.1%
85 +	1.5%	1.3%	1.3%
18 +	76.3%	76.2%	76.6%
<b>2010 Population by Sex</b>			
Males	1,270	2,312	3,028
Females	1,348	2,390	3,104
<b>2019 Population by Sex</b>			
Males	1,497	2,657	3,524
Females	1,597	2,782	3,660
<b>2024 Population by Sex</b>			
Males	1,609	2,868	3,808
Females	1,723	3,022	3,983

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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Rings: 1, 3, 5 mile radii

Prepared by Esri  
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	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	2,617	4,703	6,133
White Alone	89.6%	87.0%	86.6%
Black Alone	0.8%	0.9%	0.9%
American Indian Alone	0.6%	0.6%	0.6%
Asian Alone	0.1%	0.1%	0.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	7.5%	9.4%	9.6%
Two or More Races	1.4%	1.9%	2.0%
Hispanic Origin	22.6%	25.7%	25.9%
Diversity Index	47.8	53.2	53.8
<b>2019 Population by Race/Ethnicity</b>			
Total	3,095	5,439	7,183
White Alone	87.2%	84.1%	83.5%
Black Alone	0.8%	1.0%	1.1%
American Indian Alone	0.7%	0.7%	0.7%
Asian Alone	0.1%	0.1%	0.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	9.4%	11.8%	12.0%
Two or More Races	1.7%	2.3%	2.5%
Hispanic Origin	27.9%	31.6%	32.0%
Diversity Index	54.5	59.9	60.6
<b>2024 Population by Race/Ethnicity</b>			
Total	3,331	5,890	7,791
White Alone	86.6%	83.1%	82.5%
Black Alone	0.8%	1.1%	1.1%
American Indian Alone	0.7%	0.7%	0.7%
Asian Alone	0.1%	0.1%	0.3%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	9.8%	12.4%	12.6%
Two or More Races	1.9%	2.6%	2.8%
Hispanic Origin	30.8%	34.8%	35.3%
Diversity Index	57.0	62.3	63.1
<b>2010 Population by Relationship and Household Type</b>			
Total	2,618	4,702	6,132
In Households	100.0%	100.0%	100.0%
In Family Households	91.7%	91.0%	90.4%
Householder	28.6%	27.9%	27.5%
Spouse	22.4%	21.7%	21.7%
Child	36.5%	36.5%	36.0%
Other relative	2.7%	3.1%	3.2%
Nonrelative	1.5%	1.8%	1.9%
In Nonfamily Households	8.3%	9.0%	9.6%
In Group Quarters	0.0%	0.0%	0.0%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.0%	0.0%	0.0%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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<b>2019 Population 25+ by Educational Attainment</b>			
Total	2,073	3,652	4,852
Less than 9th Grade	5.7%	5.0%	4.4%
9th - 12th Grade, No Diploma	5.0%	4.7%	4.5%
High School Graduate	33.0%	34.7%	33.5%
GED/Alternative Credential	2.1%	2.7%	3.2%
Some College, No Degree	21.3%	21.7%	22.2%
Associate Degree	7.4%	6.2%	5.9%
Bachelor's Degree	15.8%	16.2%	16.7%
Graduate/Professional Degree	9.7%	9.0%	9.6%
<b>2019 Population 15+ by Marital Status</b>			
Total	2,474	4,346	5,767
Never Married	21.9%	24.9%	25.3%
Married	60.6%	58.8%	59.1%
Widowed	5.3%	4.8%	4.8%
Divorced	12.2%	11.5%	10.8%
<b>2019 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	99.0%	98.4%	98.2%
Civilian Unemployed (Unemployment Rate)	1.1%	1.6%	1.8%
<b>2019 Employed Population 16+ by Industry</b>			
Total	1,625	2,703	3,594
Agriculture/Mining	2.0%	2.8%	3.0%
Construction	7.9%	10.8%	11.3%
Manufacturing	7.3%	5.9%	5.7%
Wholesale Trade	4.4%	4.9%	4.8%
Retail Trade	8.3%	9.2%	9.9%
Transportation/Utilities	8.2%	7.1%	7.2%
Information	1.6%	1.1%	1.0%
Finance/Insurance/Real Estate	10.0%	9.0%	8.0%
Services	45.7%	45.1%	45.3%
Public Administration	4.5%	4.0%	3.9%
<b>2019 Employed Population 16+ by Occupation</b>			
Total	1,625	2,703	3,595
White Collar	64.9%	63.8%	63.4%
Management/Business/Financial	10.6%	11.5%	12.0%
Professional	24.1%	20.3%	20.4%
Sales	13.6%	14.5%	14.7%
Administrative Support	16.6%	17.4%	16.4%
Services	15.4%	16.2%	15.8%
Blue Collar	19.7%	20.0%	20.8%
Farming/Forestry/Fishing	0.1%	0.1%	0.3%
Construction/Extraction	5.0%	6.6%	7.0%
Installation/Maintenance/Repair	5.3%	4.8%	4.9%
Production	3.1%	2.3%	2.2%
Transportation/Material Moving	6.2%	6.1%	6.4%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	2,618	4,702	6,132
Population Inside Urbanized Area	0.6%	0.9%	3.9%
Population Inside Urbanized Cluster	83.4%	62.6%	51.2%
Rural Population	16.0%	36.5%	44.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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<b>2010 Households by Type</b>			
Total	934	1,666	2,157
Households with 1 Person	19.1%	19.6%	20.2%
Households with 2+ People	80.9%	80.4%	79.8%
Family Households	79.1%	77.9%	77.0%
Husband-wife Families	62.0%	60.4%	60.5%
With Related Children	31.6%	30.7%	30.6%
Other Family (No Spouse Present)	17.2%	17.4%	16.5%
Other Family with Male Householder	4.6%	5.1%	5.0%
With Related Children	2.7%	3.1%	3.0%
Other Family with Female Householder	12.5%	12.3%	11.5%
With Related Children	7.8%	7.8%	7.4%
Nonfamily Households	1.8%	2.5%	2.9%
All Households with Children	42.1%	41.9%	41.3%
Multigenerational Households	3.3%	4.6%	4.9%
Unmarried Partner Households	2.6%	3.4%	3.6%
Male-female	2.4%	3.1%	3.3%
Same-sex	0.2%	0.3%	0.3%
<b>2010 Households by Size</b>			
Total	935	1,666	2,157
1 Person Household	19.0%	19.6%	20.2%
2 Person Household	33.2%	32.8%	32.5%
3 Person Household	18.2%	17.3%	16.9%
4 Person Household	18.0%	17.6%	17.6%
5 Person Household	7.3%	7.8%	7.8%
6 Person Household	2.6%	2.7%	2.7%
7 + Person Household	1.8%	2.1%	2.2%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	935	1,665	2,158
Owner Occupied	81.6%	78.9%	78.2%
Owned with a Mortgage/Loan	51.9%	47.9%	47.7%
Owned Free and Clear	29.8%	31.0%	30.6%
Renter Occupied	18.4%	21.1%	21.8%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	990	1,793	2,355
Housing Units Inside Urbanized Area	0.5%	0.8%	4.5%
Housing Units Inside Urbanized Cluster	84.9%	64.5%	52.3%
Rural Housing Units	14.4%	34.6%	43.2%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

September 08, 2019



## Community Profile

FM-1294, Shallowater, Texas, 79363  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.69403  
Longitude: -101.98225

	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Southern Satellites (10A)	Southern Satellites (10A)	Southern Satellites (10A)
2.	Soccer Moms (4A)	Soccer Moms (4A)	Soccer Moms (4A)
3.	Down the Road (10D)	Down the Road (10D)	Down the Road (10D)
<b>2019 Consumer Spending</b>			
Apparel & Services: Total \$	\$2,526,861	\$4,248,241	\$5,554,464
Average Spent	\$2,320.35	\$2,223.05	\$2,221.79
Spending Potential Index	108	104	104
Education: Total \$	\$1,710,249	\$2,830,576	\$3,695,041
Average Spent	\$1,570.48	\$1,481.20	\$1,478.02
Spending Potential Index	99	93	93
Entertainment/Recreation: Total \$	\$3,883,336	\$6,581,361	\$8,626,154
Average Spent	\$3,565.97	\$3,443.94	\$3,450.46
Spending Potential Index	109	105	106
Food at Home: Total \$	\$6,167,596	\$10,517,882	\$13,808,602
Average Spent	\$5,663.54	\$5,503.86	\$5,523.44
Spending Potential Index	109	106	107
Food Away from Home: Total \$	\$4,377,914	\$7,377,029	\$9,653,412
Average Spent	\$4,020.12	\$3,860.30	\$3,861.36
Spending Potential Index	109	105	105
Health Care: Total \$	\$7,251,918	\$12,439,276	\$16,359,398
Average Spent	\$6,659.25	\$6,509.30	\$6,543.76
Spending Potential Index	112	110	110
HH Furnishings & Equipment: Total \$	\$2,560,650	\$4,276,365	\$5,579,119
Average Spent	\$2,351.38	\$2,237.76	\$2,231.65
Spending Potential Index	110	105	105
Personal Care Products & Services: Total \$	\$1,079,137	\$1,803,863	\$2,354,177
Average Spent	\$990.94	\$943.94	\$941.67
Spending Potential Index	112	106	106
Shelter: Total \$	\$20,333,587	\$33,660,981	\$43,920,470
Average Spent	\$18,671.80	\$17,614.33	\$17,568.19
Spending Potential Index	101	95	95
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$2,997,599	\$5,115,802	\$6,728,701
Average Spent	\$2,752.62	\$2,677.03	\$2,691.48
Spending Potential Index	111	108	109
Travel: Total \$	\$2,576,897	\$4,248,472	\$5,526,742
Average Spent	\$2,366.30	\$2,223.17	\$2,210.70
Spending Potential Index	105	99	99
Vehicle Maintenance & Repairs: Total \$	\$1,354,778	\$2,289,093	\$3,006,540
Average Spent	\$1,244.06	\$1,197.85	\$1,202.62
Spending Potential Index	109	105	105

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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