



THE
POWELL GROUP
The Experts in Real Estate & Business Brokerage

1525 Industrial Dr., Slaton, Texas 79364

Murphy
BUSINESS SALES
Excellence in Business Transactions



Industrial with 6.5 AC (Approx) WILL DIVIDE



PRESENTED BY:

SALES PRICE: \$1,198,000

DAVID POWELL, CCIM

Commercial Broker
Business Broker
(806) 239-0804
lubbockcommercial@gmail.com

MATT JEROME

Commercial Agent
(817) 946-2013
matt@thepowell.group

KW Commercial | Lubbock
The Powell Group

10210 Quaker Avenue
Lubbock, TX 79424

Property Summary



Property Summary

Address: 1525 Industrial Drive
Slaton, TX 79364

Year Built:	1963
Renovated:	2023
Size:	30,600 SF
Section 1	6,000
Section 2	24,600(2 Bldg)
Zoning:	Outside City Limits
Price:	<u>\$1,198,000</u>
Property 1:	\$499,000
Property 2:	\$699,000
Type:	Industrial
Clear Height:	21'

Property Overview

Now for sale, three industrial buildings in Slaton on approximately 6.5 acres; this property can be divided into two.

Originally built in 1963 and renovated in 2023, this property boasts a stackyard, multiple cranes, and many overhead doors.



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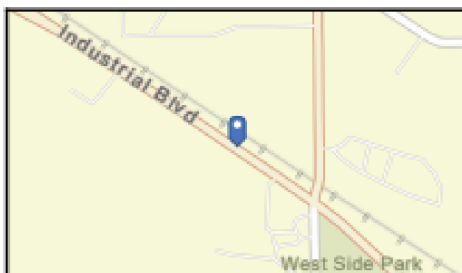
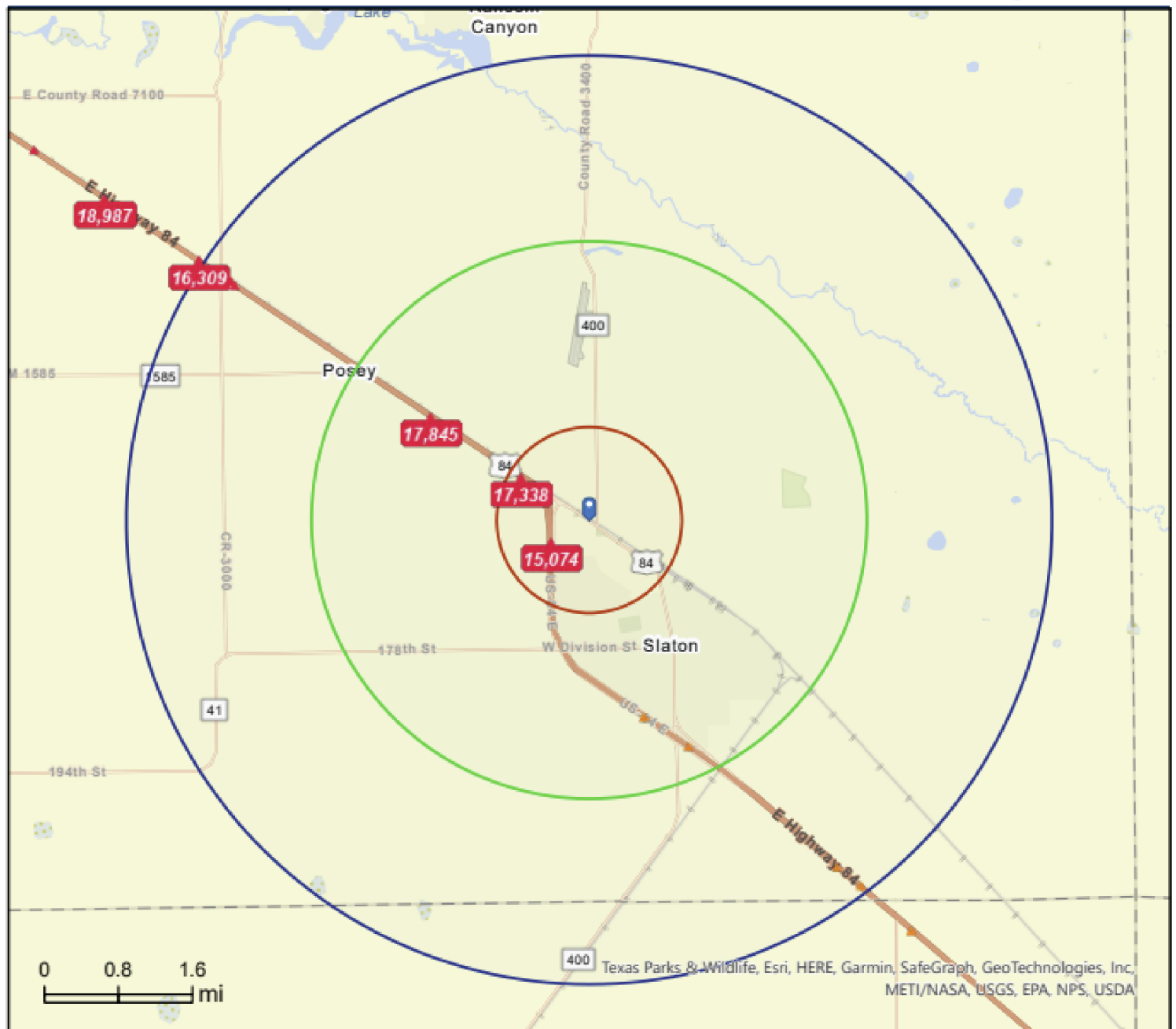
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Photos



1525 Industrial Dr., Slaton, Texas 79364

Traffic Map



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: ©2023 Kalibrate Technologies (Q2 2023).

October 02, 2023

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Executive Summary

	1 mile	3 miles	5 miles
Population			
2010 Population	1,071	6,567	7,040
2020 Population	1,120	6,279	6,715
2023 Population	1,174	6,362	6,810
2028 Population	1,231	6,502	6,951
2010-2020 Annual Rate	0.45%	-0.45%	-0.47%
2020-2023 Annual Rate	1.46%	0.40%	0.43%
2023-2028 Annual Rate	0.95%	0.44%	0.41%
2023 Male Population	48.3%	48.8%	49.0%
2023 Female Population	51.7%	51.2%	51.0%
2023 Median Age	42.3	37.5	38.4

In the identified area, the current year population is 6,810. In 2020, the Census count in the area was 6,715. The rate of change since 2020 was 0.43% annually. The five-year projection for the population in the area is 6,951 representing a change of 0.41% annually from 2023 to 2028. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 38.4, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	69.8%	56.5%	57.9%
2023 Black Alone	3.3%	6.0%	5.7%
2023 American Indian/Alaska Native Alone	0.6%	0.6%	0.6%
2023 Asian Alone	0.1%	0.2%	0.2%
2023 Pacific Islander Alone	0.0%	0.1%	0.1%
2023 Other Race	11.6%	15.3%	14.9%
2023 Two or More Races	14.7%	21.2%	20.5%
2023 Hispanic Origin (Any Race)	39.4%	53.6%	51.7%

Persons of Hispanic origin represent 51.7% 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 79.8 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	67	75	81
2010 Households	451	2,381	2,544
2020 Households	457	2,375	2,534
2023 Households	475	2,428	2,597
2028 Households	503	2,513	2,684
2010-2020 Annual Rate	0.13%	-0.03%	-0.04%
2020-2023 Annual Rate	1.20%	0.68%	0.76%
2023-2028 Annual Rate	1.15%	0.69%	0.66%
2023 Average Household Size	2.43	2.58	2.59

The household count in this area has changed from 2,534 in 2020 to 2,597 in the current year, a change of 0.76% annually. The five-year projection of households is 2,684, a change of 0.66% annually from the current year total. Average household size is currently 2.59, compared to 2.61 in the year 2020. The number of families in the current year is 1,743 in the specified area.



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Executive Summary continued

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	21.4%	12.7%	13.3%
Median Household Income			
2023 Median Household Income	\$47,666	\$46,718	\$49,452
2028 Median Household Income	\$56,127	\$53,383	\$55,506
2023-2028 Annual Rate	3.32%	2.70%	2.34%
Average Household Income			
2023 Average Household Income	\$74,329	\$83,064	\$85,898
2028 Average Household Income	\$86,404	\$93,758	\$97,113
2023-2028 Annual Rate	3.06%	2.45%	2.48%
Per Capita Income			
2023 Per Capita Income	\$28,937	\$31,916	\$33,340
2028 Per Capita Income	\$34,036	\$36,475	\$38,159
2023-2028 Annual Rate	3.30%	2.71%	2.74%
GINI Index			
2023 Gini Index	47.0	48.8	48.5

Households by Income

Current median household income is \$49,452 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$55,506 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$85,898 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$97,113 in five years, compared to \$122,048 for all U.S. households

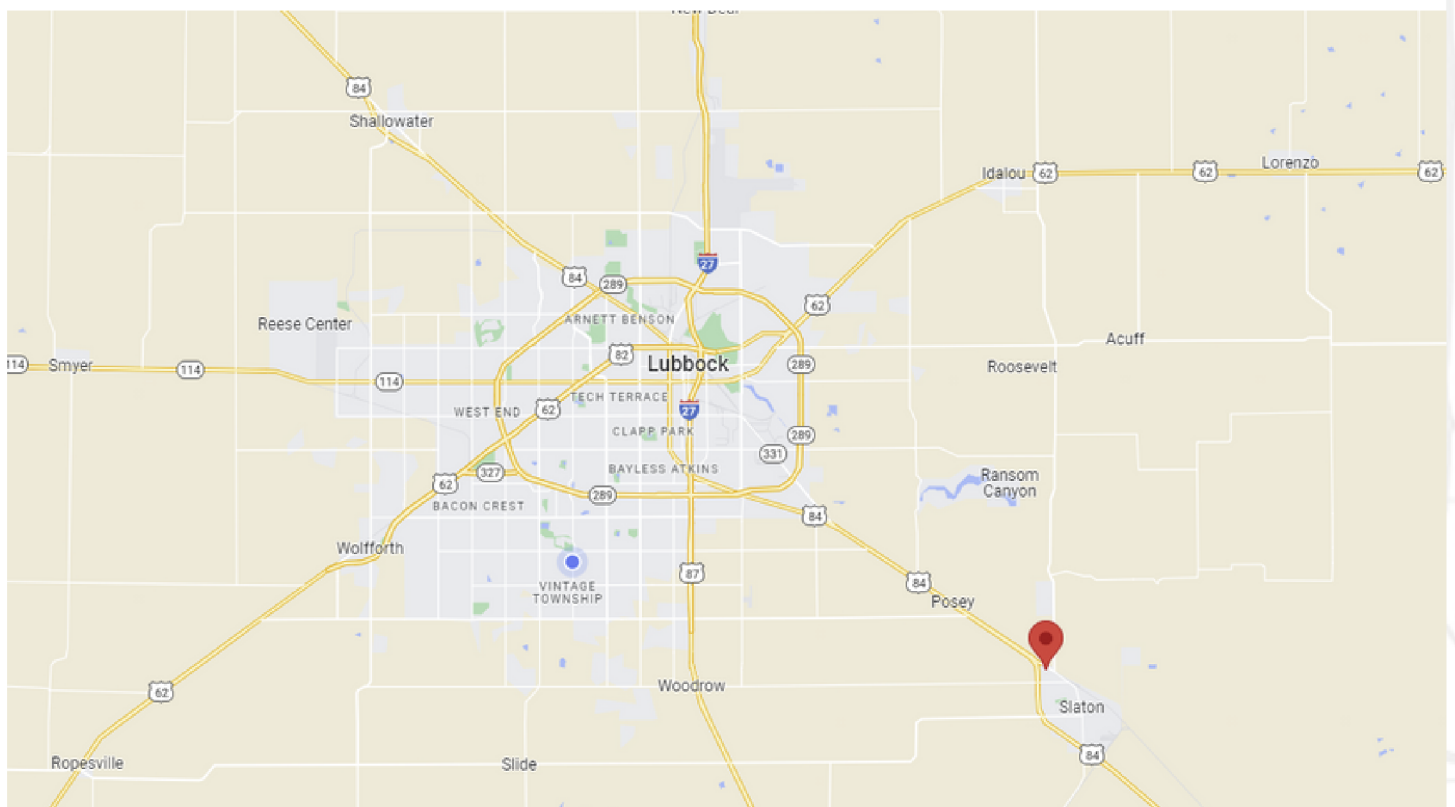
Current per capita income is \$33,340 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$38,159 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	98	177	169
2010 Total Housing Units	496	2,728	2,919
2010 Owner Occupied Housing Units	304	1,666	1,803
2010 Renter Occupied Housing Units	147	715	741
2010 Vacant Housing Units	45	347	375
2020 Total Housing Units	503	2,740	2,927
2020 Vacant Housing Units	46	365	393
2023 Total Housing Units	552	2,914	3,101
2023 Owner Occupied Housing Units	302	1,683	1,833
2023 Renter Occupied Housing Units	173	745	764
2023 Vacant Housing Units	77	486	504
2028 Total Housing Units	581	3,013	3,201
2028 Owner Occupied Housing Units	323	1,757	1,910
2028 Renter Occupied Housing Units	180	756	774
2028 Vacant Housing Units	78	500	517
Socioeconomic Status Index			
2023 Socioeconomic Status Index	44.9	41.1	41.6

Currently, 59.1% of the 3,101 housing units in the area are owner occupied; 24.6%, renter occupied; and 16.3% 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 2,927 housing units in the area and 13.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.79%. Median home value in the area is \$109,146, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 6.19% annually to \$147,407.

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Location Maps



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