



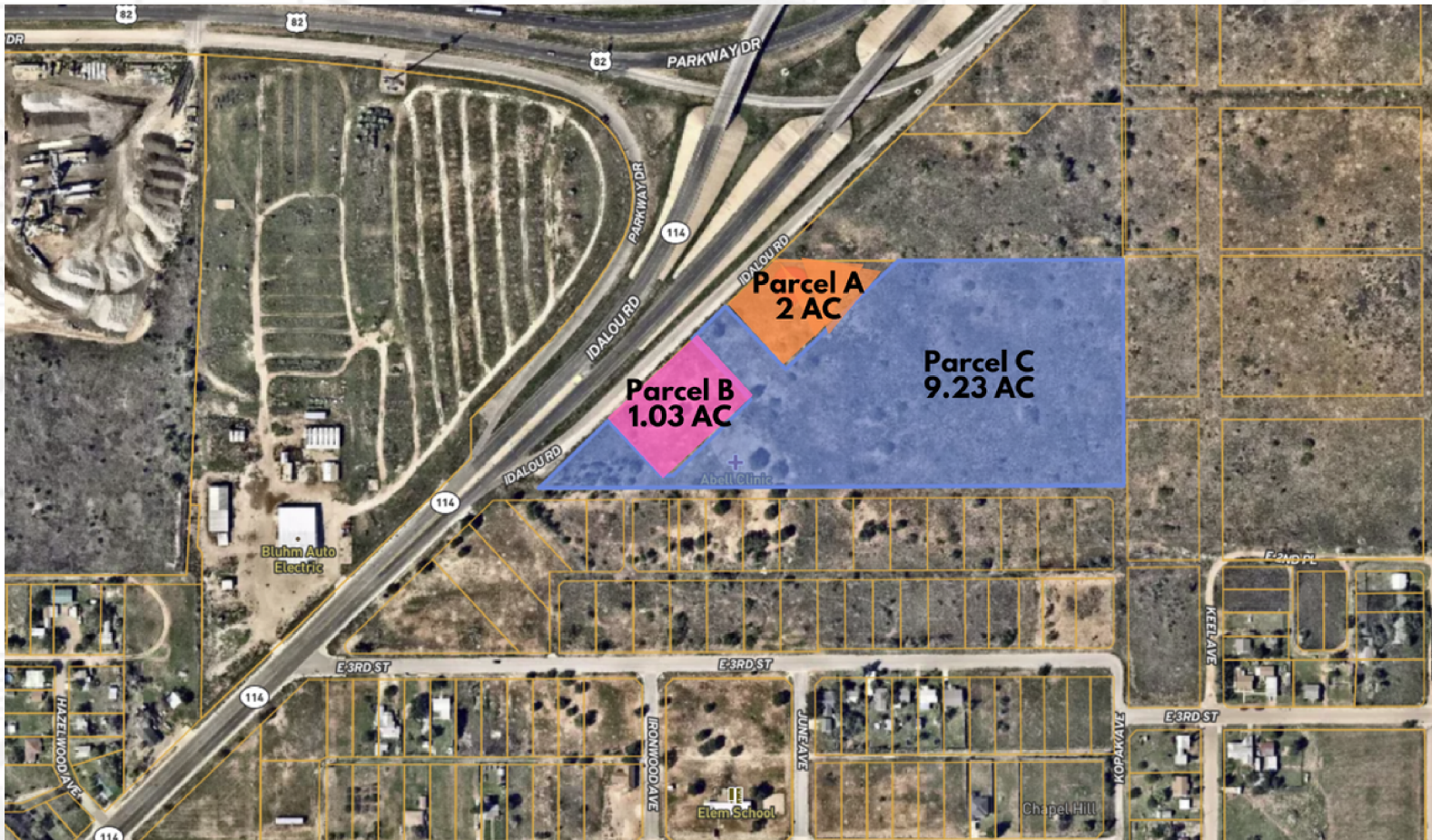
THE
POWELL GROUP
 The Experts in Real Estate & Business Brokerage

3510-3514 Idalou Rd, Lubbock, Texas 79403

Murphy
 BUSINESS SALES
 Excellence in Business Transactions



12.35 AC off Idalou Rd



PRESENTED BY:

SALES PRICE: \$275,000

DAVID POWELL, CCIM

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 Business Broker
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KW Commercial | Lubbock
The Powell Group

10210 Quaker Avenue
 Lubbock, TX 79424

3510-3514 Idalou Rd, Lubbock, Texas 79403

Property Summary



Property Summary

Address:

3510 Idalou Rd. (C)	9.23 AC
3512 Idalou Rd. (B)	1.03 AC
3514 Idalou Rd. (A)	2 AC

Price: \$275,000

Parcel A:	\$50,000
Parcel B:	\$75,000
Parcel C:	\$150,000

Zoning:

LI

Property Overview

The Powell Group is pleased to offer 12.35 acres just inside the northeast Loop 289, off Idalou Road off Highway 62/82. This property is currently zoned as Light Industrial and is not in the flood zone.

This land can be purchased as a whole or split.

Property Highlights

- Off Highway 62/82
- Not in Flood Zone

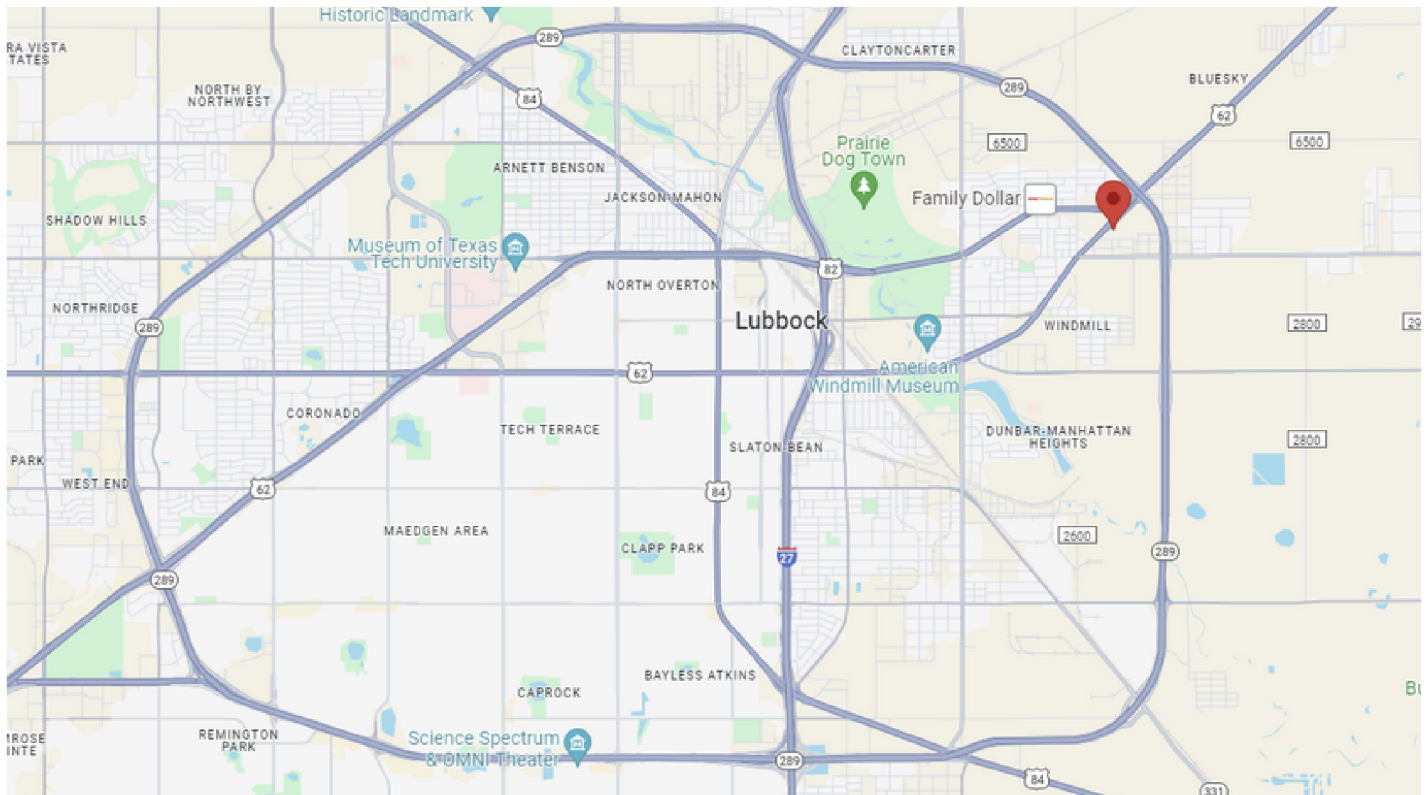
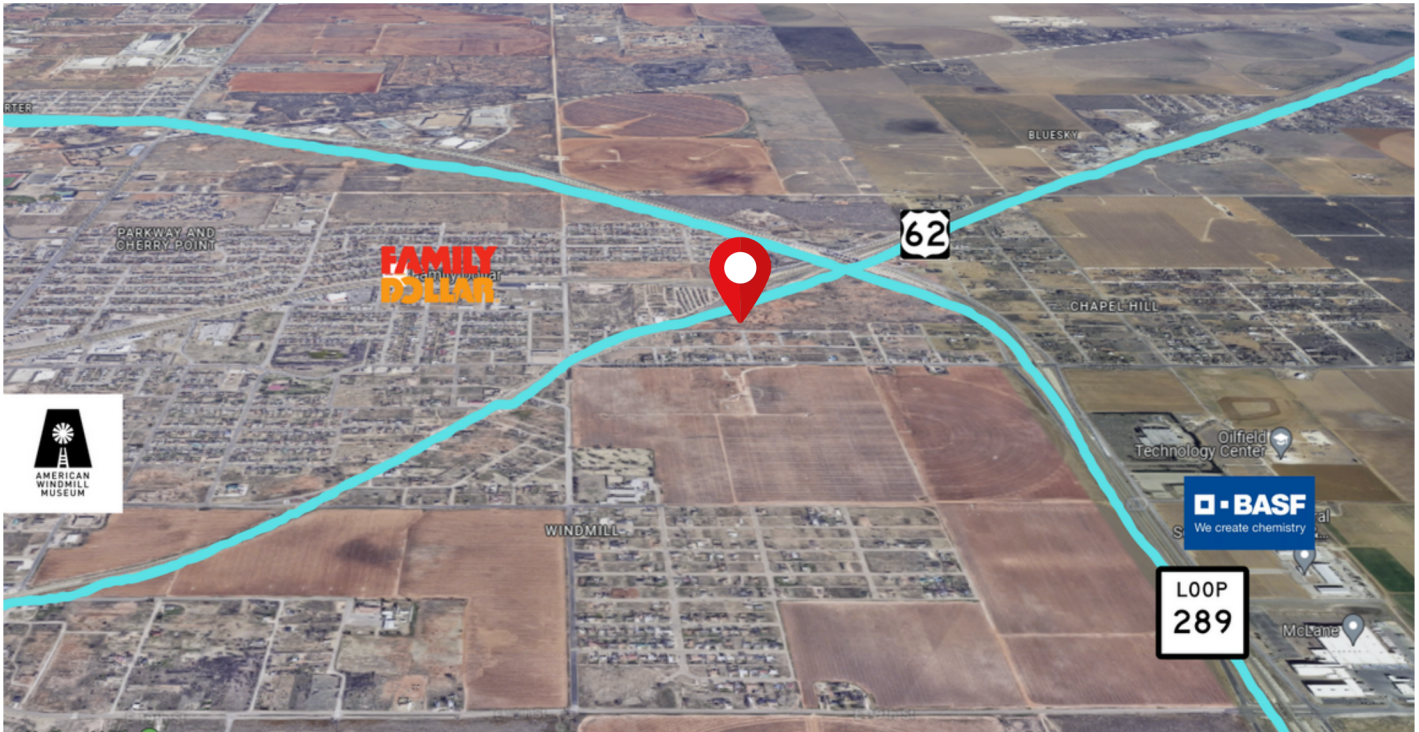


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Location Maps

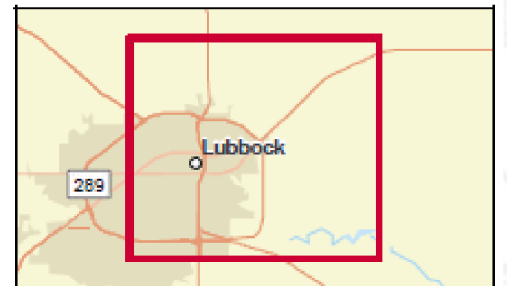
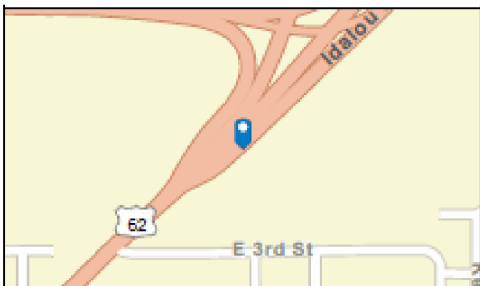
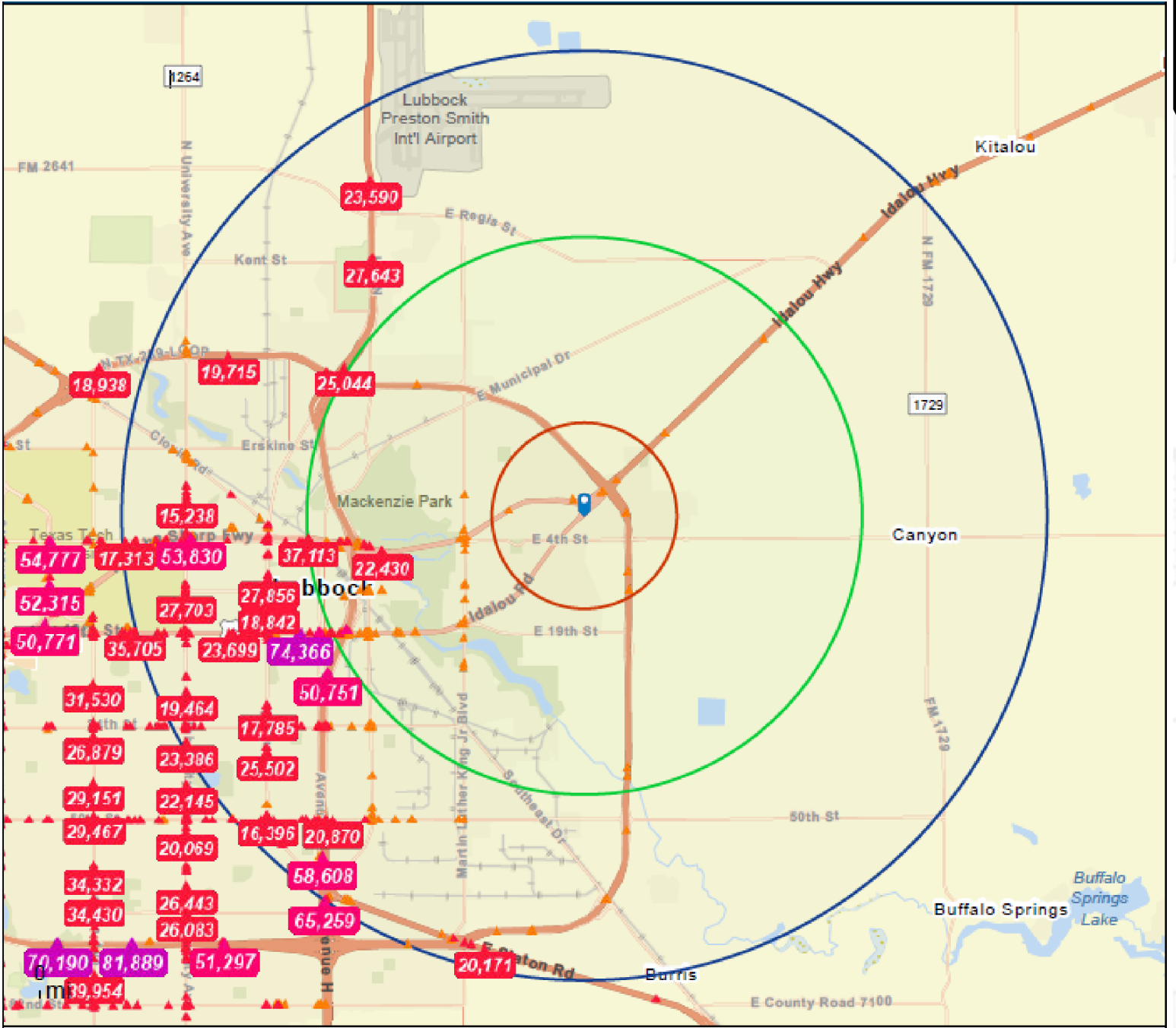


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Traffic Counts

Longitude: -101.79392



Executive Summary

	1 mile	3 miles	5 miles
Population			
2010 Population	4,504	15,850	59,430
2020 Population	3,976	14,348	57,564
2023 Population	3,984	14,440	57,847
2028 Population	4,088	14,732	58,372
2010-2020 Annual Rate	-1.24%	-0.99%	-0.32%
2020-2023 Annual Rate	0.06%	0.20%	0.15%
2023-2028 Annual Rate	0.52%	0.40%	0.18%
2020 Male Population	46.7%	49.2%	50.9%
2020 Female Population	53.3%	50.8%	49.1%
2020 Median Age	36.1	37.3	26.7
2023 Male Population	46.2%	49.4%	50.4%
2023 Female Population	53.8%	50.6%	49.6%
2023 Median Age	32.7	34.2	25.2

In the identified area, the current year population is 57,847. In 2020, the Census count in the area was 57,564. The rate of change since 2020 was 0.15% annually. The five-year projection for the population in the area is 58,372 representing a change of 0.18% annually from 2023 to 2028. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 25.2, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	18.9%	25.9%	37.1%
2023 Black Alone	50.5%	42.3%	23.3%
2023 American Indian/Alaska Native Alone	0.8%	0.9%	1.7%
2023 Asian Alone	0.3%	0.3%	5.1%
2023 Pacific Islander Alone	0.1%	0.0%	0.1%
2023 Other Race	19.4%	20.4%	19.3%
2023 Two or More Races	10.1%	10.3%	13.5%
2023 Hispanic Origin (Any Race)	42.1%	43.7%	48.2%

Persons of Hispanic origin represent 48.2% 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 87.5 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	44	41	36
2010 Households	1,457	5,014	19,947
2020 Households	1,430	4,913	19,812
2023 Households	1,482	5,033	20,063
2028 Households	1,545	5,211	20,516
2010-2020 Annual Rate	-0.19%	-0.20%	-0.07%
2020-2023 Annual Rate	1.11%	0.75%	0.39%
2023-2028 Annual Rate	0.84%	0.70%	0.45%
2023 Average Household Size	2.67	2.69	2.48

The household count in this area has changed from 19,812 in 2020 to 20,063 in the current year, a change of 0.39% annually. The five-year projection of households is 20,516, a change of 0.45% annually from the current year total. Average household size is currently 2.48, compared to 2.50 in the year 2020. The number of families in the current year is 10,595 in the specified area.



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Executive Summary (cont.)

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	8.8%	10.2%	13.1%
Median Household Income			
2023 Median Household Income	\$35,353	\$33,674	\$33,317
2028 Median Household Income	\$39,913	\$38,454	\$37,804
2023-2028 Annual Rate	2.46%	2.69%	2.56%
Average Household Income			
2023 Average Household Income	\$58,240	\$55,776	\$52,649
2028 Average Household Income	\$66,397	\$63,394	\$59,446
2023-2028 Annual Rate	2.66%	2.59%	2.46%
Per Capita Income			
2023 Per Capita Income	\$21,223	\$20,646	\$18,680
2028 Per Capita Income	\$24,546	\$23,733	\$21,293
2023-2028 Annual Rate	2.95%	2.83%	2.65%
GINI Index			
2023 Gini Index	48.5	49.1	48.4

Households by Income

Current median household income is \$33,317 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$37,804 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$52,649 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$59,446 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$18,680 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$21,293 in five years, compared to \$47,525 for all U.S. households

Housing

2023 Housing Affordability Index	291	246	175
2010 Total Housing Units	1,601	5,558	22,614
2010 Owner Occupied Housing Units	876	2,882	8,870
2010 Renter Occupied Housing Units	581	2,132	11,077
2010 Vacant Housing Units	144	544	2,667
2020 Total Housing Units	1,662	5,765	23,181
2020 Owner Occupied Housing Units	791	2,636	8,142
2020 Renter Occupied Housing Units	639	2,277	11,670
2020 Vacant Housing Units	222	852	3,315
2023 Total Housing Units	1,774	6,091	23,856
2023 Owner Occupied Housing Units	796	2,696	8,729
2023 Renter Occupied Housing Units	686	2,337	11,334
2023 Vacant Housing Units	292	1,058	3,793
2028 Total Housing Units	1,843	6,295	24,346
2028 Owner Occupied Housing Units	852	2,842	9,104
2028 Renter Occupied Housing Units	693	2,369	11,412
2028 Vacant Housing Units	298	1,084	3,830
Socioeconomic Status Index			
2023 Socioeconomic Status Index	30.2	32.4	35.8

Currently, 36.6% of the 23,856 housing units in the area are owner occupied; 47.5%, renter occupied; and 15.9% 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 23,181 housing units in the area and 14.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.89%. Median home value in the area is \$72,847, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 6.62% annually to \$100,377.



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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.



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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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