



Property Summary			
Rooms	46	Operation Type	Independent
Built	1984	Commercial Asking Rent	Withheld
Stories	3		
Parking Spaces	1.04/Room; 48 Surface Spaces		
True Owner	Las Colinas Hotel Management		

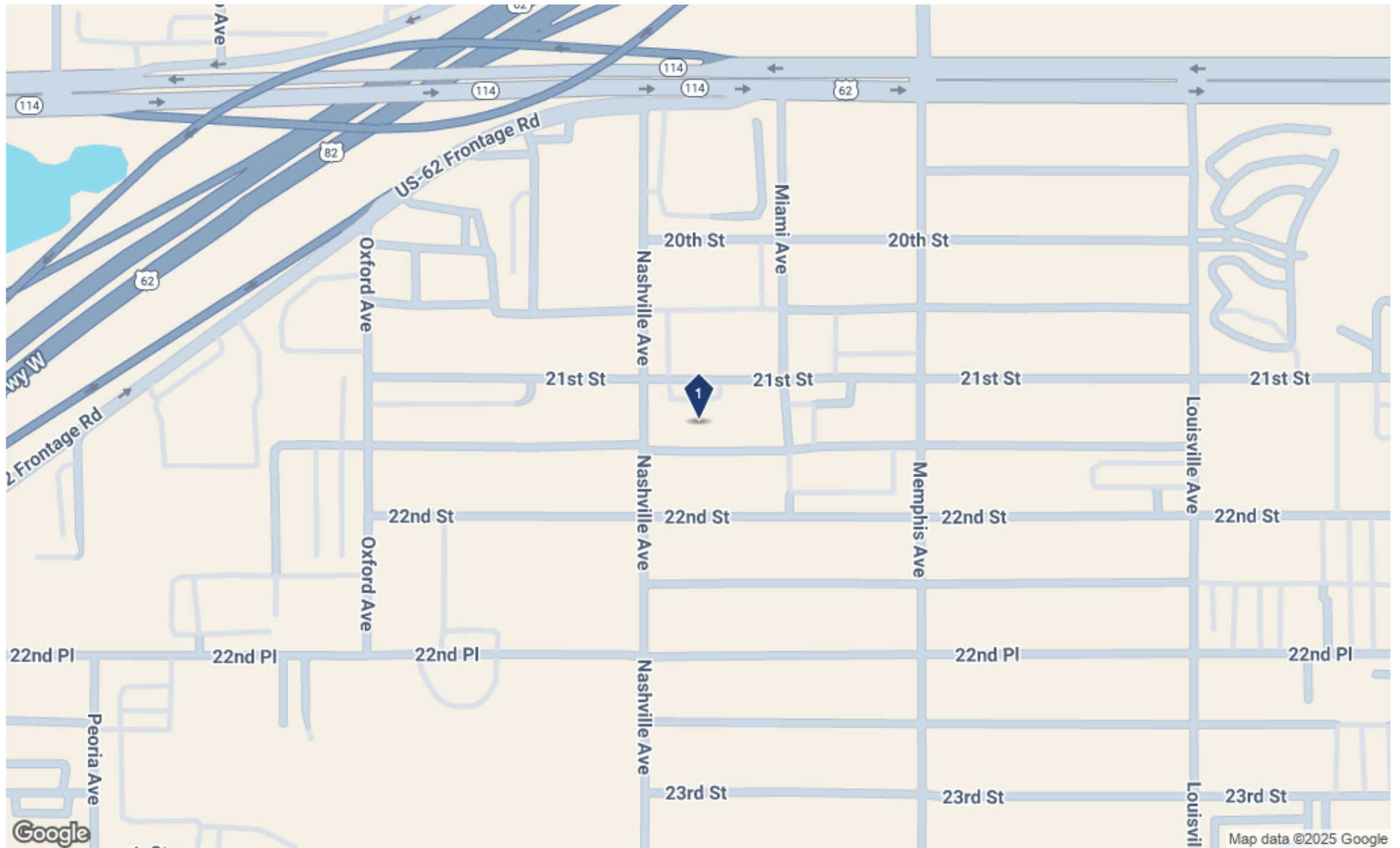


Guesthouse Inn - 3815 21st St

Lubbock, Texas 79410 (Lubbock County) - Lubbock Submarket

Economy

Hotel



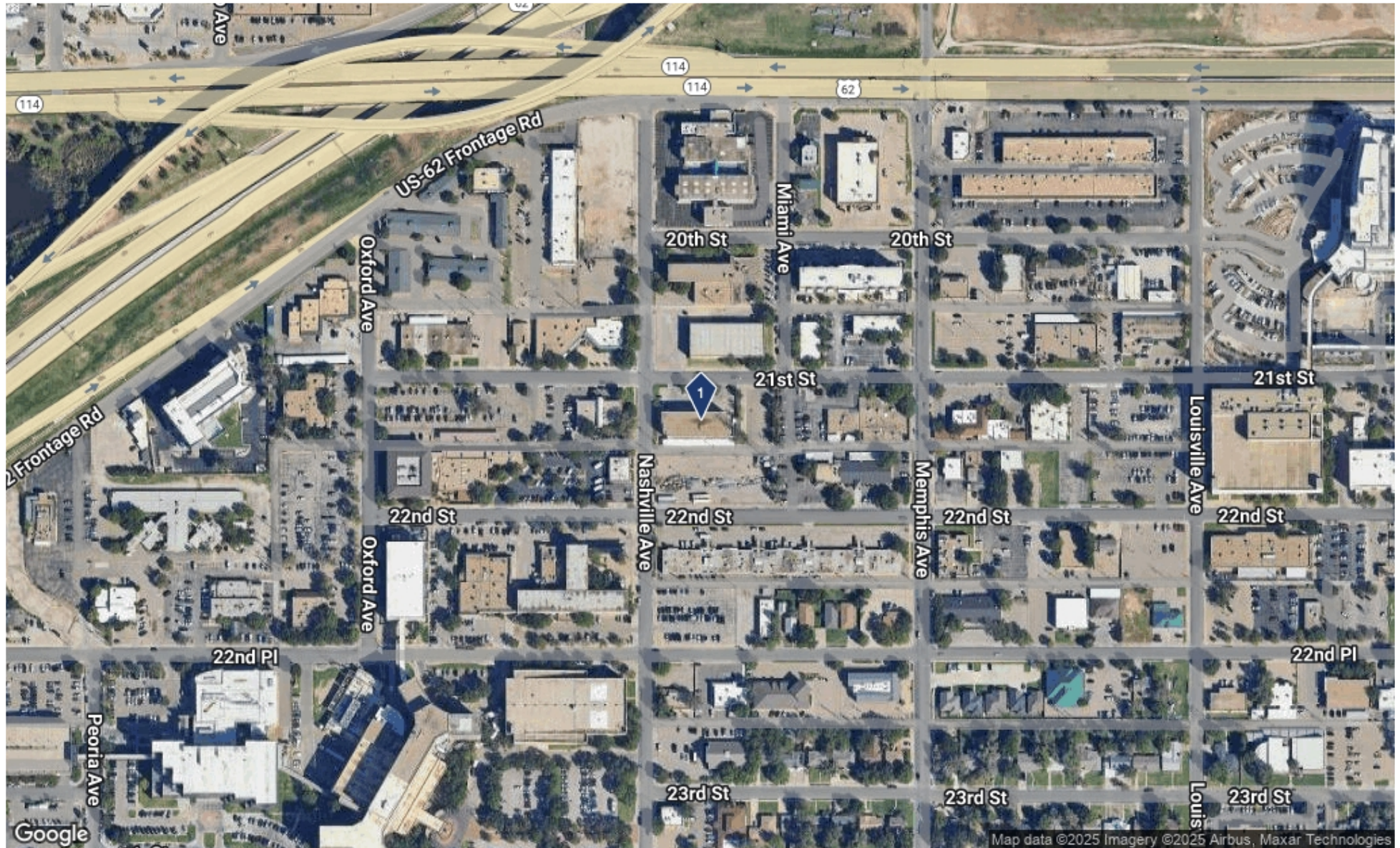


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Economy

Hotel

No Site Plan Available



Guesthouse Inn - 3815 21st St

Lubbock, Texas 79410 (Lubbock County) - Lubbock Submarket

Economy

Hotel

No Data Available

Traffic Count Report

Guesthouse Inn

3815 21st St, Lubbock, TX 79410

Building Type: **Hospitality**

Class: -

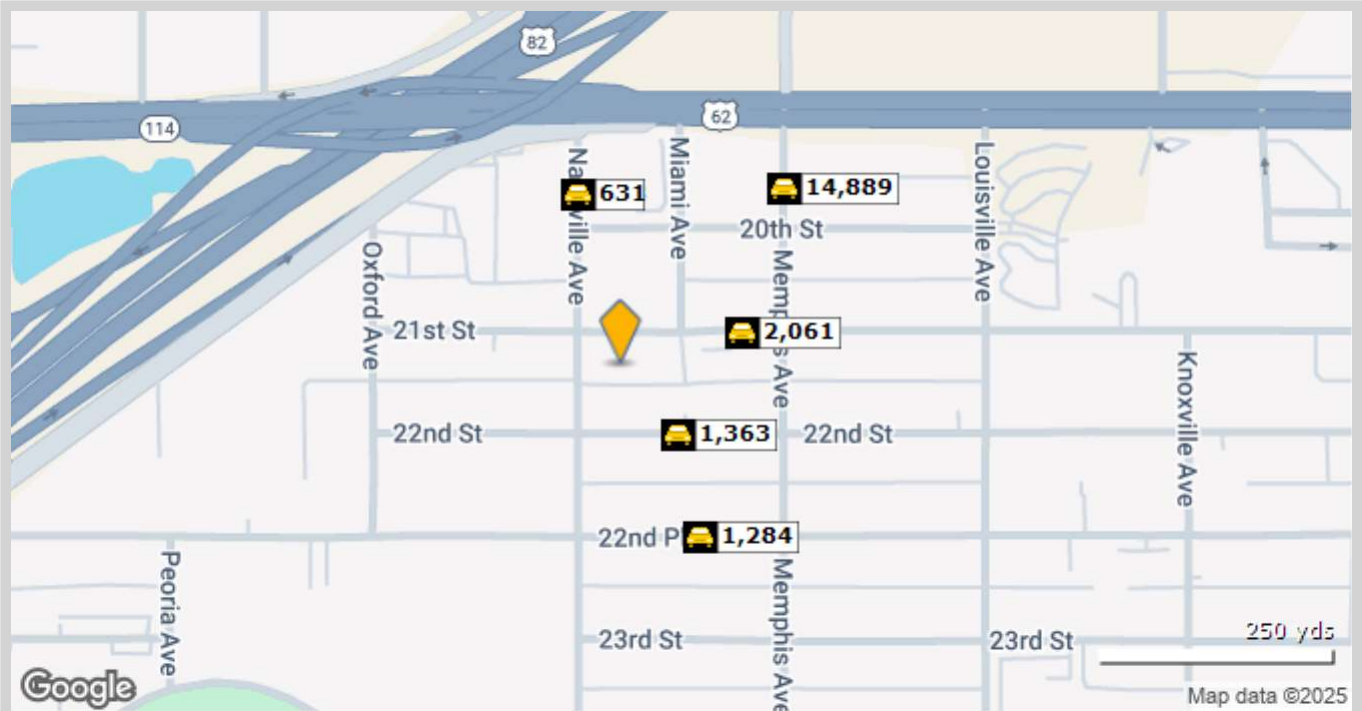
RBA: **32,283 SF**

Typical Floor: **9,469 SF**

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	22nd St	Nashville Ave	0.06 W	2024	1,362	MPSI	.06
2	22nd St	Nashville Ave	0.06 W	2025	1,363	MPSI	.06
3	21st St	Memphis Ave	0.03 E	2024	2,045	MPSI	.08
4	21st St	Memphis Ave	0.03 E	2025	2,061	MPSI	.08
5	Nashville Ave	20th St	0.03 S	2018	50	MPSI	.11
6	Nashville Ave	20th St	0.03 S	2025	618	MPSI	.11
7	Nashville Ave	20th St	0.03 S	2024	631	MPSI	.11
8	22nd Pl	Memphis Ave	0.05 E	2024	1,294	MPSI	.12
9	22nd Pl	Memphis Ave	0.05 E	2025	1,284	MPSI	.12
10	Memphis Ave	20th St	0.03 S	2018	14,889	MPSI	.15

Guesthouse Inn

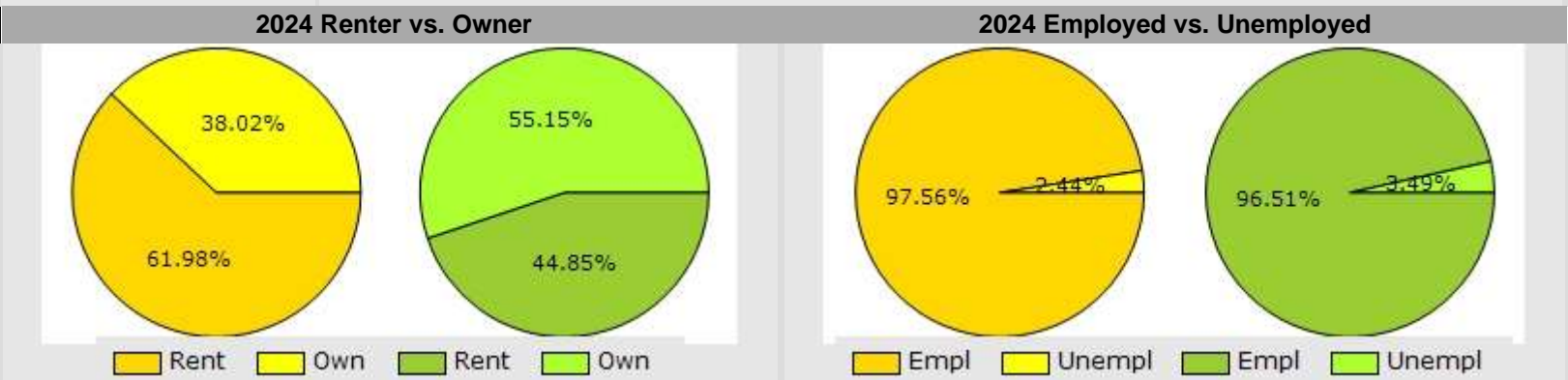
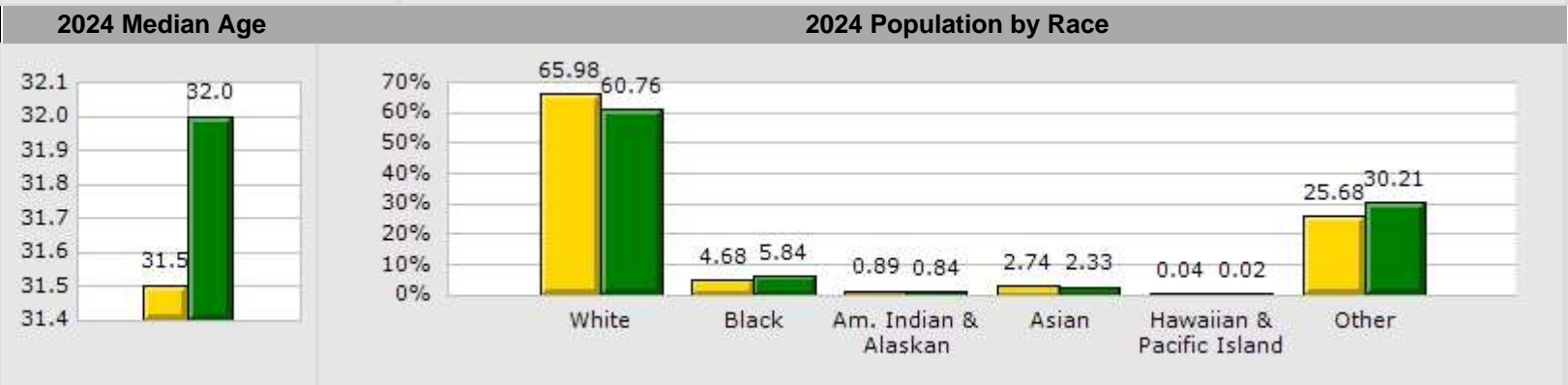
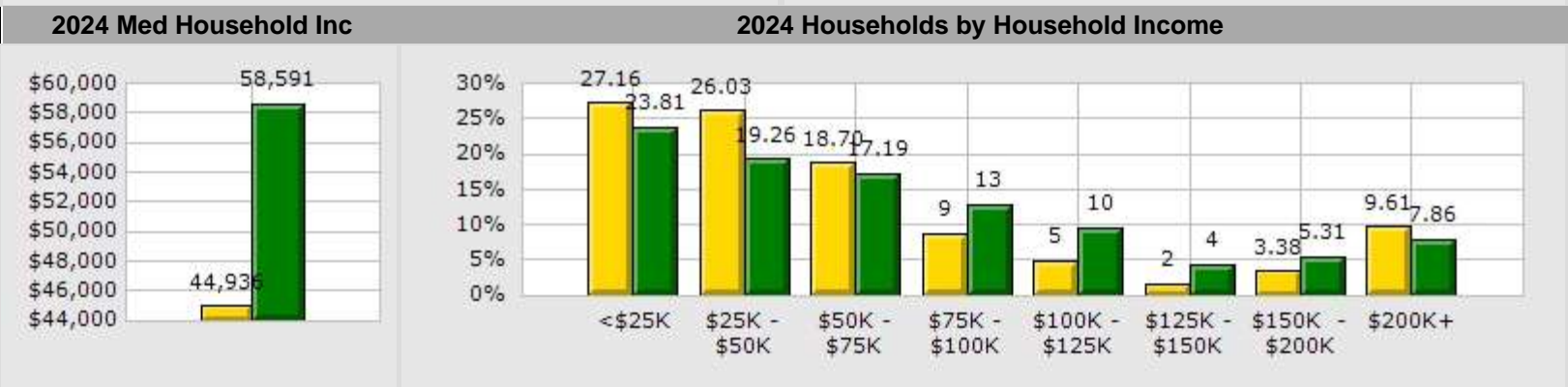
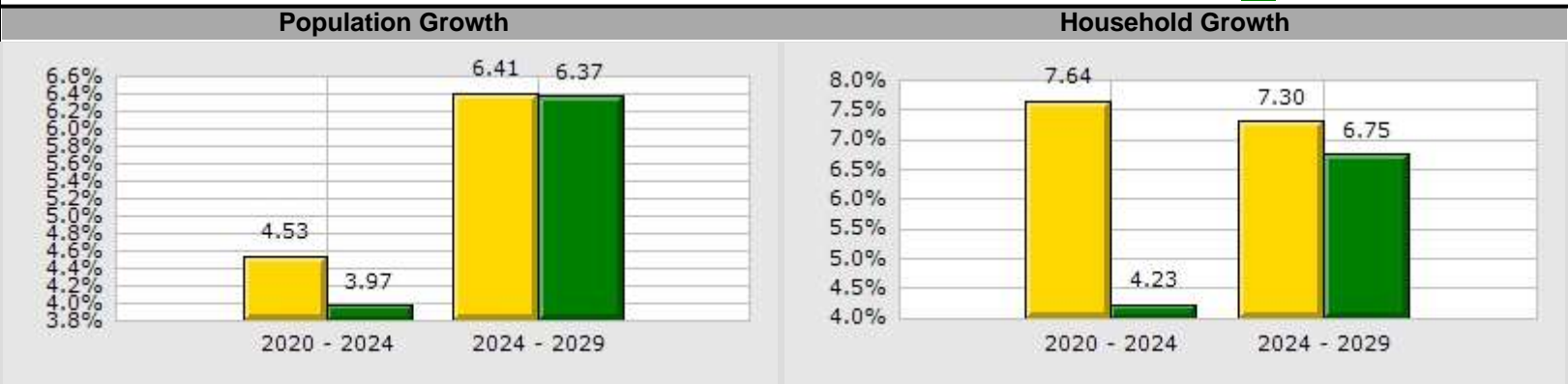
3815 21st St, Lubbock, TX 79410

Type: Hospitality/Hotel

County: Lubbock


1 Mile

County



Guesthouse Inn				
3815 21st St, Lubbock, TX 79410				
Type:	Hospitality/Hotel			
County:	Lubbock			
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	4.53%		3.97%	
Growth 2024 - 2029	6.41%		6.37%	
Empl	4,038	97.56%	162,094	96.51%
Unempl	101	2.44%	5,860	3.49%
2024 Population by Race				
	8,463		322,981	
White	5,584	65.98%	196,249	60.76%
Black	396	4.68%	18,872	5.84%
Am. Indian & Alaskan	75	0.89%	2,703	0.84%
Asian	232	2.74%	7,527	2.33%
Hawaiian & Pacific Island	3	0.04%	56	0.02%
Other	2,173	25.68%	97,574	30.21%
Household Growth				
Growth 2020 - 2024	7.64%		4.23%	
Growth 2024 - 2029	7.30%		6.75%	
Renter Occupied	2,149	61.98%	55,846	44.85%
Owner Occupied	1,318	38.02%	68,667	55.15%
2024 Households by Household Income				
	3,465		124,513	
Income <\$25K	941	27.16%	29,649	23.81%
Income \$25K - \$50K	902	26.03%	23,979	19.26%
Income \$50K - \$75K	648	18.70%	21,407	17.19%
Income \$75K - \$100K	302	8.72%	15,852	12.73%
Income \$100K - \$125K	165	4.76%	11,949	9.60%
Income \$125K - \$150K	57	1.65%	5,280	4.24%
Income \$150K - \$200K	117	3.38%	6,606	5.31%
Income \$200K+	333	9.61%	9,791	7.86%
2024 Med Household Inc	\$44,936		\$58,591	
2024 Median Age	31.50		32.00	

Demographic Summary Report

Guesthouse Inn									
3815 21st St, Lubbock, TX 79410									
Building Type: Hospitality			Total Available: 0 SF						
Class: -			% Leased: 0%						
RBA: 32,283 SF			Rent/SF/Yr: -						
Typical Floor: 9,469 SF									
Radius		1 Mile		5 Mile		10 Mile			
Population									
2029 Projection		9,004		215,483		314,157			
2024 Estimate		8,462		203,169		295,128			
2020 Census		8,095		199,895		284,327			
Growth 2024 - 2029		6.41%		6.06%		6.45%			
Growth 2020 - 2024		4.53%		1.64%		3.80%			
2024 Population by Hispanic Origin		2,539		83,859		112,763			
2024 Population		8,462		203,169		295,128			
White		5,584	65.99%	119,418	58.78%	181,060	61.35%		
Black		397	4.69%	11,233	5.53%	15,609	5.29%		
Am. Indian & Alaskan		74	0.87%	1,726	0.85%	2,265	0.77%		
Asian		232	2.74%	4,133	2.03%	5,536	1.88%		
Hawaiian & Pacific Island		3	0.04%	43	0.02%	52	0.02%		
Other		2,172	25.67%	66,616	32.79%	90,605	30.70%		
U.S. Armed Forces		0		194		351			
Households									
2029 Projection		3,720		88,717		124,288			
2024 Estimate		3,467		83,402		116,477			
2020 Census		3,221		81,704		112,039			
Growth 2024 - 2029		7.30%		6.37%		6.71%			
Growth 2020 - 2024		7.64%		2.08%		3.96%			
Owner Occupied		1,318	38.02%	38,378	46.02%	62,578	53.73%		
Renter Occupied		2,149	61.98%	45,024	53.98%	53,899	46.27%		
2024 Households by HH Income		3,465		83,401		116,477			
Income: <\$25,000		941	27.16%	23,161	27.77%	27,960	24.00%		
Income: \$25,000 - \$50,000		902	26.03%	17,856	21.41%	22,447	19.27%		
Income: \$50,000 - \$75,000		648	18.70%	14,379	17.24%	20,052	17.22%		
Income: \$75,000 - \$100,000		302	8.72%	9,956	11.94%	14,580	12.52%		
Income: \$100,000 - \$125,000		165	4.76%	6,913	8.29%	11,296	9.70%		
Income: \$125,000 - \$150,000		57	1.65%	3,176	3.81%	4,875	4.19%		
Income: \$150,000 - \$200,000		117	3.38%	3,348	4.01%	6,234	5.35%		
Income: \$200,000+		333	9.61%	4,612	5.53%	9,033	7.76%		
2024 Avg Household Income		\$75,353		\$71,372		\$81,915			
2024 Med Household Income		\$44,936		\$50,988		\$58,235			

Guesthouse Inn

3815 21st St, Lubbock, TX 79410

Building Type: **Hospitality**Total Available: **0 SF**Class: **-**% Leased: **0%**RBA: **32,283 SF**Rent/SF/Yr: **-**Typical Floor: **9,469 SF**

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	1,739	11,170	6
Retail & Wholesale Trade	66	665	10
Hospitality & Food Service	45	650	14
Real Estate, Renting, Leasing	26	96	4
Finance & Insurance	48	224	5
Information	15	288	19
Scientific & Technology Services	52	301	6
Management of Companies	2	6	3
Health Care & Social Assistance	1,206	6,314	5
Educational Services	27	825	31
Public Administration & Sales	7	115	16
Arts, Entertainment, Recreation	12	180	15
Utilities & Waste Management	16	66	4
Construction	32	303	9
Manufacturing	17	131	8
Agriculture, Mining, Fishing	6	18	3
Other Services	162	988	6

Consumer Spending Report

Guesthouse Inn

3815 21st St, Lubbock, TX 79410

Building Type: **Hospitality**

Class: -

RBA: **32,283 SF**

Typical Floor: **9,469 SF**

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



2024 Annual Spending (\$000s)	1 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$87,707	\$2,178,895	\$3,333,990
Total Apparel	\$4,753	\$121,240	\$181,913
Women's Apparel	1,780	45,645	68,638
Men's Apparel	995	24,175	36,342
Girl's Apparel	318	8,770	13,538
Boy's Apparel	244	6,716	10,278
Infant Apparel	252	6,654	9,610
Footwear	1,164	29,279	43,506
Total Entertainment & Hobbies	\$13,108	\$314,548	\$483,223
Entertainment	1,339	35,922	54,078
Audio & Visual Equipment/Service	3,217	79,349	118,156
Reading Materials	157	3,284	5,224
Pets, Toys, & Hobbies	2,248	52,713	81,811
Personal Items	6,147	143,280	223,954
Total Food and Alcohol	\$24,959	\$613,697	\$917,309
Food At Home	12,796	319,869	474,231
Food Away From Home	10,349	252,304	380,776
Alcoholic Beverages	1,814	41,523	62,303
Total Household	\$13,068	\$329,263	\$522,544
House Maintenance & Repair	2,425	68,896	113,369
Household Equip & Furnishings	5,245	131,498	205,850
Household Operations	3,942	95,970	149,698
Housing Costs	1,456	32,899	53,627

Consumer Spending Report

Guesthouse Inn

3815 21st St, Lubbock, TX 79410

2024 Annual Spending (000s)	1 Mile	5 Mile	10 Mile
Total Transportation/Maint.	\$22,335	\$578,907	\$880,400
Vehicle Purchases	10,997	296,955	455,155
Gasoline	6,277	161,706	239,075
Vehicle Expenses	415	8,985	15,540
Transportation	1,806	40,735	65,770
Automotive Repair & Maintenance	2,841	70,524	104,860
Total Health Care	\$4,275	\$101,180	\$155,117
Medical Services	2,389	57,097	88,201
Prescription Drugs	1,429	33,112	50,315
Medical Supplies	458	10,972	16,601
Total Education/Day Care	\$5,210	\$120,060	\$193,484
Education	3,422	79,218	126,777
Fees & Admissions	1,788	40,842	66,708