

## LAND FOR SALE IN FRENSHIP ISD DISTRICT

# 0.75 ACRE LOT READY FOR DEVELOPMENT

Hwy 62/82 And FM 179, Wolfforth, TX 79407



**SALE PRICE:**

\$72,000

**LOT SIZE:**

0.75 Acres

**PRICE PSF:**

\$2.20

### PROPERTY OVERVIEW

A 0.75 SF tract of undeveloped land on the access road near the intersection of Hwy 62/82 and FM 179 in Wolfforth, TX. Property features 242' of frontage on Hwy 62/82 and 135' of depth. Property is listed for sale at \$2.20 PSF. Site offers 32,670 SF. This tract is a great location for a retail or restaurant business. Located in the highly desired Frenship school district and surrounded by residential housing developments.

### PROPERTY FEATURES

- Located next to the Rip Griffin convenience store, Subway, Casey Elementary and Sign Pro
- Located approximately 5 miles from Lubbock
- Rapid growth area
- Highway Visibility

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

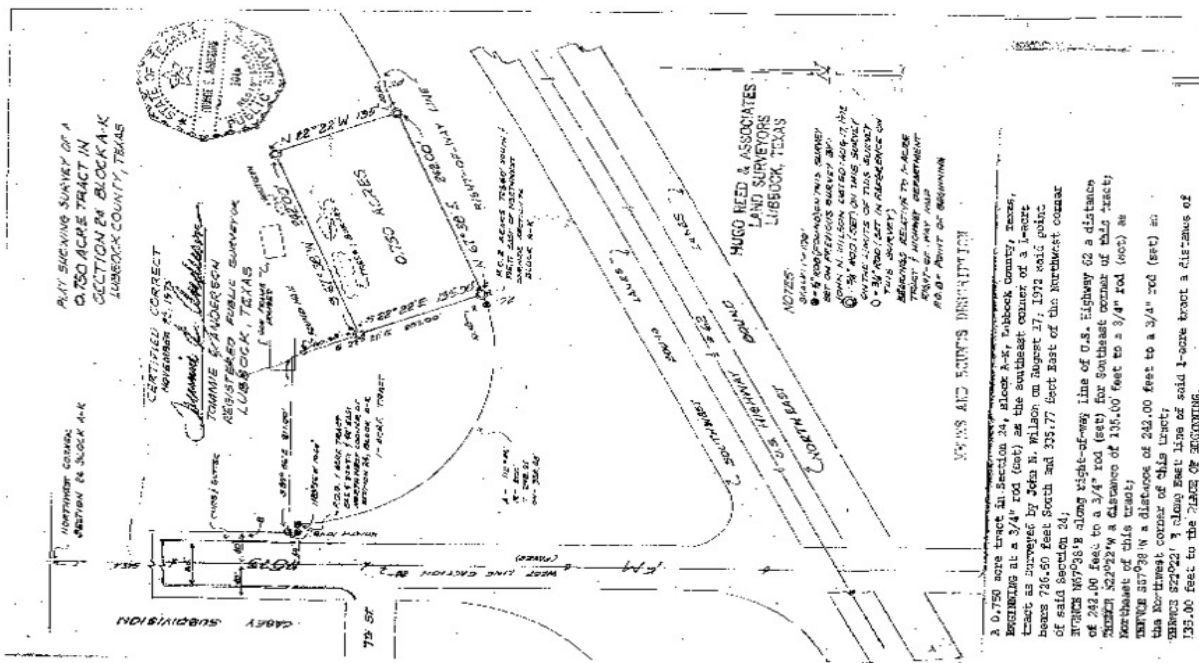
**LEIGH ANNE DUNLAP, CCIM**  
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Each Office Independently Owned and Operated

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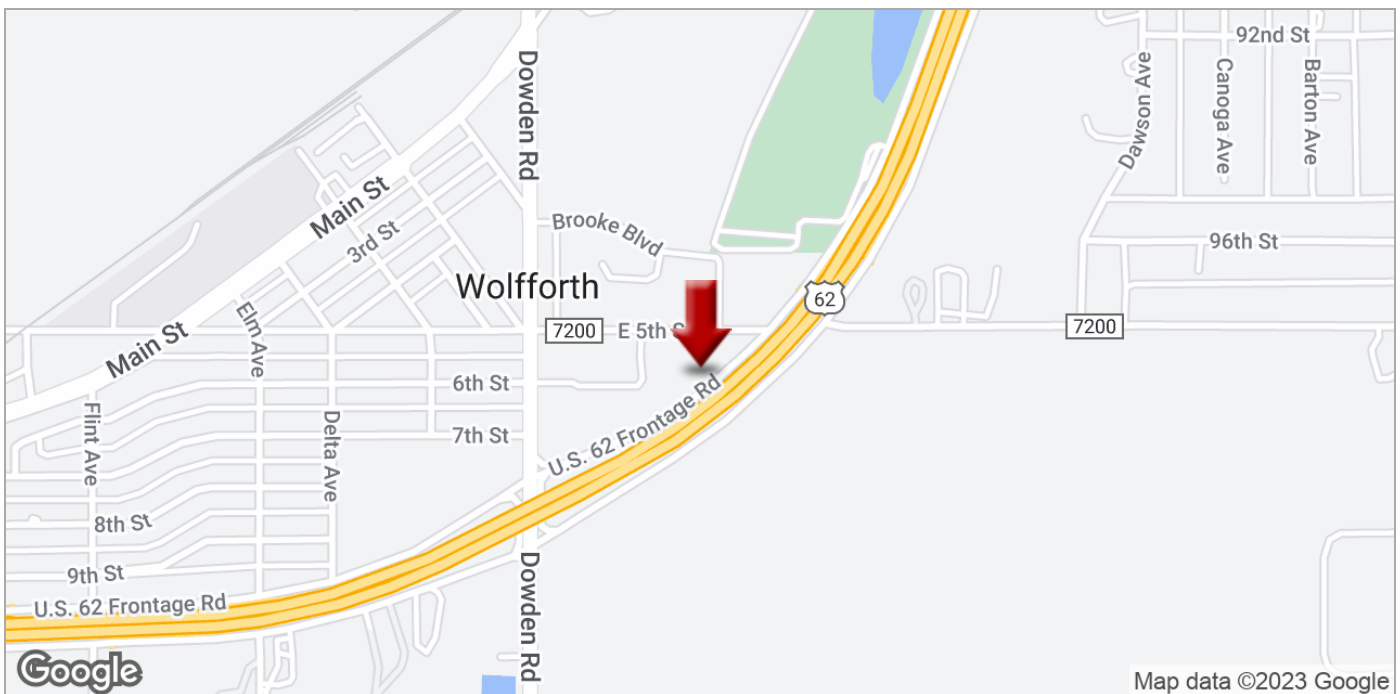
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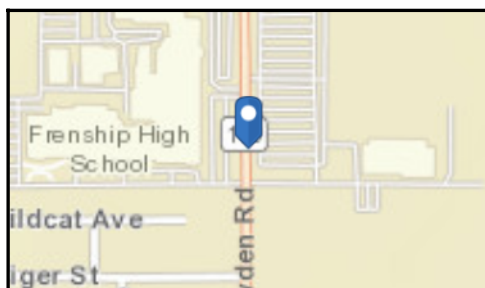
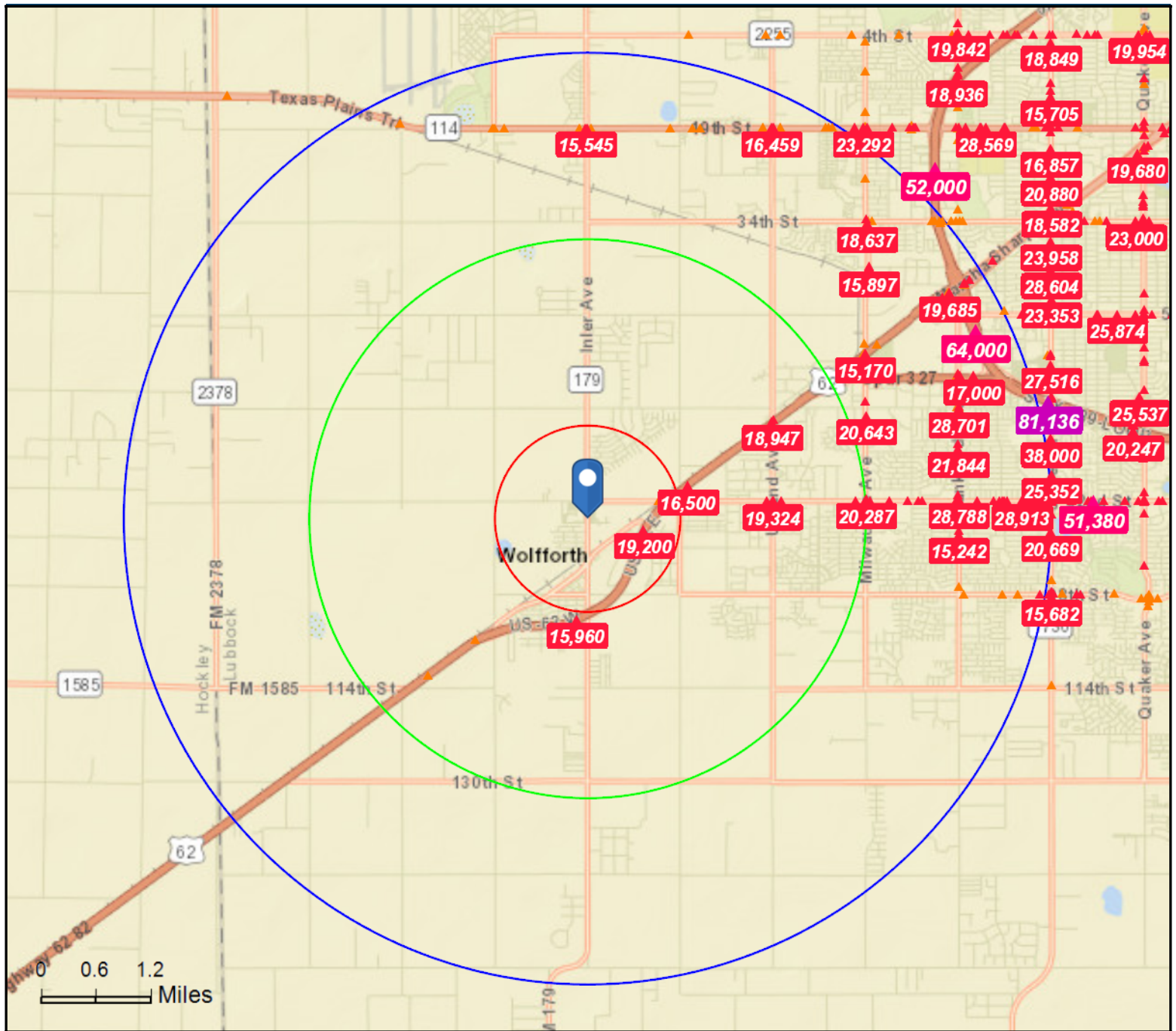


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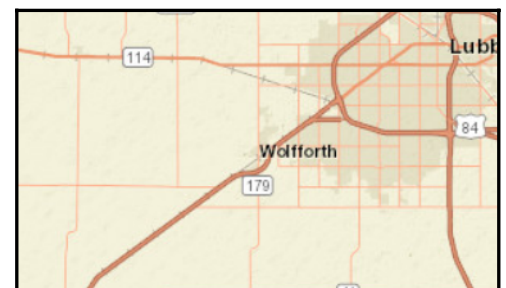
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### Average Daily Traffic Volume

- ▲ 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: ©2018 Kalibrate Technologies (Q3 2018).

March 04, 2019



## Executive Summary

701 N Dowden Rd, Wolfforth, Texas, 79382  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.51687  
Longitude: -102.00892

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,480	5,862	32,883
2010 Population	1,925	12,443	44,907
2018 Population	2,671	16,579	59,211
2023 Population	3,001	19,137	67,073
2000-2010 Annual Rate	2.66%	7.82%	3.17%
2010-2018 Annual Rate	4.05%	3.54%	3.41%
2018-2023 Annual Rate	2.36%	2.91%	2.52%
2018 Male Population	49.5%	48.8%	48.5%
2018 Female Population	50.5%	51.2%	51.5%
2018 Median Age	36.9	34.4	34.8

In the identified area, the current year population is 59,211. In 2010, the Census count in the area was 44,907. The rate of change since 2010 was 3.41% annually. The five-year projection for the population in the area is 67,073 representing a change of 2.52% annually from 2018 to 2023. Currently, the population is 48.5% male and 51.5% female.

### Median Age

The median age in this area is 36.9, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	84.0%	84.3%	83.3%
2018 Black Alone	1.7%	2.2%	3.0%
2018 American Indian/Alaska Native Alone	0.6%	0.5%	0.7%
2018 Asian Alone	1.4%	3.7%	3.0%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Other Race	8.2%	6.1%	7.1%
2018 Two or More Races	4.1%	3.1%	2.8%
2018 Hispanic Origin (Any Race)	30.9%	24.4%	24.7%

Persons of Hispanic origin represent 24.7% of the population in the identified area compared to 18.3% 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 56.2 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	528	1,975	12,973
2010 Households	682	4,370	17,753
2018 Total Households	905	5,757	22,950
2023 Total Households	1,008	6,620	25,859
2000-2010 Annual Rate	2.59%	8.27%	3.19%
2010-2018 Annual Rate	3.49%	3.40%	3.16%
2018-2023 Annual Rate	2.18%	2.83%	2.42%
2018 Average Household Size	2.95	2.88	2.57

The household count in this area has changed from 17,753 in 2010 to 22,950 in the current year, a change of 3.16% annually. The five-year projection of households is 25,859, a change of 2.42% annually from the current year total. Average household size is currently 2.57, compared to 2.52 in the year 2010. The number of families in the current year is 15,561 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 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$67,872	\$72,009	\$67,239
2023 Median Household Income	\$77,268	\$80,879	\$75,402
2018-2023 Annual Rate	2.63%	2.35%	2.32%
<b>Average Household Income</b>			
2018 Average Household Income	\$95,727	\$101,035	\$91,157
2023 Average Household Income	\$111,205	\$116,925	\$103,740
2018-2023 Annual Rate	3.04%	2.96%	2.62%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$33,896	\$35,697	\$35,436
2023 Per Capita Income	\$39,245	\$41,190	\$40,089
2018-2023 Annual Rate	2.97%	2.90%	2.50%

### Households by Income

Current median household income is \$67,239 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$75,402 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$91,157 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$103,740 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$35,436 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$40,089 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	572	2,076	13,891
2000 Owner Occupied Housing Units	412	1,582	8,313
2000 Renter Occupied Housing Units	116	393	4,660
2000 Vacant Housing Units	44	101	918
2010 Total Housing Units	738	4,637	18,934
2010 Owner Occupied Housing Units	531	3,482	11,997
2010 Renter Occupied Housing Units	151	888	5,756
2010 Vacant Housing Units	56	267	1,181
2018 Total Housing Units	984	6,023	23,843
2018 Owner Occupied Housing Units	682	4,451	14,498
2018 Renter Occupied Housing Units	222	1,306	8,452
2018 Vacant Housing Units	79	266	893
2023 Total Housing Units	1,096	6,909	26,750
2023 Owner Occupied Housing Units	783	5,223	16,678
2023 Renter Occupied Housing Units	225	1,397	9,181
2023 Vacant Housing Units	88	289	891

Currently, 60.8% of the 23,843 housing units in the area are owner occupied; 35.4%, renter occupied; and 3.7% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 18,934 housing units in the area - 63.4% owner occupied, 30.4% renter occupied, and 6.2% vacant. The annual rate of change in housing units since 2010 is 10.79%. Median home value in the area is \$192,650, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.99% annually to \$234,261.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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