

Each Office Independently Owned and Operated Lubbockcommercialrealestate.com

LAND FOR SALE

26.7 ACRES OF INVESTMENT LAND

9002 Upland Avenue , Lubbock, TX 79424



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/WAREHOUSE SOUTHWEST LUBBOCK

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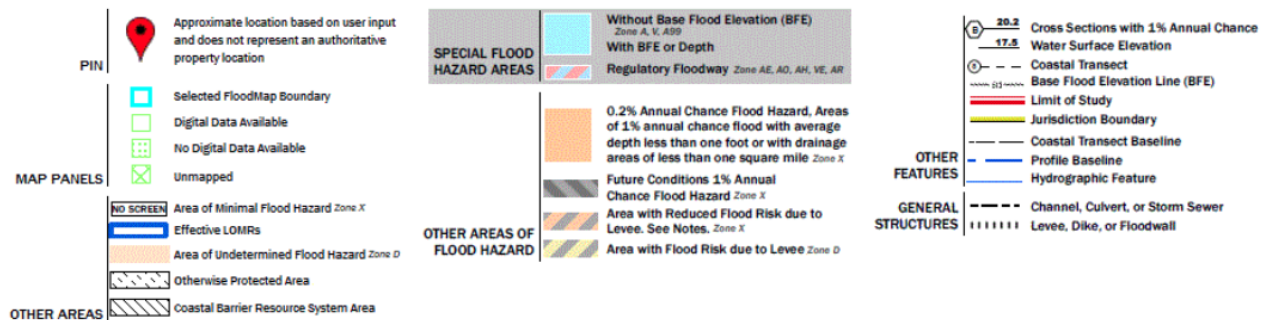
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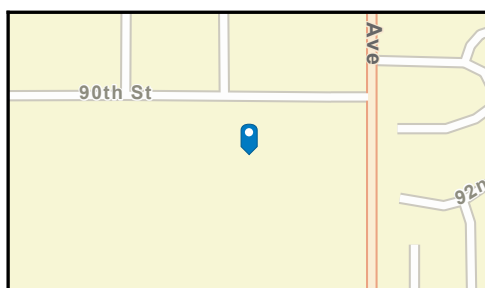
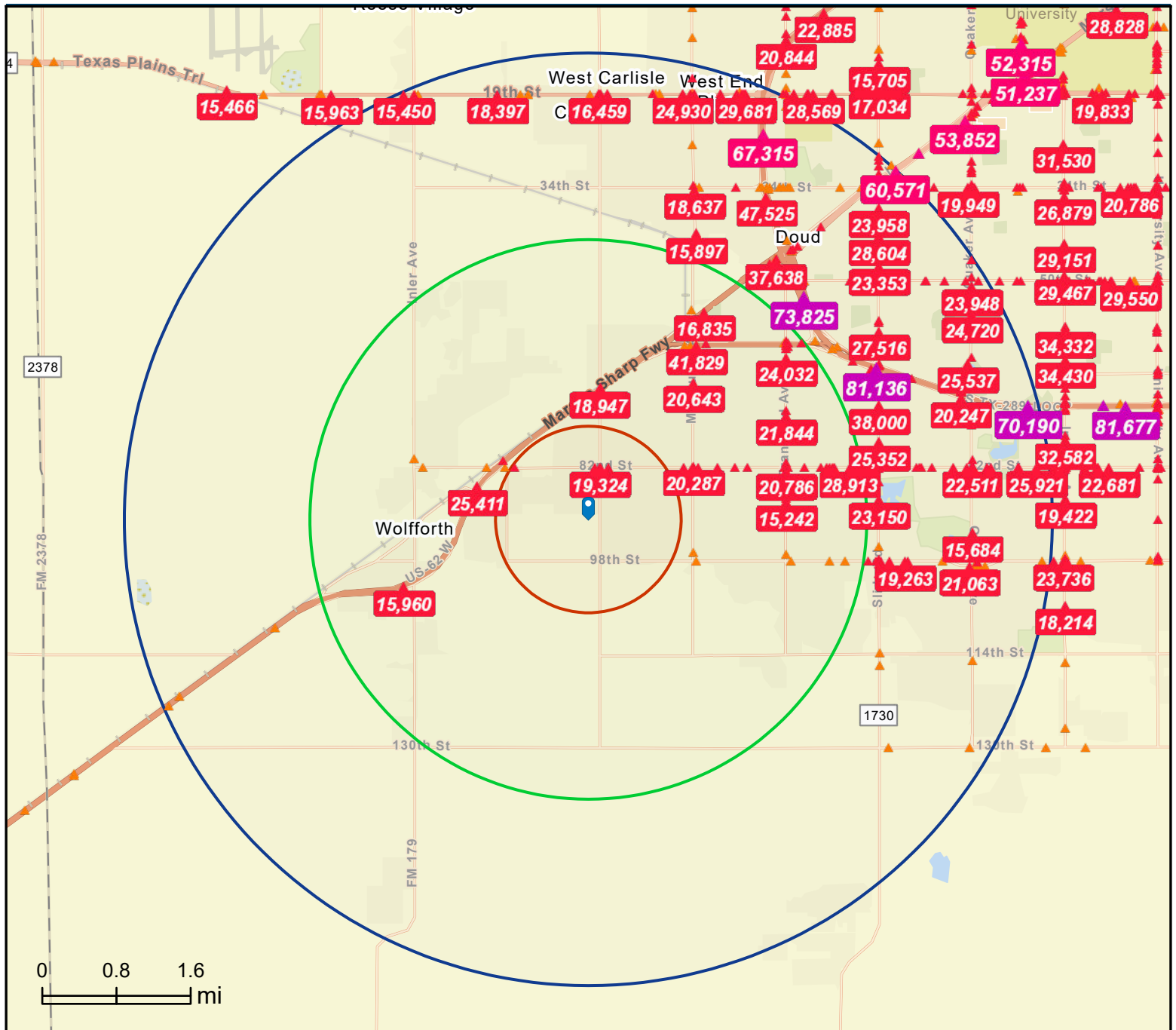


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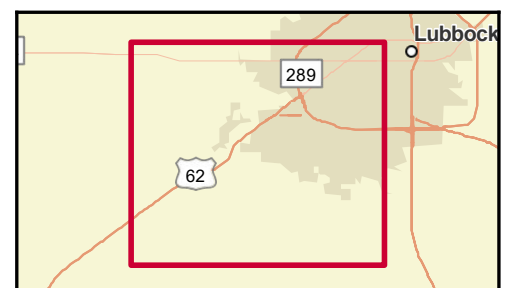
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Average Daily Traffic Volume

- ▲ 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: ©2020 Kalibrate Technologies (Q2 2020).

August 14, 2020



Executive Summary

9002 Upland Ave, Lubbock, Texas, 79424
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.51166
Longitude: -101.97654

	1 mile	3 miles	5 miles
Population			
2000 Population	983	19,877	68,415
2010 Population	4,493	29,231	84,006
2017 Population	7,135	40,992	105,534
2022 Population	8,214	45,799	115,364
2000-2010 Annual Rate	16.41%	3.93%	2.07%
2010-2017 Annual Rate	4.62%	3.35%	2.25%
2017-2022 Annual Rate	2.86%	2.24%	1.80%
2017 Male Population	48.1%	48.4%	48.4%
2017 Female Population	51.9%	51.6%	51.6%
2017 Median Age	33.9	36.9	35.6

In the identified area, the current year population is 7,135. In 2010, the Census count in the area was 4,493. The rate of change since 2010 was 4.62% annually. The five-year projection for the population in the area is 8,214 representing a change of 2.86% annually from 2017 to 2022. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 33.9, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	83.6%	85.2%	81.5%
2017 Black Alone	2.5%	2.3%	3.7%
2017 American Indian/Alaska Native Alone	0.4%	0.6%	0.7%
2017 Asian Alone	5.4%	3.7%	2.9%
2017 Pacific Islander Alone	0.1%	0.0%	0.1%
2017 Other Race	5.2%	5.4%	8.2%
2017 Two or More Races	2.8%	2.7%	3.0%
2017 Hispanic Origin (Any Race)	21.0%	21.2%	26.8%

Persons of Hispanic origin represent 21.0% 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 53.0 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	310	7,332	27,950
2010 Households	1,600	11,077	34,282
2017 Total Households	2,605	15,093	42,376
2022 Total Households	2,990	16,748	46,103
2000-2010 Annual Rate	17.84%	4.21%	2.06%
2010-2017 Annual Rate	4.87%	3.06%	2.09%
2017-2022 Annual Rate	2.80%	2.10%	1.70%
2017 Average Household Size	2.74	2.71	2.47

The household count in this area has changed from 1,600 in 2010 to 2,605 in the current year, a change of 4.87% annually. The five-year projection of households is 2,990, a change of 2.80% annually from the current year total. Average household size is currently 2.74, compared to 2.81 in the year 2010. The number of families in the current year is 1,981 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.

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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$87,027	\$82,367	\$64,521
2022 Median Household Income	\$92,810	\$87,596	\$70,084
2017-2022 Annual Rate	1.30%	1.24%	1.67%
Average Household Income			
2017 Average Household Income	\$101,005	\$95,487	\$83,763
2022 Average Household Income	\$113,535	\$106,997	\$92,848
2017-2022 Annual Rate	2.37%	2.30%	2.08%
Per Capita Income			
2017 Per Capita Income	\$36,117	\$35,529	\$33,773
2022 Per Capita Income	\$40,483	\$39,537	\$37,239
2017-2022 Annual Rate	2.31%	2.16%	1.97%

Households by Income

Current median household income is \$87,027 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$92,810 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$101,005 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$113,535 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$36,117 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$40,483 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	327	7,603	29,570
2000 Owner Occupied Housing Units	265	5,592	16,896
2000 Renter Occupied Housing Units	45	1,740	11,054
2000 Vacant Housing Units	17	271	1,620
2010 Total Housing Units	1,698	11,544	36,572
2010 Owner Occupied Housing Units	1,309	8,696	21,701
2010 Renter Occupied Housing Units	291	2,381	12,581
2010 Vacant Housing Units	98	467	2,290
2017 Total Housing Units	2,737	15,763	44,956
2017 Owner Occupied Housing Units	2,174	11,218	24,875
2017 Renter Occupied Housing Units	431	3,876	17,501
2017 Vacant Housing Units	132	670	2,580
2022 Total Housing Units	3,138	17,478	48,850
2022 Owner Occupied Housing Units	2,492	12,481	27,129
2022 Renter Occupied Housing Units	497	4,267	18,974
2022 Vacant Housing Units	148	730	2,747

Currently, 79.4% of the 2,737 housing units in the area are owner occupied; 15.7%, renter occupied; and 4.8% 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 1,698 housing units in the area - 77.1% owner occupied, 17.1% renter occupied, and 5.8% vacant. The annual rate of change in housing units since 2010 is 23.64%. Median home value in the area is \$194,049, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.70% annually to \$221,678.

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.

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