

FOR LEASE NEAR MEDICAL DISTRICT & TEXAS TECH UNIVERSITY

FREE STANDING PROFESSIONAL OFFICE SPACE

2409 20th Street Lubbock, TX 79411



OFFERING SUMMARY

| | |
|---------------|-------------|
| AVAILABLE SF: | 1,996 SF |
| LEASE RATE: | Undisclosed |
| LOT SIZE: | 7,500 SF |
| ZONING: | AM |

PROPERTY OVERVIEW

This 1,996 SF of office space is well designed to meet today's office needs. Located within walking distance to two of Lubbock's largest employers, Covenant Hospital Main Campus (owned by Providence St. Joseph Health, the 2nd largest health organization in the U.S.), and Texas Tech Main Campus.

Property offers 5 private offices, large conference room, reception area, employee break room, ADA bathroom, great storage space, wood flooring, fireplace, covered parking, window coverings, Central Heat & Air, and fresh paint. Zoning for this location is UM suitable for medical and many other office types.

PROPERTY HIGHLIGHTS

- Walking distance to Texas Tech University and Covenant Medical Center
- High Traffic Count
- Unique and Cozy office setting
- Easy Access to Highway 62/82 (Marsha Sharp)

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.

Each Office Independently Owned and Operated Lubbockcommercialrealestate.com

PROPERTY PHOTOS

FREE STANDING PROFESSIONAL OFFICE SPACE

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ADDITIONAL PROPERTY PHOTOS

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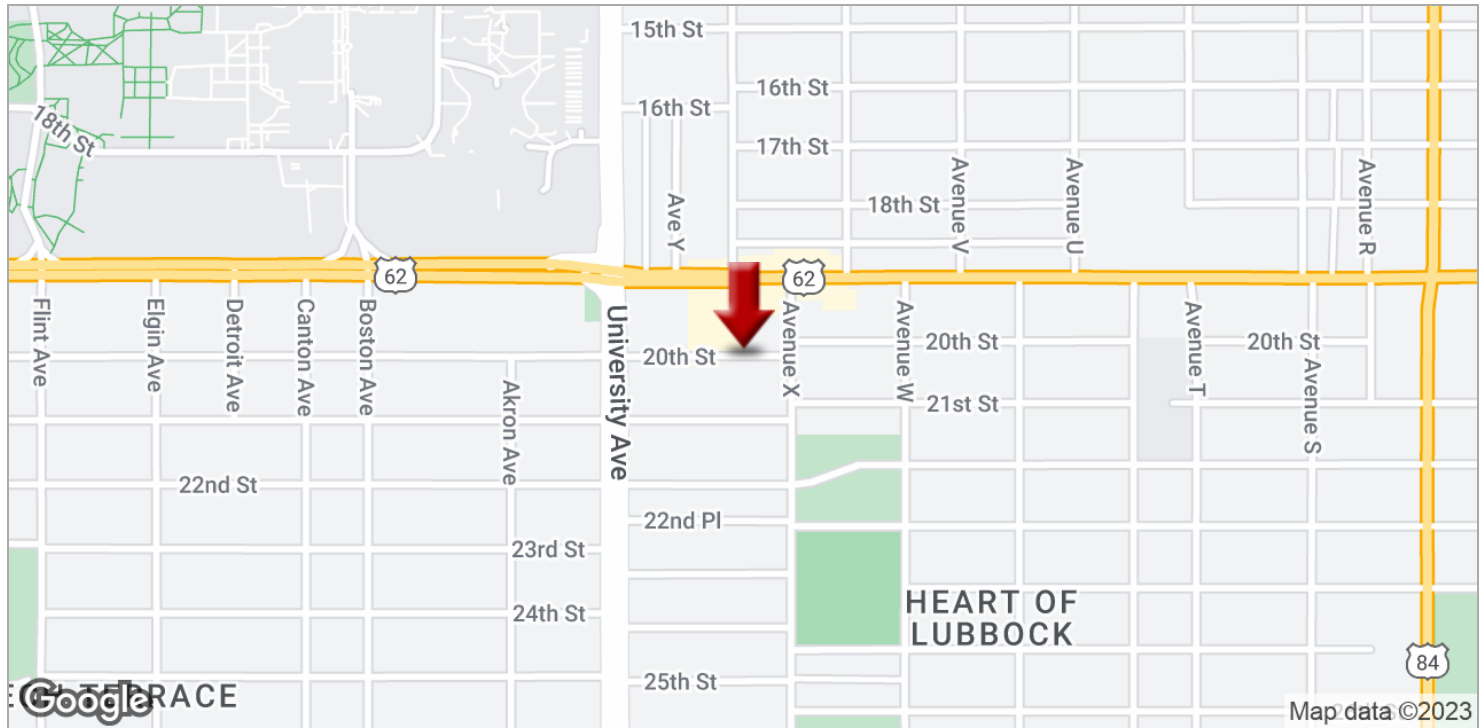
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LOCATION MAPS

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Demographic Snapshot 2018

2409 20th St, Lubbock, Texas, 79411
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.57656
Longitude: -101.86808

| | 1 mile | 3 miles | 5 miles |
|---|---------------|----------------|----------------|
| Data for all businesses in area | 1 mile | 3 miles | 5 miles |
| Total Businesses: | 714 | 4,085 | 7,864 |
| Total Employees: | 13,308 | 65,730 | 116,856 |
| Total Residential Population: | 22,500 | 97,242 | 202,732 |
| Employee/Residential Population Ratio (per 100) | 59 | 68 | 58 |
| Population | | | |
| 2000 Population | 19,716 | 88,417 | 174,453 |
| 2010 Population | 20,556 | 91,869 | 187,108 |
| 2018 Population | 22,500 | 97,242 | 202,732 |
| 2023 Population | 23,438 | 101,269 | 213,860 |
| 2000-2010 Annual Rate | 0.42% | 0.38% | 0.70% |
| 2010-2017 Annual Rate | 1.10% | 0.69% | 0.98% |
| 2017-2022 Annual Rate | 0.82% | 0.81% | 1.07% |
| 2018 Male Population | 52.7% | 50.3% | 49.4% |
| 2018 Female Population | 47.3% | 49.7% | 50.6% |
| 2018 Median Age | 22.2 | 27.1 | 29.5 |

In the identified area, the current year population is 22,500. In 2010, the Census count in the area was 20,556. The rate of change since 2010 was 1.10% annually. The five-year projection for the population in the area is 23,438 representing a change of 0.82% annually from 2017 to 2022. Currently, the population is 52.7% male and 47.3% female.

Median Age

The median age in this area is 22.2, compared to U.S. median age of 38.2.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2018 White Alone | 79.0% | 70.4% | 71.2% |
| 2018 Black Alone | 7.2% | 9.3% | 9.9% |
| 2018 American Indian/Alaska Native Alone | 0.8% | 1.0% | 0.8% |
| 2018 Asian Alone | 3.3% | 2.5% | 2.3% |
| 2018 Pacific Islander Alone | 0.2% | 0.1% | 0.1% |
| 2018 Other Race | 6.8% | 13.6% | 12.5% |
| 2018 Two or More Races | 2.8% | 3.1% | 3.1% |
| 2018 Hispanic Origin (Any Race) | 30.6% | 45.6% | 39.8% |

Persons of Hispanic origin represent 30.6% 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 63.8 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|--------|--------|--------|
| 2000 Households | 7,015 | 33,499 | 68,219 |
| 2010 Households | 6,627 | 33,258 | 72,061 |
| 2018 Total Households | 7,109 | 34,554 | 77,239 |
| 2023 Total Households | 7,502 | 36,001 | 81,513 |
| 2000-2010 Annual Rate | -0.57% | -0.07% | 0.55% |
| 2010-2017 Annual Rate | 0.85% | 0.46% | 0.84% |
| 2017-2022 Annual Rate | 1.08% | 0.82% | 1.08% |
| 2018 Average Household Size | 2.21 | 2.55 | 2.49 |

The household count in this area has changed from 6,627 in 2010 to 7,109 in the current year, a change of 0.85% annually. The five-year projection of households is 7,502, a change of 1.08% annually from the current year total. Average household size is currently 2.21, compared to 2.17 in the year 2010. The number of families in the current year is 2,347 in the specified area.



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Latitude: 33.57656
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| | 1 mile | 3 miles | 5 miles |
|---------------------------------|----------|----------|----------|
| Median Household Income | | | |
| 2018 Median Household Income | \$26,409 | \$34,725 | \$40,609 |
| 2023 Median Household Income | \$28,838 | \$37,772 | \$44,636 |
| 2017-2022 Annual Rate | 1.78% | 1.70% | 1.91% |
| Average Household Income | | | |
| 2018 Average Household Income | \$46,495 | \$52,599 | \$58,917 |
| 2023 Average Household Income | \$51,737 | \$58,640 | \$65,675 |
| 2017-2022 Annual Rate | 2.16% | 2.20% | 2.20% |
| Per Capita Income | | | |
| 2018 Per Capita Income | \$15,562 | \$19,689 | \$23,120 |
| 2023 Per Capita Income | \$17,372 | \$21,811 | \$25,657 |
| 2017-2022 Annual Rate | 2.22% | 2.07% | 2.10% |

Households by Income

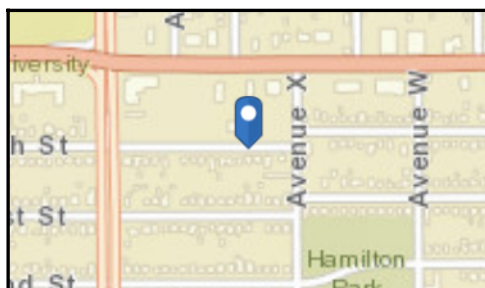
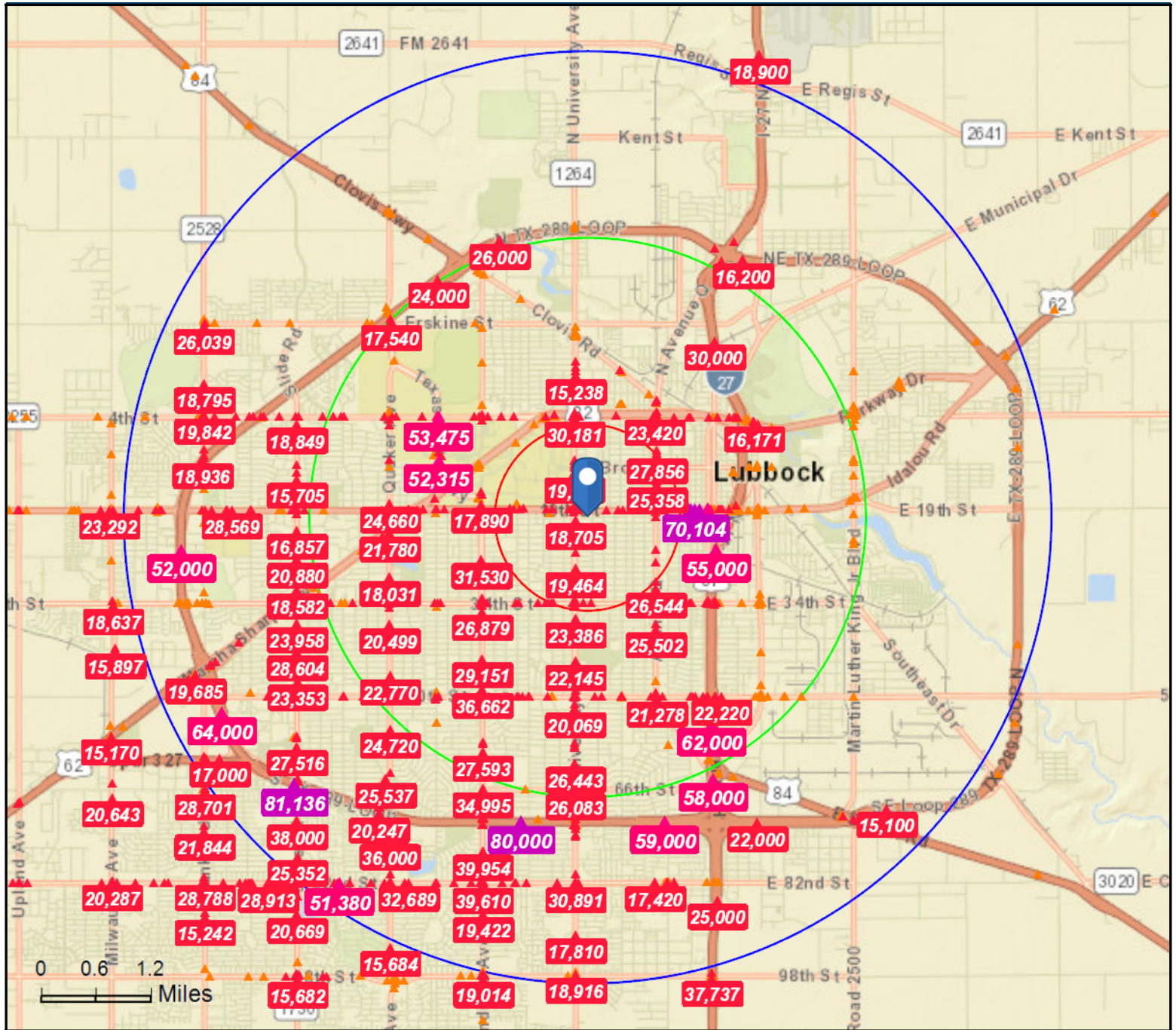
Current median household income is \$26,409 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$28,838 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$46,495 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$51,737 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$15,562 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$17,372 in five years, compared to \$34,828 for all U.S. households

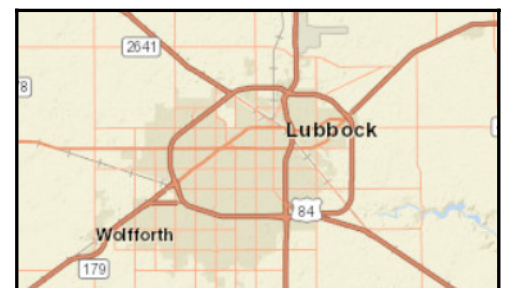
| | | | |
|------------------------------------|-------|--------|--------|
| Housing | | | |
| 2000 Total Housing Units | 8,587 | 37,235 | 74,263 |
| 2000 Owner Occupied Housing Units | 2,289 | 16,058 | 36,201 |
| 2000 Renter Occupied Housing Units | 4,726 | 17,441 | 32,018 |
| 2000 Vacant Housing Units | 1,572 | 3,736 | 6,044 |
| 2010 Total Housing Units | 7,785 | 36,836 | 78,380 |
| 2010 Owner Occupied Housing Units | 1,785 | 14,645 | 35,370 |
| 2010 Renter Occupied Housing Units | 4,842 | 18,613 | 36,691 |
| 2010 Vacant Housing Units | 1,158 | 3,578 | 6,319 |
| 2018 Total Housing Units | 8,230 | 38,320 | 83,339 |
| 2018 Owner Occupied Housing Units | 1,685 | 14,009 | 34,900 |
| 2018 Renter Occupied Housing Units | 5,423 | 20,545 | 42,339 |
| 2018 Vacant Housing Units | 1,121 | 3,766 | 6,100 |
| 2023 Total Housing Units | 8,618 | 39,768 | 87,535 |
| 2023 Owner Occupied Housing Units | 1,836 | 15,122 | 37,904 |
| 2023 Renter Occupied Housing Units | 5,666 | 20,879 | 43,609 |
| 2023 Vacant Housing Units | 1,116 | 3,767 | 6,022 |

Currently, 20.5% of the 8,230 housing units in the area are owner occupied; 65.9%, renter occupied; and 13.6% 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 7,785 housing units in the area - 22.9% owner occupied, 62.2% renter occupied, and 14.9% vacant. The annual rate of change in housing units since 2010 is 2.50%. Median home value in the area is \$116,366, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.14% annually to \$135,844.



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



Traffic Count Map - Close Up

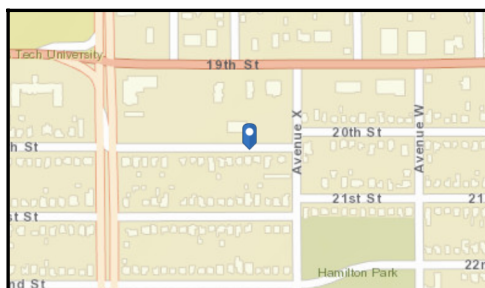
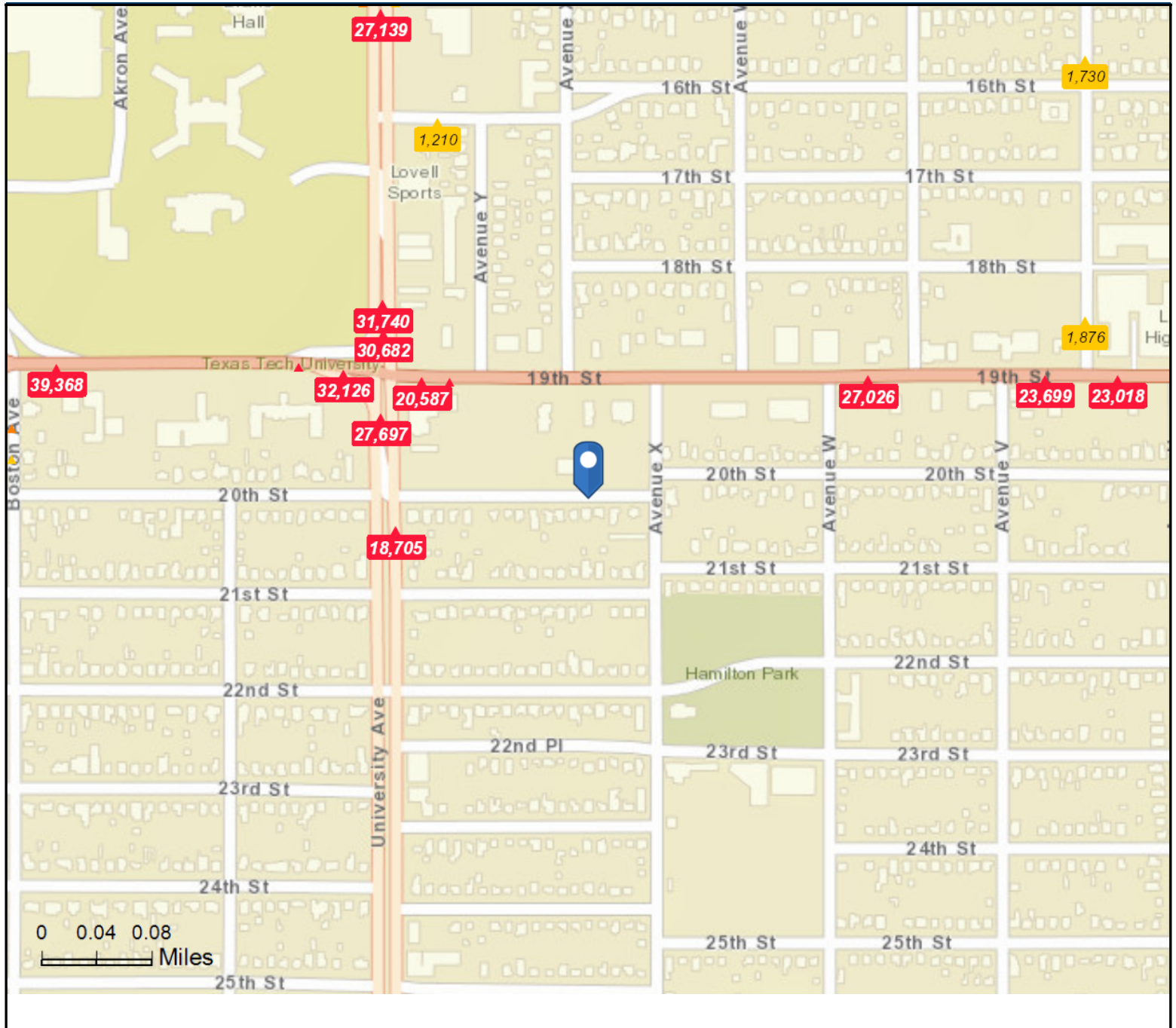
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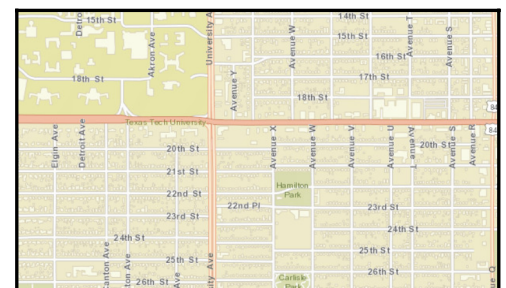
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Source: ©2018 Kalibrate Technologies (Q2 2018).

October 29, 2018