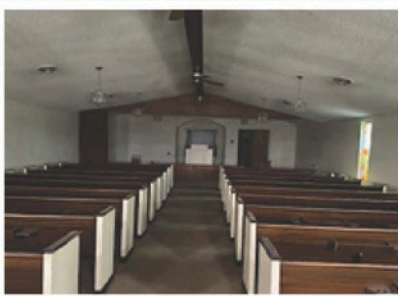


FOR SALE: \$30,000

308 & 370 East Mississippi  
Floydada, TX 79325



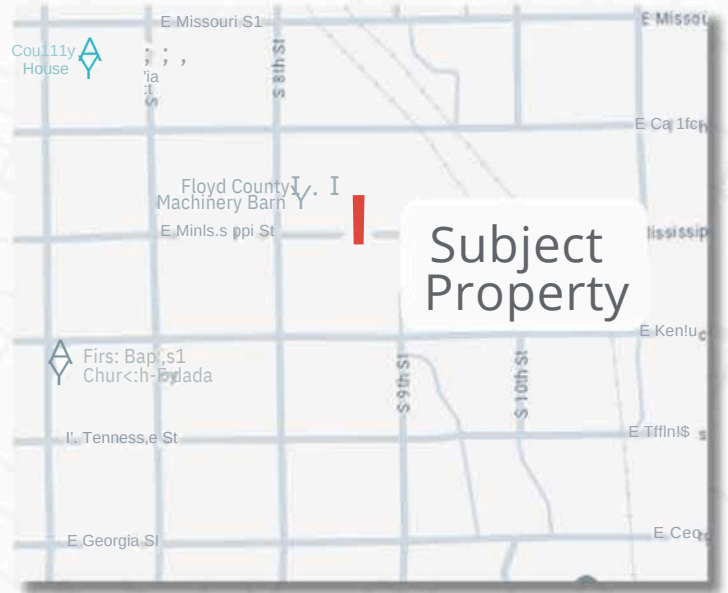
Exciting opportunity in Floydada, Texas!  
Former church property with three parcels and four lots available  
for sale. Prime location for redevelopment in a thriving  
community.

LAND  
FOR SALE



**Mark Vigil**  
(806) 500-6202  
[Markvigil@kw.com](mailto:Markvigil@kw.com)

308 & 310 East Mississippi  
Floydada, TX 79325



## Property Features

|             |           |
|-------------|-----------|
| Year Built: | 7955      |
| Land Use:   | MISC      |
| Bldg Size:  | 7,600 SF  |
| Lot Size:   | 37,497 SF |
| Price:      | \$40,000  |
| Price/SF:   | \$7.07    |

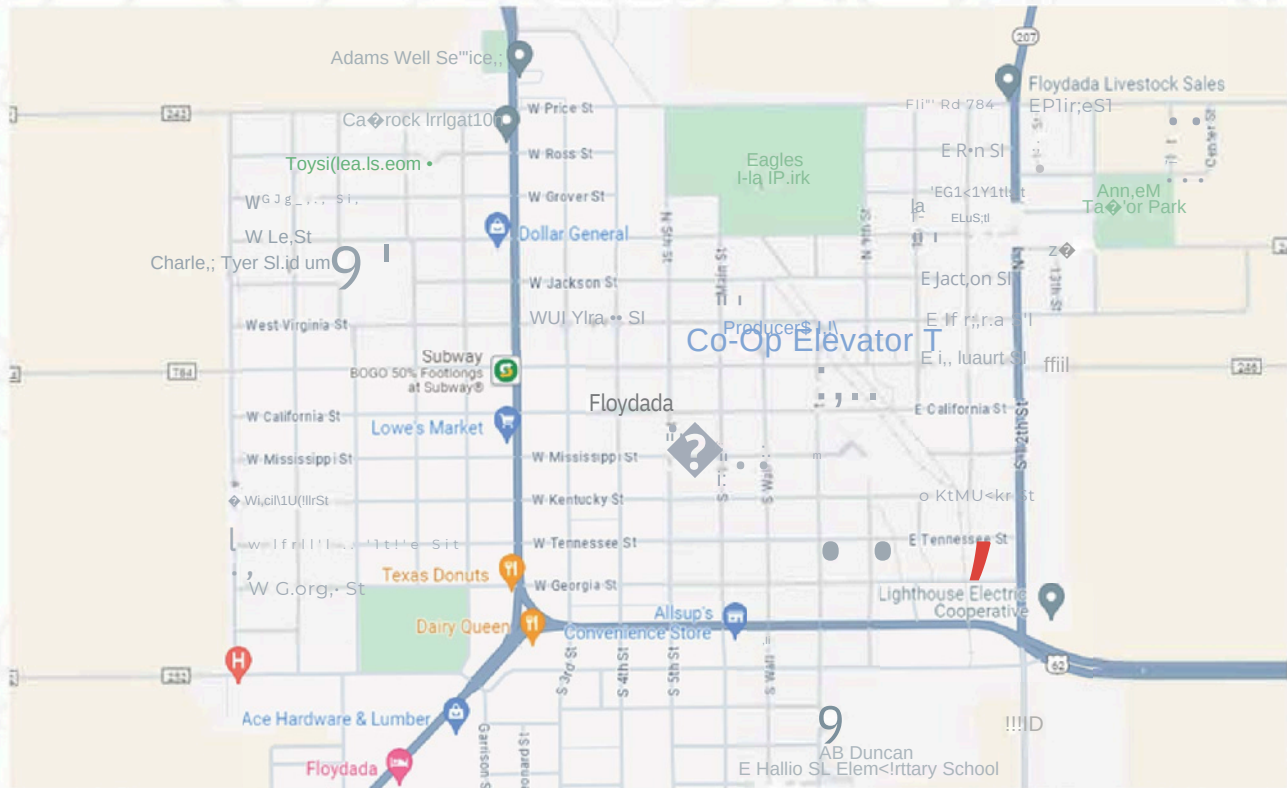


**Mark Vigil**  
(806) 500-6202  
Markvigil@kw.com



VIGIL REAL ESTATE  
GROUP

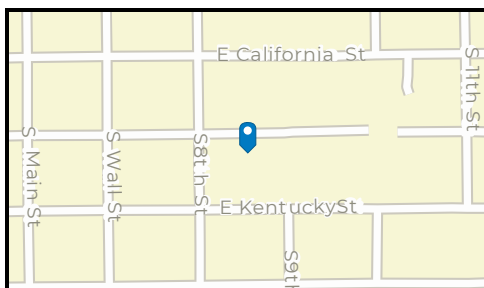
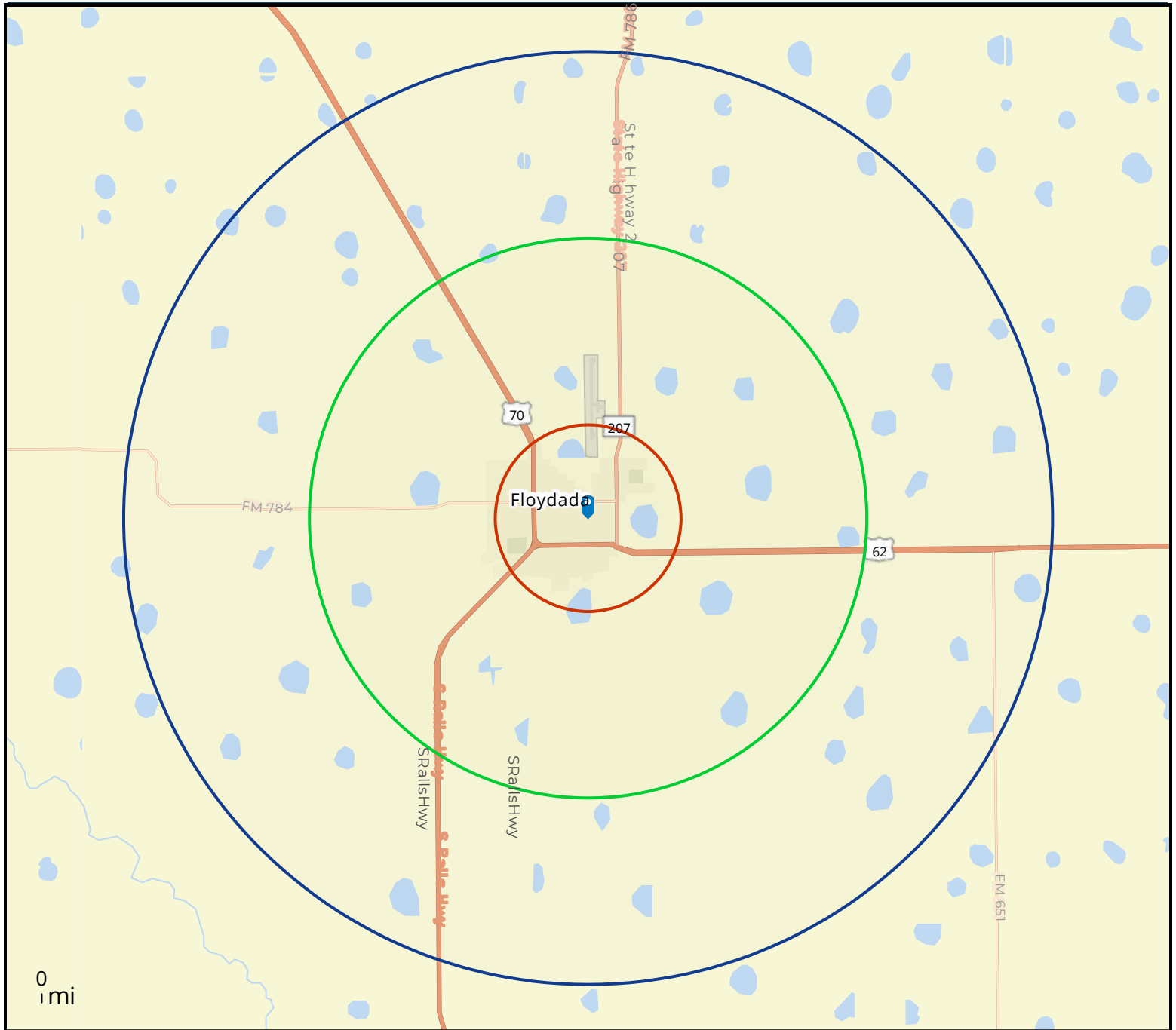
308 & 310 East Mississippi  
Floydada, TX 79325



# Traffic Count Map

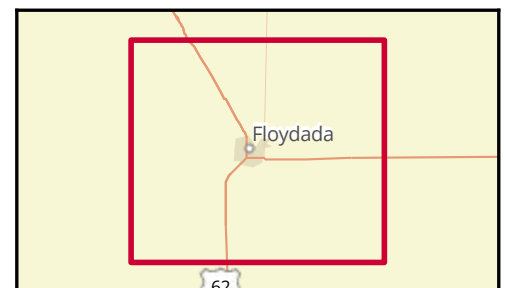
308 E Mississippi St, Floydada, Texas, 79235  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.98303  
Longitude: -101.33090



**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 (Q4 2023).



## Executive Summary

308 E Mississippi St, Floyddada, Texas, 79235

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 33.98303

Longitude: -101.33090

|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2010 Population        | 2,648  | 3,250   | 3,362   |
| 2020 Population        | 2,242  | 2,826   | 2,919   |
| 2023 Population        | 2,234  | 2,812   | 2,867   |
| 2028 Population        | 2,164  | 2,713   | 2,765   |
| 2010-2020 Annual Rate  | -1.65% | -1.39%  | -1.40%  |
| 2020-2023 Annual Rate  | -0.11% | -0.15%  | -0.55%  |
| 2023-2028 Annual Rate  | -0.63% | -0.71%  | -0.72%  |
| 2020 Male Population   | 48.5%  | 48.6%   | 48.7%   |
| 2020 Female Population | 51.5%  | 51.4%   | 51.3%   |
| 2020 Median Age        | 37.3   | 37.8    | 37.9    |
| 2023 Male Population   | 50.1%  | 50.0%   | 50.1%   |
| 2023 Female Population | 49.9%  | 50.0%   | 49.9%   |
| 2023 Median Age        | 37.0   | 38.5    | 38.7    |

In the identified area, the current year population is 2,867. In 2020, the Census count in the area was 2,919. The rate of change since 2020 was -0.55% annually. The five-year projection for the population in the area is 2,765 representing a change of -0.72% annually from 2023 to 2028. Currently, the population is 50.1% male and 49.9% female.

### Median Age

The median age in this area is 38.7, compared to U.S. median age of 39.1.

### Race and Ethnicity

|                                          |       |       |       |
|------------------------------------------|-------|-------|-------|
| 2023 White Alone                         | 51.1% | 53.3% | 53.6% |
| 2023 Black Alone                         | 3.4%  | 3.2%  | 3.1%  |
| 2023 American Indian/Alaska Native Alone | 0.5%  | 0.5%  | 0.5%  |
| 2023 Asian Alone                         | 0.3%  | 0.2%  | 0.2%  |
| 2023 Pacific Islander Alone              | 0.1%  | 0.1%  | 0.1%  |
| 2023 Other Race                          | 15.3% | 14.7% | 14.6% |
| 2023 Two or More Races                   | 29.3% | 28.0% | 27.9% |
| 2023 Hispanic Origin (Any Race)          | 67.8% | 65.0% | 64.6% |

Persons of Hispanic origin represent 64.6% 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 79.0 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

|                                  |        |        |        |
|----------------------------------|--------|--------|--------|
| 2023 Wealth Index 2010           | 46     | 49     | 50     |
| Households 2020 Households       | 997    | 1,234  | 1,263  |
| 2023 Households 2028             | 913    | 1,138  | 1,161  |
| Households 2010-2020 Annual Rate | 898    | 1,110  | 1,132  |
| 2020-2023 Annual Rate            | 876    | 1,080  | 1,101  |
| 2023-2028 Annual Rate            | -0.88% | -0.81% | -0.84% |
| Average Household Size           | -0.51% | -0.76% | -0.78% |
|                                  | -0.49% | -0.55% | -0.55% |
|                                  | 2.49   | 2.53   | 2.53   |

The household count in this area has changed from 1,161 in 2020 to 1,132 in the current year, a change of -0.78% annually. The five-year projection of households is 1,101, a change of -0.55% annually from the current year total. Average household size is currently 2.53, compared to 2.51 in the year 2020. The number of families in the current year is 789 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

308 E Mississippi St, Floydata, Texas, 79235

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 33.98303

Longitude: -101.33090

|                                     | 1 mile   | 3 miles  | 5 miles  |
|-------------------------------------|----------|----------|----------|
| <b>Mortgage Income</b>              |          |          |          |
| 2023 Percent of Income for Mortgage | 9.2%     | 9.8%     | 9.9%     |
| <b>Median Household Income</b>      |          |          |          |
| 2023 Median Household Income        | \$44,100 | \$45,356 | \$45,468 |
| 2028 Median Household Income        | \$47,206 | \$48,937 | \$49,134 |
| 2023-2028 Annual Rate               | 1.37%    | 1.53%    | 1.56%    |
| <b>Average Household Income</b>     |          |          |          |
| 2023 Average Household Income       | \$63,137 | \$65,390 | \$65,759 |
| 2028 Average Household Income       | \$71,145 | \$74,216 | \$74,548 |
| 2023-2028 Annual Rate               | 2.42%    | 2.56%    | 2.54%    |
| <b>Per Capita Income</b>            |          |          |          |
| 2023 Per Capita Income              | \$24,951 | \$25,801 | \$25,931 |
| 2028 Per Capita Income              | \$28,303 | \$29,531 | \$29,649 |
| 2023-2028 Annual Rate               | 2.55%    | 2.74%    | 2.72%    |
| <b>GINI Index</b>                   |          |          |          |
| 2023 Gini Index                     | 45.4     | 45.0     | 45.0     |

### Households by Income

Current median household income is \$45,468 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$49,134 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$65,759 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$74,548 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$25,931 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$29,649 in five years, compared to \$47,525 for all U.S. households

### Housing

|                                    |       |       |       |
|------------------------------------|-------|-------|-------|
| 2023 Housing Affordability Index   | 248   | 235   | 232   |
| 2010 Total Housing Units           | 1,245 | 1,513 | 1,550 |
| 2010 Owner Occupied Housing Units  | 713   | 899   | 921   |
| 2010 Renter Occupied Housing Units | 285   | 335   | 342   |
| 2010 Vacant Housing Units          | 248   | 279   | 287   |
| 2020 Total Housing Units           | 1,113 | 1,365 | 1,395 |
| 2020 Owner Occupied Housing Units  | 630   | 800   | 817   |
| 2020 Renter Occupied Housing Units | 283   | 338   | 344   |
| 2020 Vacant Housing Units          | 200   | 229   | 236   |
| 2023 Total Housing Units           | 1,118 | 1,371 | 1,400 |
| 2023 Owner Occupied Housing Units  | 674   | 846   | 862   |
| 2023 Renter Occupied Housing Units | 224   | 264   | 270   |
| 2023 Vacant Housing Units          | 220   | 261   | 268   |
| 2028 Total Housing Units           | 1,085 | 1,327 | 1,355 |
| 2028 Owner Occupied Housing Units  | 663   | 829   | 844   |
| 2028 Renter Occupied Housing Units | 214   | 251   | 257   |
| 2028 Vacant Housing Units          | 209   | 247   | 254   |
| <b>Socioeconomic Status Index</b>  |       |       |       |
| 2023 Socioeconomic Status Index    | 39.8  | 40.6  | 40.8  |

Currently, 61.6% of the 1,400 housing units in the area are owner occupied; 19.3%, renter occupied; and 19.1% 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 1,395 housing units in the area and 16.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.11%. Median home value in the area is \$74,621, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.44% annually to \$76,295.

**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 12, 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.*

### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

|                                                                       |             |                      |              |
|-----------------------------------------------------------------------|-------------|----------------------|--------------|
| Keller Williams Realty                                                | 0494693     | klrw238@kw.com       | 806-771-7710 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                | Phone        |
| Pamela Titzell                                                        | 0465722     | pamtitzell@kw.com    | 806-771-7710 |
| Designated Broker of Firm                                             | License No. | Email                | Phone        |
| Pamela Titzell                                                        | 0465722     | pamelatitzell@kw.com | 806-771-7710 |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. |                      | Phone        |
| Mark Vigil                                                            | 737461      | markvigil@kw.com     | 806-239-0804 |
| Sales Agent/Associate's Name                                          | License No. | Email                | Phone        |

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

\_\_\_\_\_  
Date