

# Commercial Development Land 3.5 Acres

LUBBOCK, TX



5902 4TH STREET LUBBOCK, TEXAS 79424

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

*PRESENTED BY:*

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## Executive Summary



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$400,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	3.5 Acres
<b>ZONING:</b>	C3
<b>PRICE / SF:</b>	\$2.62

### PROPERTY OVERVIEW

3.5 Acre Commercial development tract located on the Southwest Corner of 4th Street and Homestead Avenue in a dense residential area with growing restaurants/retail development. Tract can be divided into 1 Acre lots. Great location for Retail Center, Apartment Complex, Duplex, Garden offices, and more.

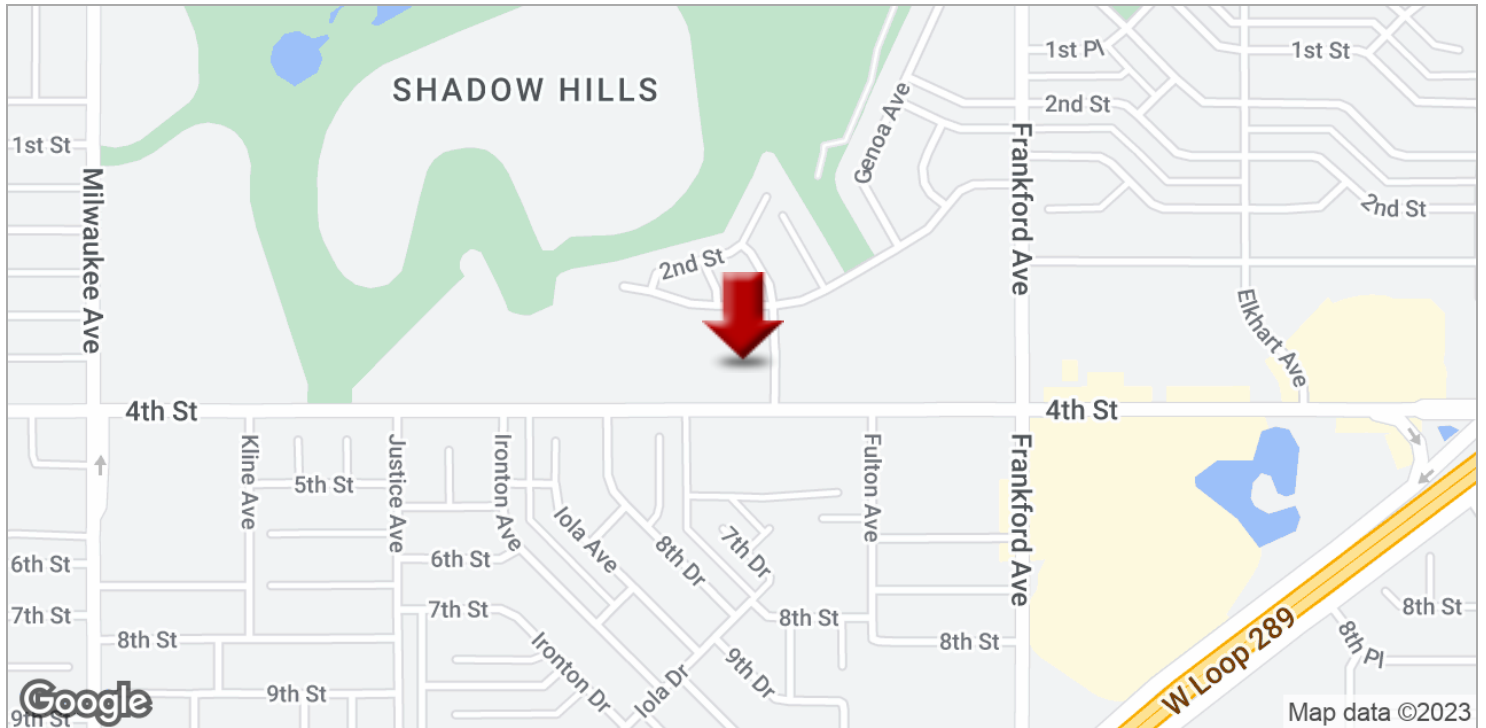
Property offers approximately 347 feet of 4th Street frontage. United Market Street and Super Wal-mart near property. Located just South of the Shadow Hills Golf Course.

Adjacent property available ask agent for details.

### PROPERTY HIGHLIGHTS



## Location Maps





## Executive Summary

5902 4th St, Lubbock, Texas, 79416  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.59233  
Longitude: -101.94505

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	9,260	43,707	119,465
2010 Population	11,680	52,195	132,301
2018 Population	12,840	59,745	149,616
2023 Population	13,664	64,647	160,139
2000-2010 Annual Rate	2.35%	1.79%	1.03%
2010-2018 Annual Rate	1.15%	1.65%	1.50%
2018-2023 Annual Rate	1.25%	1.59%	1.37%
2018 Male Population	49.2%	49.4%	49.6%
2018 Female Population	50.8%	50.6%	50.4%
2018 Median Age	28.9	29.4	28.4

In the identified area, the current year population is 149,616. In 2010, the Census count in the area was 132,301. The rate of change since 2010 was 1.50% annually. The five-year projection for the population in the area is 160,139 representing a change of 1.37% annually from 2018 to 2023. Currently, the population is 49.6% male and 50.4% female.

### Median Age

The median age in this area is 28.9, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	76.4%	75.0%	76.4%
2018 Black Alone	6.0%	6.5%	5.9%
2018 American Indian/Alaska Native Alone	0.6%	0.7%	0.8%
2018 Asian Alone	3.8%	3.0%	3.0%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Other Race	10.0%	11.3%	10.6%
2018 Two or More Races	3.1%	3.3%	3.1%
2018 Hispanic Origin (Any Race)	31.0%	33.2%	34.1%

Persons of Hispanic origin represent 34.1% 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 67.6 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	3,606	18,134	48,163
2010 Households	4,748	21,367	52,143
2018 Total Households	5,171	24,232	58,282
2023 Total Households	5,491	26,178	62,413
2000-2010 Annual Rate	2.79%	1.65%	0.80%
2010-2018 Annual Rate	1.04%	1.54%	1.36%
2018-2023 Annual Rate	1.21%	1.56%	1.38%
2018 Average Household Size	2.46	2.41	2.41

The household count in this area has changed from 52,143 in 2010 to 58,282 in the current year, a change of 1.36% annually. The five-year projection of households is 62,413, a change of 1.38% annually from the current year total. Average household size is currently 2.41, compared to 2.38 in the year 2010. The number of families in the current year is 30,850 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.

August 24, 2018



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<b>Median Household Income</b>			
2018 Median Household Income	\$51,611	\$46,019	\$42,925
2023 Median Household Income	\$54,931	\$51,167	\$47,972
2018-2023 Annual Rate	1.25%	2.14%	2.25%
<b>Average Household Income</b>			
2018 Average Household Income	\$60,437	\$65,553	\$62,592
2023 Average Household Income	\$67,107	\$72,978	\$70,408
2018-2023 Annual Rate	2.12%	2.17%	2.38%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$23,925	\$27,110	\$25,063
2023 Per Capita Income	\$26,443	\$29,965	\$28,068
2018-2023 Annual Rate	2.02%	2.02%	2.29%

### Households by Income

Current median household income is \$42,925 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$47,972 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$62,592 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$70,408 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$25,063 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$28,068 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	3,807	19,432	52,507
2000 Owner Occupied Housing Units	2,141	9,292	24,078
2000 Renter Occupied Housing Units	1,464	8,842	24,085
2000 Vacant Housing Units	202	1,298	4,344
2010 Total Housing Units	5,085	23,200	56,813
2010 Owner Occupied Housing Units	2,586	10,178	24,343
2010 Renter Occupied Housing Units	2,162	11,189	27,800
2010 Vacant Housing Units	337	1,833	4,670
2018 Total Housing Units	5,323	25,775	62,467
2018 Owner Occupied Housing Units	2,654	10,418	24,790
2018 Renter Occupied Housing Units	2,518	13,814	33,492
2018 Vacant Housing Units	152	1,543	4,185
2023 Total Housing Units	5,593	27,619	66,447
2023 Owner Occupied Housing Units	2,875	11,552	27,346
2023 Renter Occupied Housing Units	2,616	14,626	35,068
2023 Vacant Housing Units	102	1,441	4,034

Currently, 39.7% of the 62,467 housing units in the area are owner occupied; 53.6%, renter occupied; and 6.7% 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 56,813 housing units in the area - 42.8% owner occupied, 48.9% renter occupied, and 8.2% vacant. The annual rate of change in housing units since 2010 is 4.31%. Median home value in the area is \$133,818, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.58% annually to \$159,552.

**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.

August 24, 2018

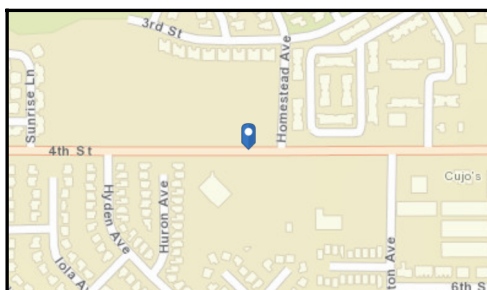




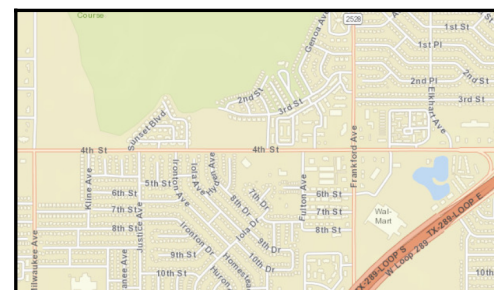
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This map shows a residential neighborhood in St. Louis, Missouri, centered around 4th St. A blue location pin is placed on 4th St, west of Homestead Ave. The map displays various streets including Sunset Blvd, Midway Cir, Sunrise Ln, Shadow Hill Dr, Juneau Ave, Hyden Ave, Huron Ave, Ironton Ave, Iron Dr, Iola Ave, Iola Dr, 2nd St, 3rd St, 4th St, 5th St, 6th St, 7th St, 8th St, 9th St, 10th St, Grover Ave, Homestead Ave, Fulton Ave, Frankford Ave, and Genoa Ave. Property values are indicated by colored markers: orange for 12,334, 1,330, 340, 820, 1,910, and 21,658; yellow for 17,810; and red for 18,700, 19,842, and 21,101. A scale bar at the bottom left shows distances of 0, 0.04, and 0.08 miles.



**▲ More than 100,000 per day**



August 24, 2018