



THE  
**POWELL GROUP**  
The Experts in Real Estate & Business Brokerage

106 AC Woodrow Rd & CR 1300, Lubbock, TX 79382

**Murphy**  
BUSINESS SALES  
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# DEVELOPMENT LAND

## 106 AC Woodrow Rd & CR 1300



**PRESENTED BY:**

**Price: \$12,500/AC**

**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



# Property Summary



## Property Summary

Address: Woodrow Rd & CR 1300  
Lubbock, TX 79382

Zoning: Outside City Limits  
Floodplain: Approx 10 AC

Tract Size: 106.89 AC

Sales Price: \$1,335,738.00  
Price per AC: \$12,500.00

## Property Highlights

- Proximity to Loop 88
- Frenship ISD



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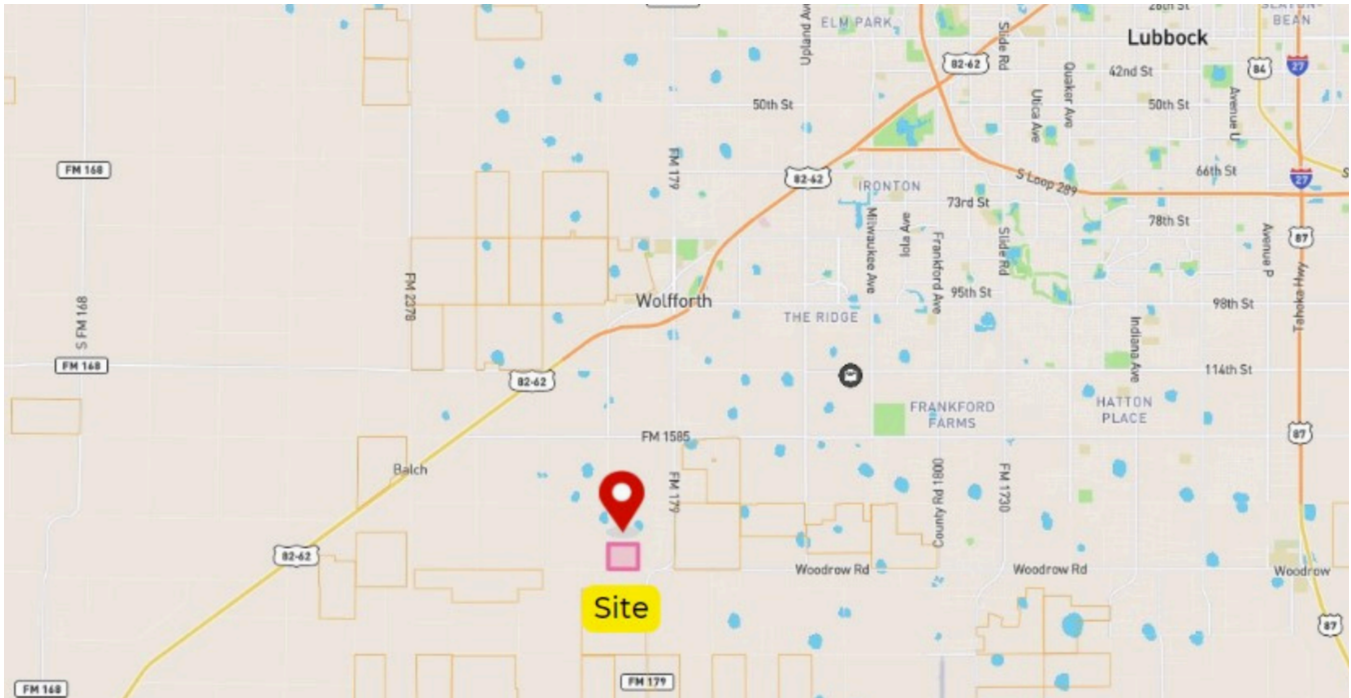
## Property Overview

This 106.8 AC prime development land located at the corner of Woodrow Road and CR 1300 in Lubbock County offers a wealth of opportunity for investors and developers alike.

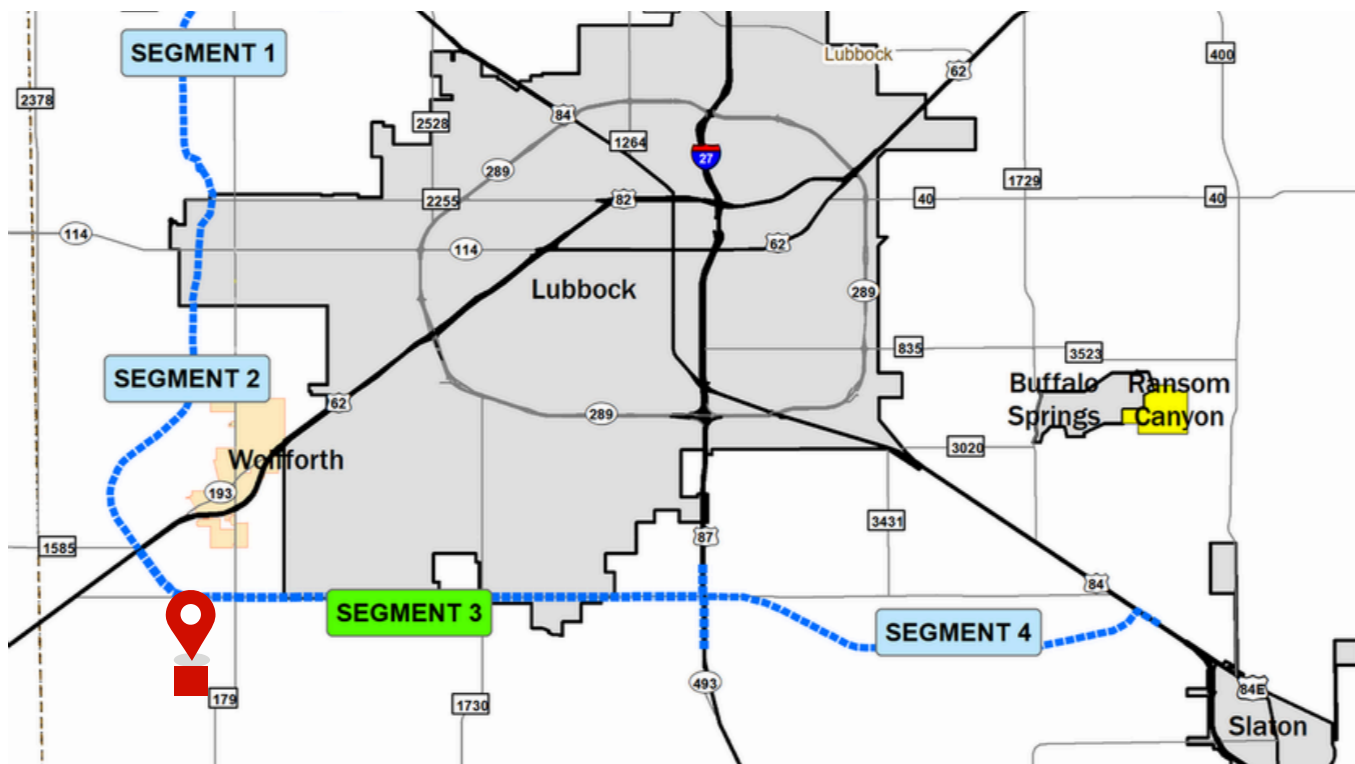
With Loop 88's proximity, this property is positioned well in the rapidly expanding southwest Lubbock area. Access to major thoroughfares enhances its appeal as a commercial or residential development. Including Loop 88 and access connecting to major highways, the potential for future population and traffic growth and increased visibility is significant.

The property is also positioned within the sought-after Frenship ISD, a high-growth area known for its excellent schools and community development, making it ideal for residential development. Surrounding parcels have been targeted for similar development, showcasing a thriving investment environment as South Lubbock continues to see rapid growth including a new residential development underway across Woodrow Rd.

# Location Map



## Loop 88 Plans



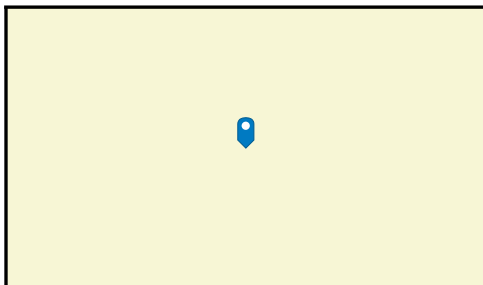
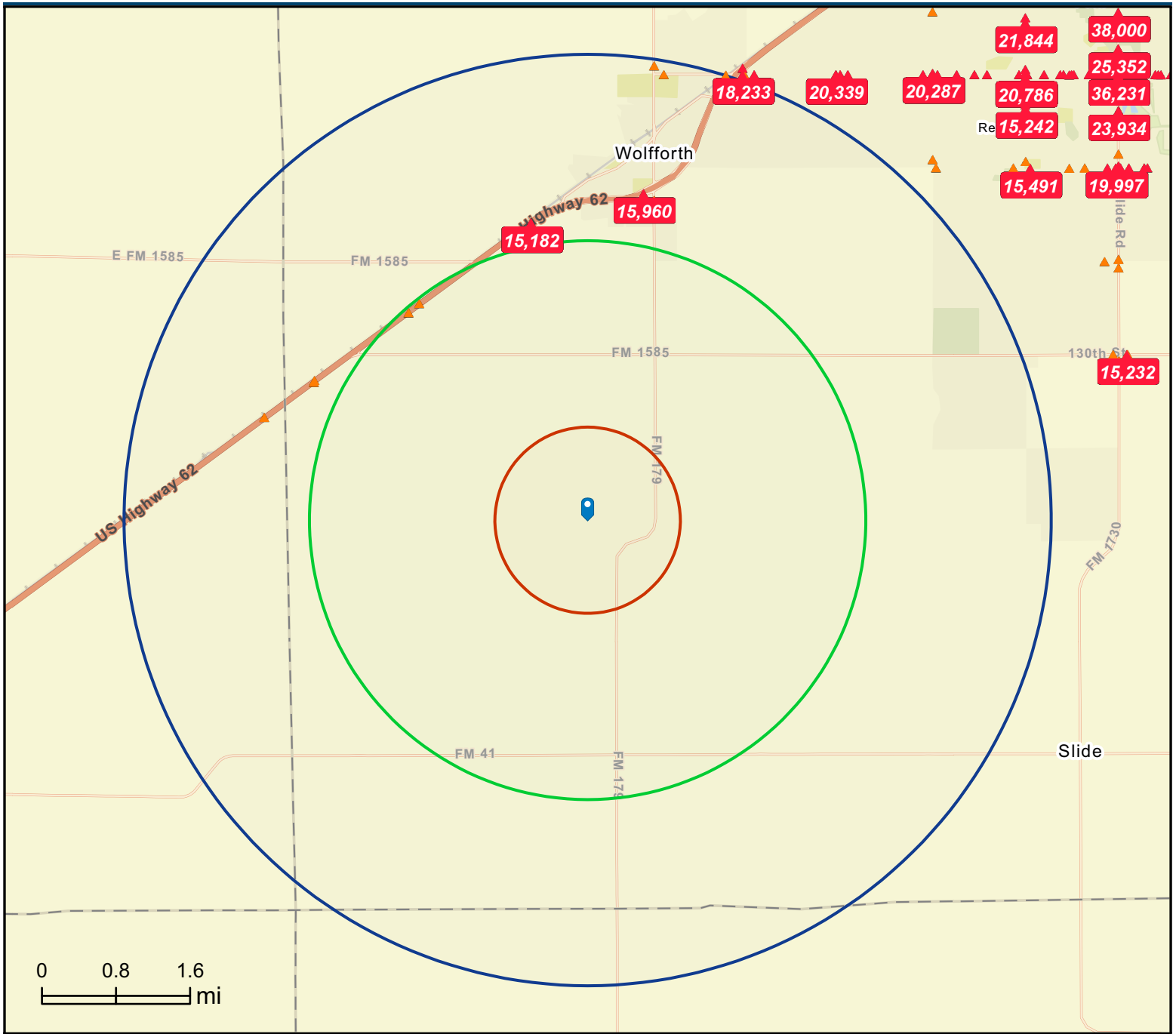
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.



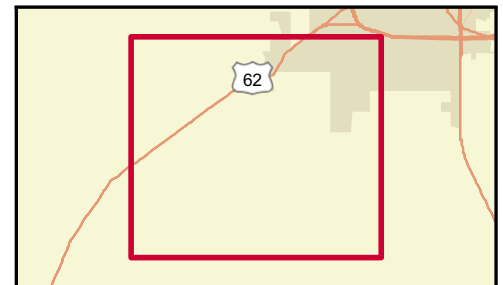
# Traffic Count Map

79382, Wolfforth, Texas  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.45035  
Longitude: -102.02145



- 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: ©2024 Kalibrate Technologies (Q2 2024).

October 22, 2024

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	393	1,989	8,504
2020 Population	454	2,254	11,772
2024 Population	461	2,310	12,776
2029 Population	482	2,382	13,457
2010-2020 Annual Rate	1.45%	1.26%	3.31%
2020-2024 Annual Rate	0.36%	0.58%	1.94%
2024-2029 Annual Rate	0.89%	0.62%	1.04%
2020 Male Population	50.2%	50.1%	49.2%
2020 Female Population	49.8%	49.9%	50.8%
2020 Median Age	43.7	40.4	36.0
2024 Male Population	50.8%	50.9%	50.0%
2024 Female Population	49.2%	49.1%	50.0%
2024 Median Age	43.6	40.7	36.7

In the identified area, the current year population is 12,776. In 2020, the Census count in the area was 11,772. The rate of change since 2020 was 1.94% annually. The five-year projection for the population in the area is 13,457 representing a change of 1.04% annually from 2024 to 2029. Currently, the population is 50.0% male and 50.0% female.

### Median Age

The median age in this area is 36.7, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	79.8%	75.8%	73.9%
2024 Black Alone	0.2%	0.9%	2.2%
2024 American Indian/Alaska Native Alone	1.1%	0.9%	0.9%
2024 Asian Alone	0.2%	0.3%	2.0%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	8.5%	10.0%	8.1%
2024 Two or More Races	10.2%	12.0%	13.0%
2024 Hispanic Origin (Any Race)	22.3%	28.1%	27.5%

Persons of Hispanic origin represent 27.5% of the population in the identified area compared to 19.6% 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 65.7 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	131	109	115
2010 Households	138	708	2,976
2020 Households	167	814	4,108
2024 Households	176	847	4,587
2029 Households	188	891	4,913
2010-2020 Annual Rate	1.93%	1.40%	3.28%
2020-2024 Annual Rate	1.24%	0.94%	2.63%
2024-2029 Annual Rate	1.33%	1.02%	1.38%
2024 Average Household Size	2.61	2.70	2.76

The household count in this area has changed from 4,108 in 2020 to 4,587 in the current year, a change of 2.63% annually. The five-year projection of households is 4,913, a change of 1.38% annually from the current year total. Average household size is currently 2.76, compared to 2.84 in the year 2020. The number of families in the current year is 3,515 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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	27.1%	24.0%	20.2%
<b>Median Household Income</b>			
2024 Median Household Income	\$82,039	\$77,187	\$87,612
2029 Median Household Income	\$90,726	\$83,518	\$101,056
2024-2029 Annual Rate	2.03%	1.59%	2.90%
<b>Average Household Income</b>			
2024 Average Household Income	\$131,442	\$115,650	\$125,115
2029 Average Household Income	\$162,838	\$141,397	\$146,603
2024-2029 Annual Rate	4.38%	4.10%	3.22%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$48,450	\$41,392	\$45,234
2029 Per Capita Income	\$61,320	\$51,660	\$53,917
2024-2029 Annual Rate	4.82%	4.53%	3.57%
<b>GINI Index</b>			
2024 Gini Index	36.8	38.5	36.3

### Households by Income

Current median household income is \$87,612 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$101,056 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$125,115 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$146,603 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$45,234 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$53,917 in five years, compared to \$51,203 for all U.S. households.

### Housing

2024 Housing Affordability Index	82	93	110
2010 Total Housing Units	148	767	3,186
2010 Owner Occupied Housing Units	114	557	2,409
2010 Renter Occupied Housing Units	24	152	567
2010 Vacant Housing Units	10	59	210
2020 Total Housing Units	177	875	4,337
2020 Owner Occupied Housing Units	136	641	3,288
2020 Renter Occupied Housing Units	31	173	820
2020 Vacant Housing Units	13	63	230
2024 Total Housing Units	186	920	4,861
2024 Owner Occupied Housing Units	144	671	3,721
2024 Renter Occupied Housing Units	32	176	866
2024 Vacant Housing Units	10	73	274
2029 Total Housing Units	199	968	5,197
2029 Owner Occupied Housing Units	156	719	4,056
2029 Renter Occupied Housing Units	31	172	857
2029 Vacant Housing Units	11	77	284

### Socioeconomic Status Index

2024 Socioeconomic Status Index	51.1	50.0	54.2
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Currently, 76.5% of the 4,861 housing units in the area are owner occupied; 17.8% renter occupied; and 5.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 4,337 housing units in the area and 5.3% vacant housing units. The annual rate of change in housing units since 2020 is 2.72%. Median home value in the area is \$283,063, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 7.65% annually to \$409,287.

**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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



# 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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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date