

## FREE STANDING PROFESSIONAL OFFICE SPACE

2409 20th Street Lubbock, TX 79411



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$239,000
<b>LOT SIZE:</b>	7,500 SF
<b>BUILDING SIZE:</b>	1,996 SF
<b>ZONING:</b>	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 recently was updated with new roof, HVAC system, paint, and various other items.

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  
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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](http://Lubbockcommercialrealestate.com)

## PROPERTY PHOTOS

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## ADDITIONAL PROPERTY PHOTOS

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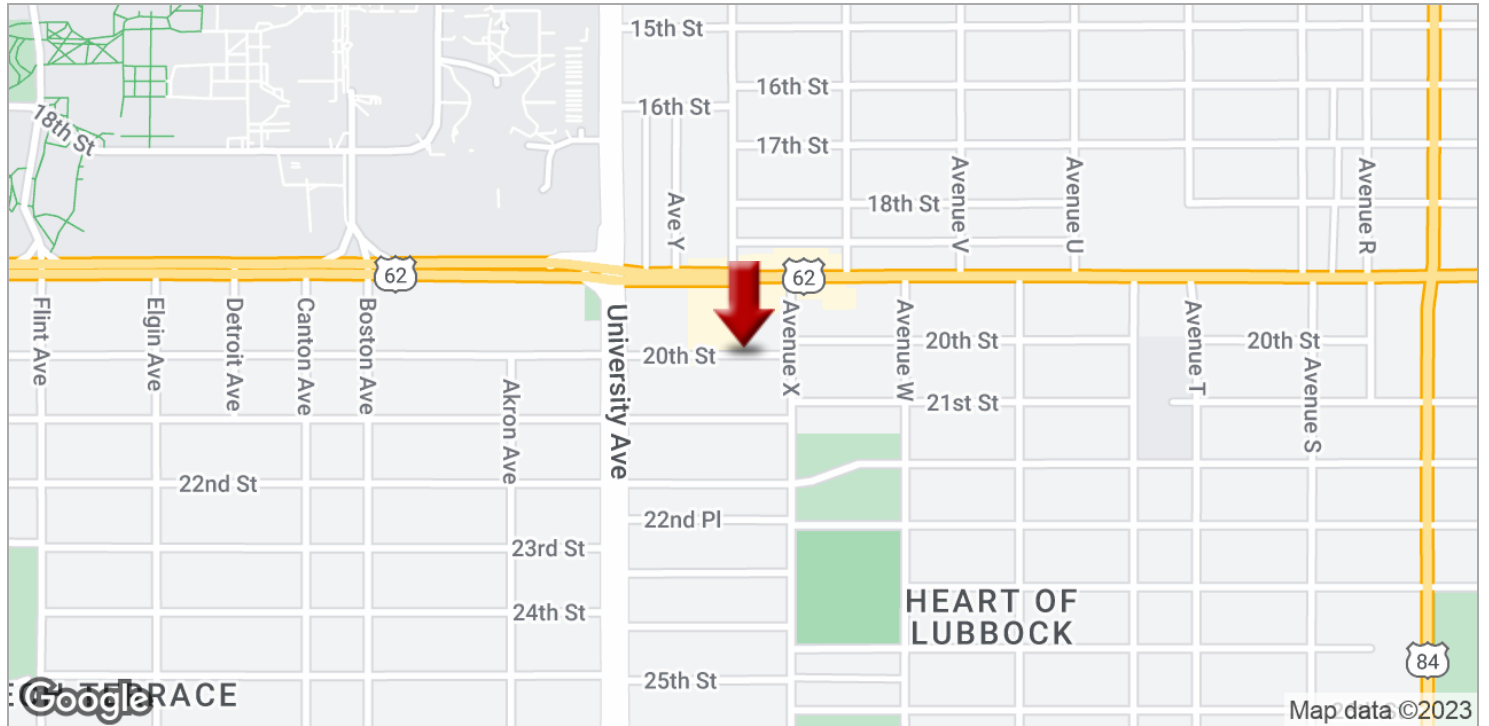
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## Demographic Snapshot 2018

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
<b>Data for all businesses in area</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
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
<b>Population</b>			
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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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
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%
<b>Average Household Income</b>			
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%
<b>Per Capita Income</b>			
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

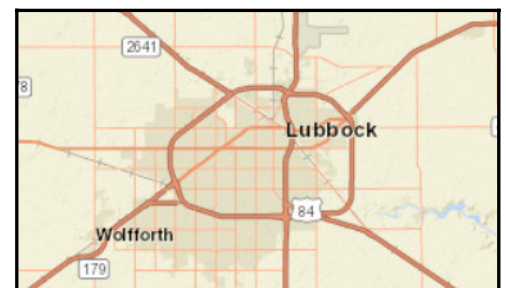
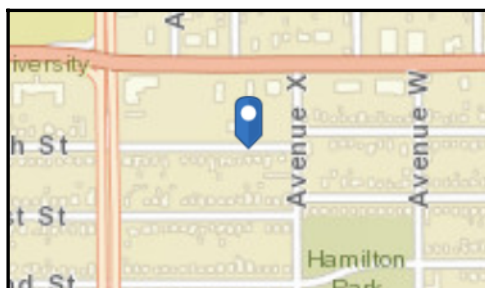
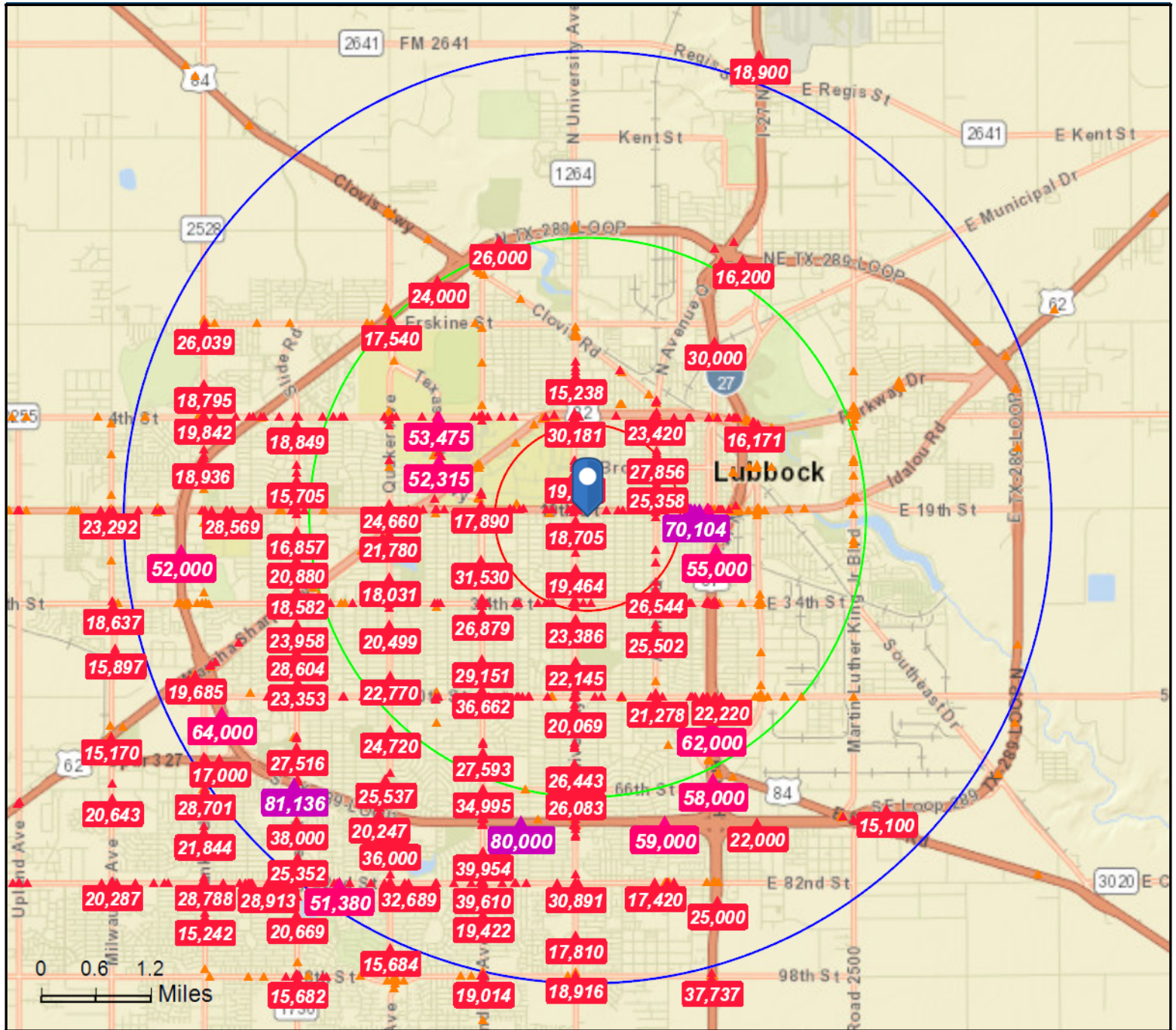
Current per capita income is \$15,562 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$17,372 in five years, compared to \$34,828 for all U.S. households

### 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.





Source: ©2018 Kalibrate Technologies (Q2 2018).



## Traffic Count Map - Close Up

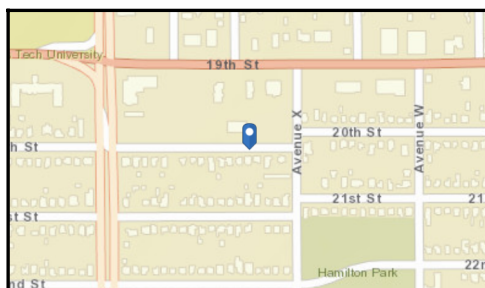
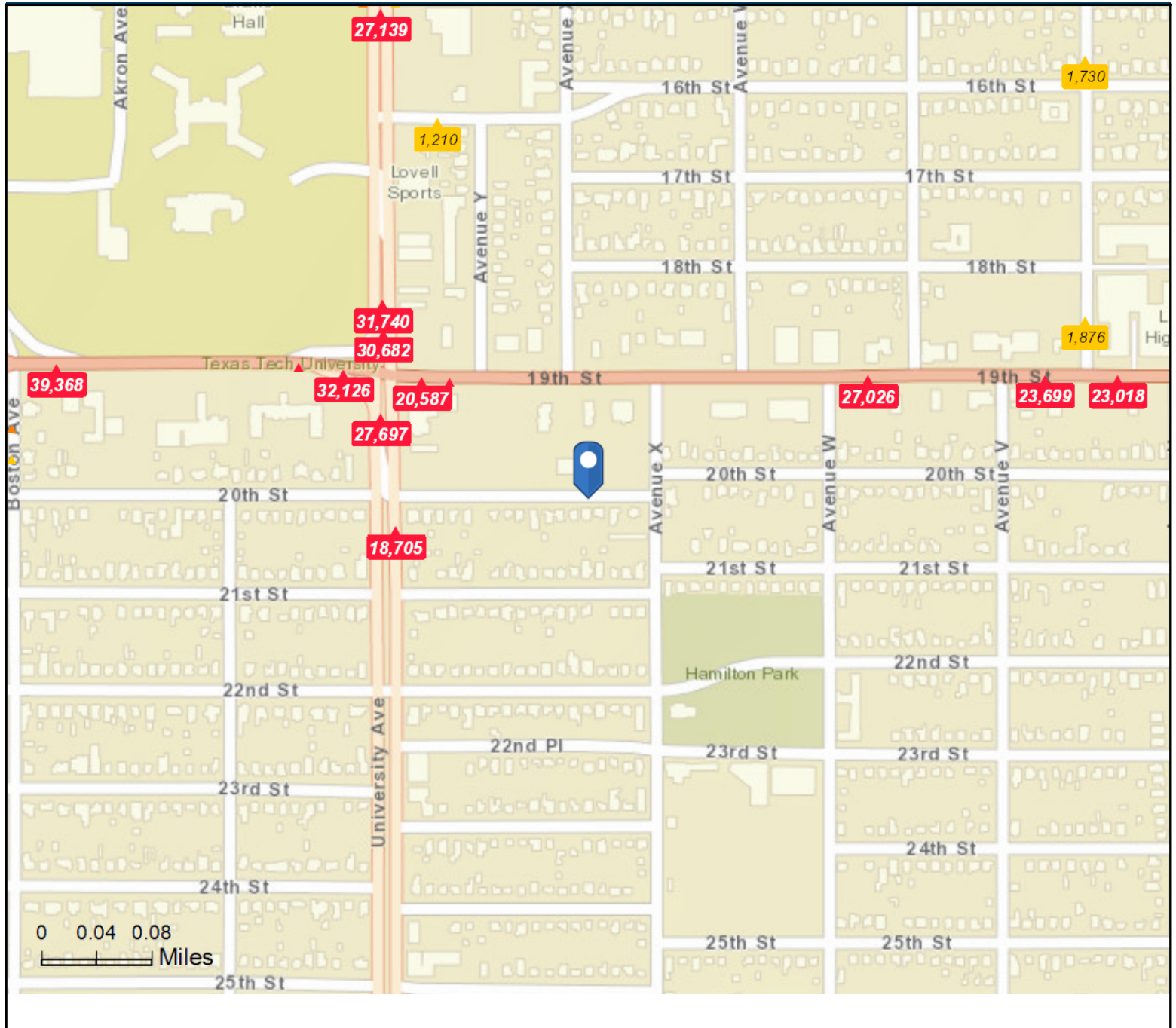
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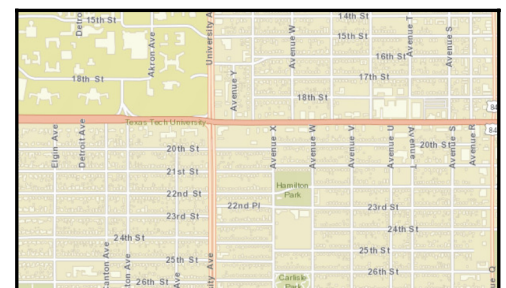
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### Average Daily Traffic Volume

- ▲ 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



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October 29, 2018