

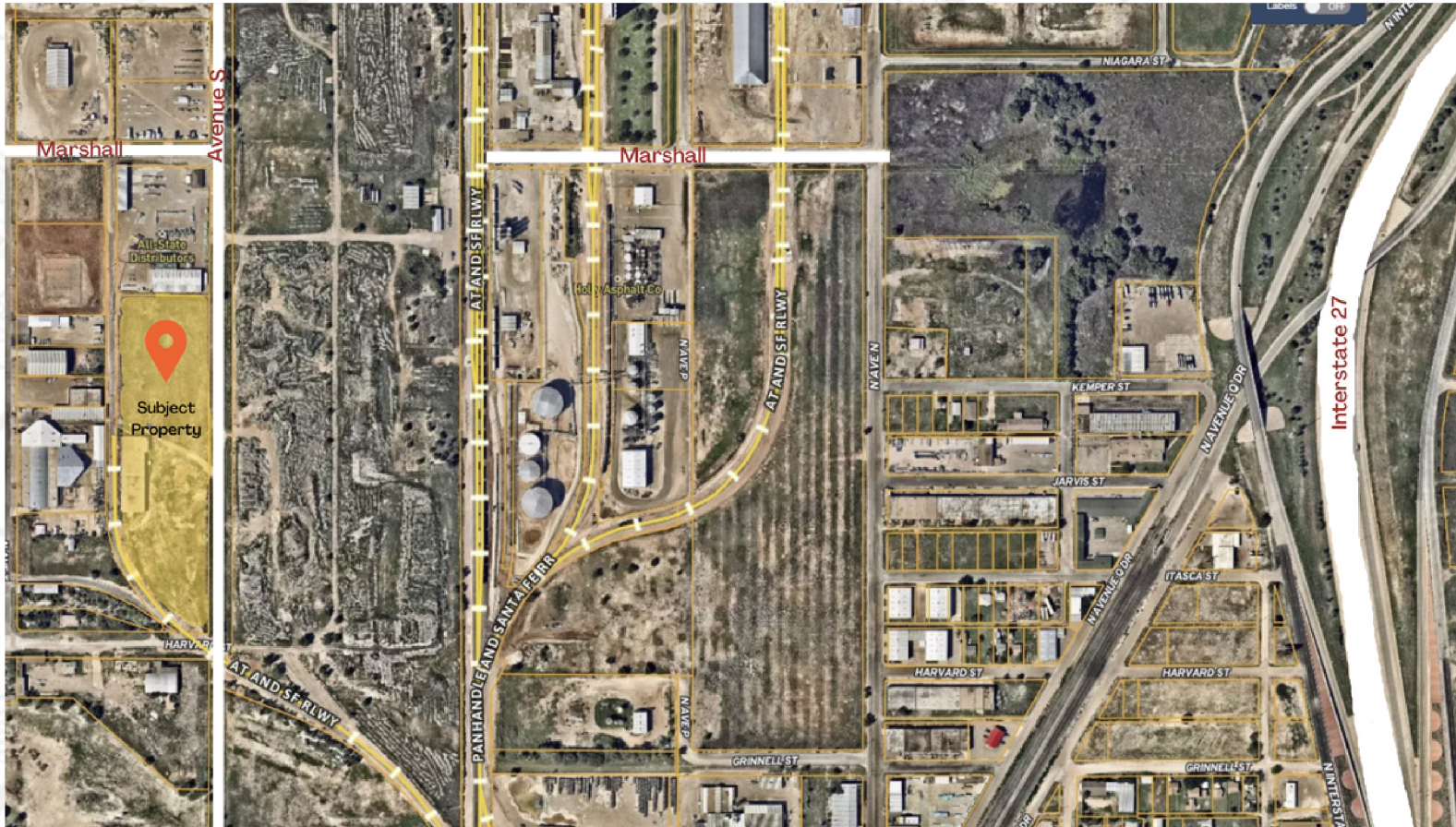


THE
POWELL GROUP
The Experts in Real Estate & Business Brokerage

1111 N Ave S, Lubbock, Texas 79415



Rail Land on 7.5 AC with 20,000' Warehouse



PRESENTED BY:

SALES PRICE: \$1,300,000

DAVID POWELL, CCIM

Commercial Broker

Business Broker

(806) 239-0804

lubbockcommercial@gmail.com

KW Commercial | Lubbock
The Powell Group

10210 Quaker Avenue
Lubbock, TX 79424

1111 N Ave S, Lubbock, Texas 79415

Property Summary



Property Summary

Address:	1111 N Avenue S
Zoning:	M-2
Price:	\$1,300,000
Price/SF:	\$65
Size:	20,000 SF
Land:	7.75 AC
Type:	Industrial
Dock High:	2
Ceiling Height:	10' +/-
Year Built:	1950

Property Overview

This brick exterior 20,000' industrial warehouse, includes approximately 1,000 SF of office and two restrooms. The site is near Interstate-27 and sits on 7.75 acres with rail access. Includes two loading docks and well water/septic.

Call listing agent for details.

Property Highlights

- Rail Access
- Two loading docks
- Proximity to I-27



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View more listings at www.lubbockcommercialrealestate.com

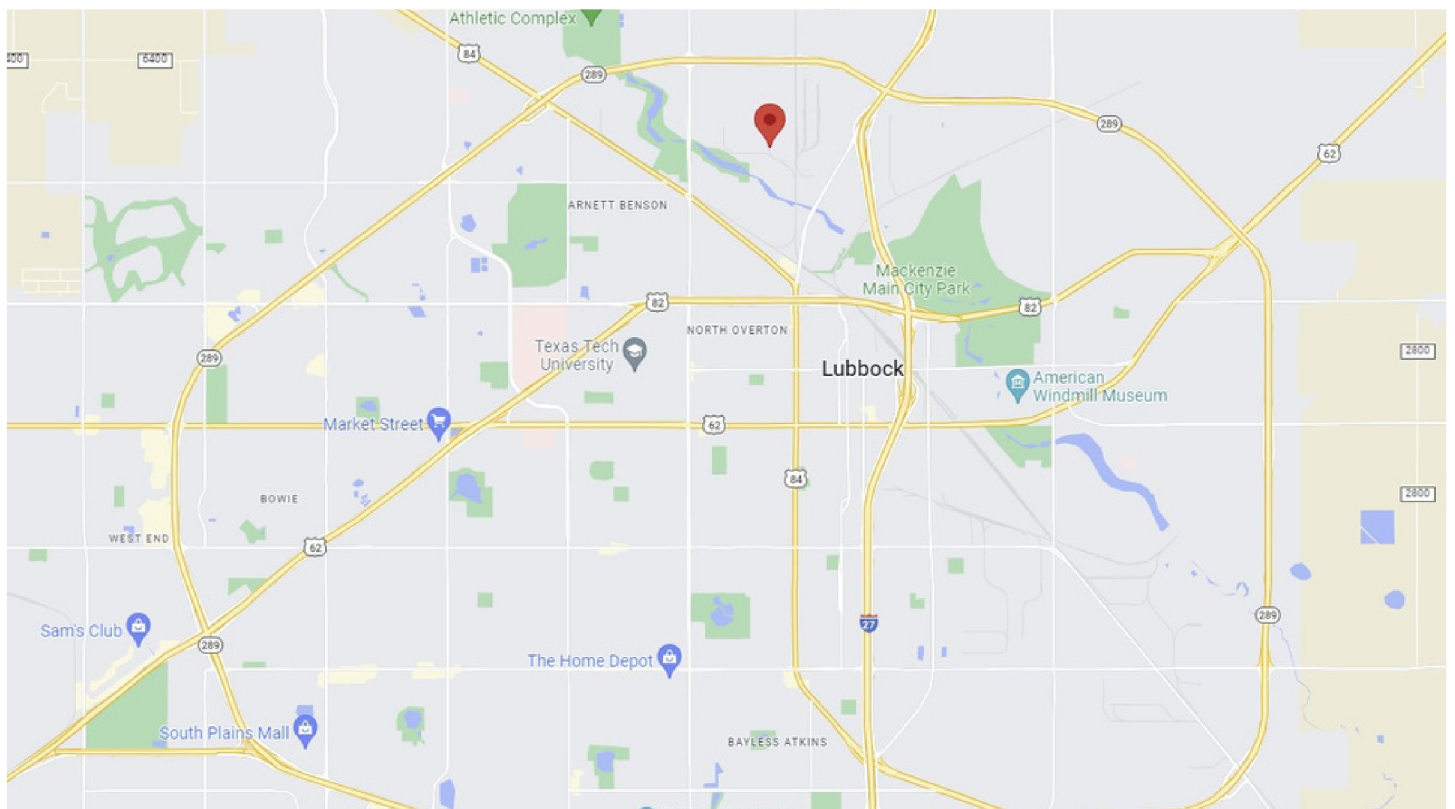
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Photos

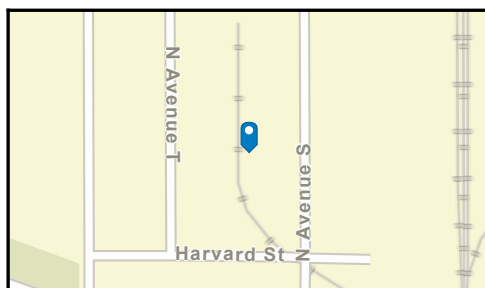
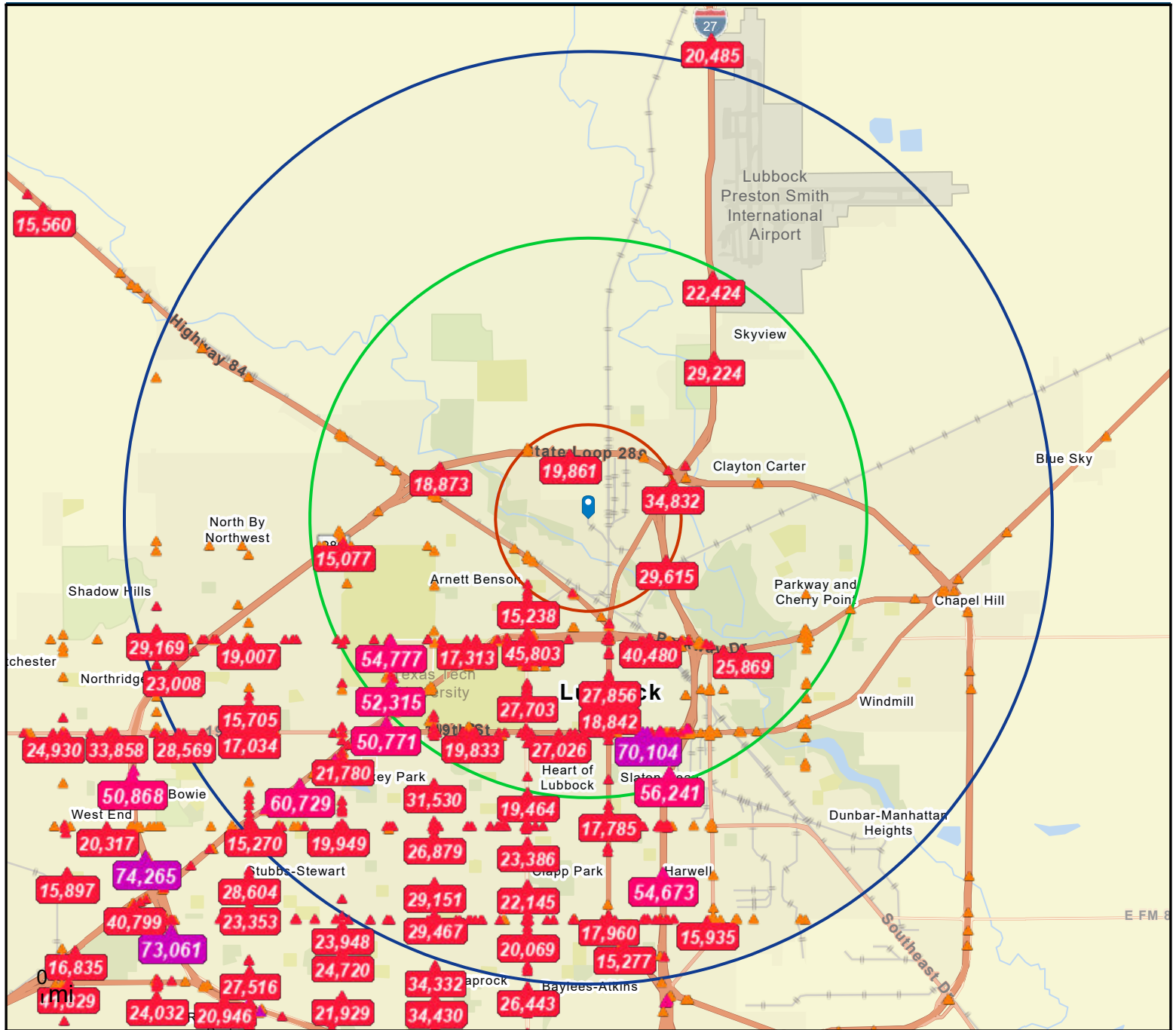


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Location Maps

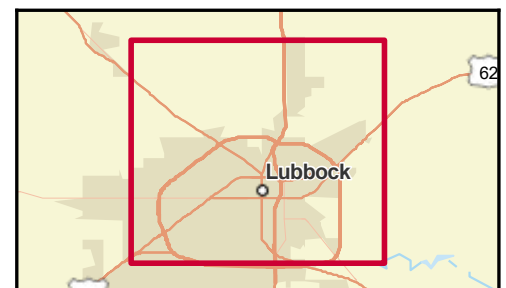


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Average Daily Traffic Volume

- ▲ 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





Executive Summary

1111 N Avenue S, Lubbock, Texas, 79415
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.61123
Longitude: -101.85903

	1 mile	3 miles	5 miles
Population			
2010 Population	1,737	45,030	117,170
2020 Population	1,482	45,083	116,754
2023 Population	1,413	45,553	117,676
2028 Population	1,436	45,862	118,817
2010-2020 Annual Rate	-1.58%	0.01%	-0.04%
2020-2023 Annual Rate	-1.46%	0.32%	0.24%
2023-2028 Annual Rate	0.32%	0.14%	0.19%
2020 Male Population	54.1%	51.4%	49.8%
2020 Female Population	45.9%	48.6%	50.2%
2020 Median Age	35.7	24.3	28.5
2023 Male Population	54.3%	51.3%	50.2%
2023 Female Population	45.7%	48.7%	49.8%
2023 Median Age	31.0	24.2	28.1

In the identified area, the current year population is 117,676. In 2020, the Census count in the area was 116,754. The rate of change since 2020 was 0.24% annually. The five-year projection for the population in the area is 118,817 representing a change of 0.19% annually from 2023 to 2028. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 28.1, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	36.4%	39.1%	47.5%
2023 Black Alone	10.3%	20.6%	16.3%
2023 American Indian/Alaska Native Alone	1.4%	1.8%	1.4%
2023 Asian Alone	0.9%	8.1%	4.6%
2023 Pacific Islander Alone	0.2%	0.1%	0.1%
2023 Other Race	29.5%	16.6%	15.8%
2023 Two or More Races	21.3%	13.6%	14.4%
2023 Hispanic Origin (Any Race)	75.5%	43.2%	42.9%

Persons of Hispanic origin represent 42.9% of the population in the identified area compared to 19.4% 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 84.7 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	39	38	49
2010 Households	553	14,767	42,482
2020 Households	536	15,194	42,999
2023 Households	540	15,605	43,736
2028 Households	555	15,918	44,678
2010-2020 Annual Rate	-0.31%	0.29%	0.12%
2020-2023 Annual Rate	0.23%	0.82%	0.52%
2023-2028 Annual Rate	0.55%	0.40%	0.43%
2023 Average Household Size	2.25	2.36	2.47

The household count in this area has changed from 42,999 in 2020 to 43,736 in the current year, a change of 0.52% annually. The five-year projection of households is 44,678, a change of 0.43% annually from the current year total. Average household size is currently 2.47, compared to 2.49 in the year 2020. The number of families in the current year is 22,341 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Executive Summary

1111 N Avenue S, Lubbock, Texas, 79415
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Prepared by Esri
Latitude: 33.61123
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	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	9.0%	17.8%	19.8%
Median Household Income			
2023 Median Household Income	\$45,272	\$30,630	\$43,253
2028 Median Household Income	\$51,271	\$34,712	\$50,044
2023-2028 Annual Rate	2.52%	2.53%	2.96%
Average Household Income			
2023 Average Household Income	\$56,409	\$53,733	\$66,316
2028 Average Household Income	\$63,321	\$60,896	\$74,358
2023-2028 Annual Rate	2.34%	2.53%	2.32%
Per Capita Income			
2023 Per Capita Income	\$18,680	\$19,146	\$24,851
2028 Per Capita Income	\$21,293	\$21,878	\$28,151
2023-2028 Annual Rate	2.65%	2.70%	2.53%
GINI Index			
2023 Gini Index	39.9	51.0	47.5

Households by Income

Current median household income is \$43,253 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$50,044 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$66,316 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$74,358 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$24,851 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$28,151 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	252	128	114
2010 Total Housing Units	589	16,758	46,859
2010 Owner Occupied Housing Units	308	5,299	19,551
2010 Renter Occupied Housing Units	244	9,467	22,930
2010 Vacant Housing Units	36	1,991	4,377
2020 Total Housing Units	569	17,768	49,009
2020 Owner Occupied Housing Units	329	4,970	17,843
2020 Renter Occupied Housing Units	207	10,224	25,156
2020 Vacant Housing Units	60	2,577	5,985
2023 Total Housing Units	587	18,447	50,424
2023 Owner Occupied Housing Units	368	5,158	19,862
2023 Renter Occupied Housing Units	172	10,447	23,874
2023 Vacant Housing Units	47	2,842	6,688
2028 Total Housing Units	600	18,789	51,361
2028 Owner Occupied Housing Units	384	5,406	20,615
2028 Renter Occupied Housing Units	171	10,512	24,062
2028 Vacant Housing Units	45	2,871	6,683
Socioeconomic Status Index			
2023 Socioeconomic Status Index	39.7	36.7	40.7

Currently, 39.4% of the 50,424 housing units in the area are owner occupied; 47.3%, renter occupied; and 13.3% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 49,009 housing units in the area and 12.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.88%. Median home value in the area is \$142,565, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 8.89% annually to \$218,250.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

April 04, 2024



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Pamela Titzell	0465722	pamelatitzell@kw.com	806-771-7710
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Powell	0257988	lubbockcommercial@gmail.com	806-239-0804
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date