THE POWELL GROUP
The Experts in Real Estate & Business Brokerage

518 E 34th Street, Lubbock, Texas 79404

Murphy BUSINESS SALES
Excellence in Business Transactions

KW COMMERCIAL

Turnkey Bar & Event Venue on 34th Street

PRESENTED BY:

SALES PRICE: $175,000

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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:	518 E 34th Street Lubbock, TX 79404
Building Size:	2,677 SF
Lot Size:	.378 AC
Year Built:	1960
Zoning:	HC
:	
Price:	$175,000
Price PSF:	$65.37

Property Overview

Located on 34th Street, this property offers a straightforward commercial opportunity with strong accessibility and HC zoning. The property is positioned near MLK Jr. Blvd, providing quick connection to Loop 289, I-27, and surrounding neighborhoods. Built in 1960, the site is currently utilized as a bar and private event/party venue. Sale includes all interior contents, offering a turnkey setup for continued operation or renovation into other commercial use. It features hard-surface flooring and a functional layout suitable for gatherings or service operations. A fenced backyard with/large patio expands usable space for outdoor events or seasonal service. The property also includes a back house for storage or auxiliary purposes and offers ample on-site parking. With its high-visibility location and existing hospitality infrastructure, 518 E 34th Street serves as a practical option for operators, investors, or business owners seeking a lean, ready-to-use commercial property.

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View more listings at www.lubbockcommercialrealestate.com

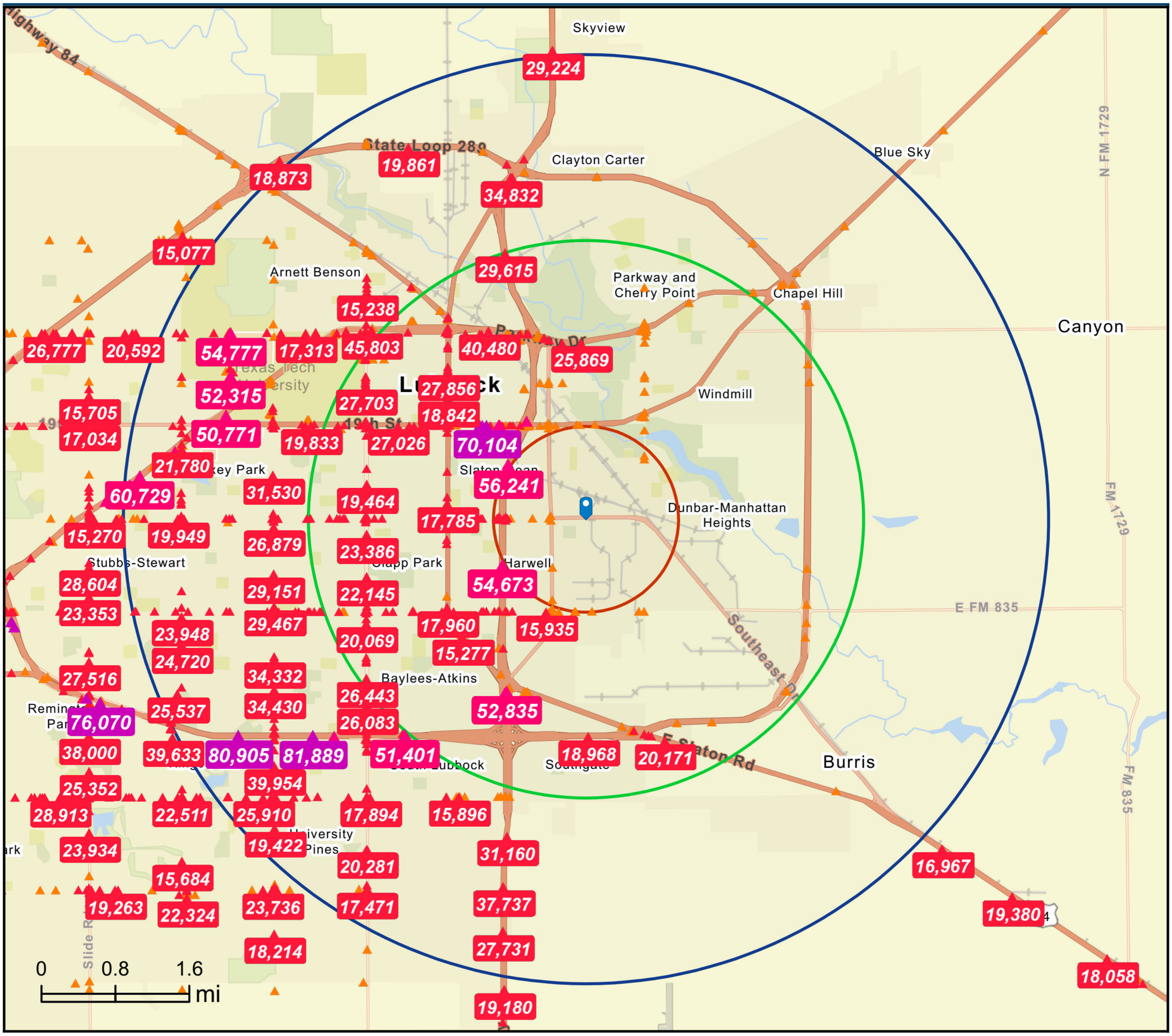
Photos

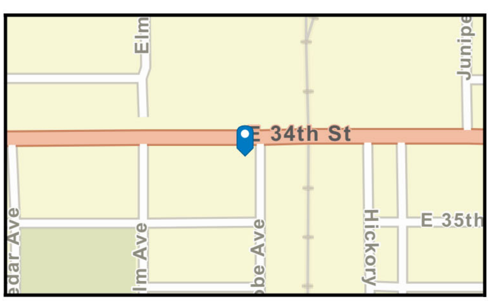
esri
THE SCIENCE OF WHERE®

Traffic Count Map

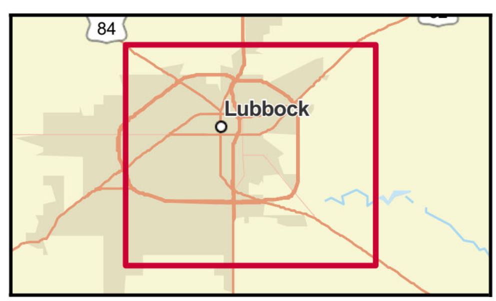
518 E 34th St, Lubbock, Texas, 79404
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.56311
Longitude: -101.82939





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: ©2025 Kalibrate Technologies (Q1 2025).

August 04, 2025

Executive Summary

518 E 34th St, Lubbock, Texas, 79404
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.56311
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	1 mile	3 miles	5 miles
Population			
2010 Population	4,286	58,156	133,004
2020 Population	3,560	58,727	130,647
2025 Population	3,543	57,847	129,838
2030 Population	3,593	58,884	132,478
2010-2020 Annual Rate	-1.84%	0.10%	-0.18%
2020-2025 Annual Rate	-0.09%	-0.29%	-0.12%
2025-2030 Annual Rate	0.28%	0.36%	0.40%
2020 Male Population	48.8%	50.9%	50.1%
2020 Female Population	51.2%	49.1%	49.9%
2020 Median Age	35.6	26.5	30.5
2025 Male Population	49.6%	51.4%	50.7%
2025 Female Population	50.4%	48.6%	49.3%
2025 Median Age	36.4	27.4	31.3

In the identified area, the current year population is 129,838. In 2020, the Census count in the area was 130,647. The rate of change since 2020 was -0.12% annually. The five-year projection for the population in the area is 132,478 representing a change of 0.40% annually from 2025 to 2030. Currently, the population is 50.7% male and 49.3% female.

Median Age

The median age in this area is 31.3, compared to U.S. median age of 39.6.

	1 mile	3 miles	5 miles
Race and Ethnicity			
2025 White Alone	27.1%	38.6%	48.9%
2025 Black Alone	35.7%	22.1%	14.7%
2025 American Indian/Alaska Native Alone	0.9%	1.6%	1.3%
2025 Asian Alone	0.3%	4.7%	3.6%
2025 Pacific Islander Alone	0.0%	0.1%	0.1%
2025 Other Race	24.0%	18.9%	16.4%
2025 Two or More Races	12.0%	14.0%	15.0%
2025 Hispanic Origin (Any Race)	56.5%	47.3%	44.7%

Persons of Hispanic origin represent 44.7% of the population in the identified area compared to 19.7% 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 84.2 in the identified area, compared to 72.7 for the U.S. as a whole.

	1 mile	3 miles	5 miles
Households			
2025 Wealth Index	27	30	47
2010 Households	1,495	20,299	48,578
2020 Households	1,380	20,045	48,668
2025 Households	1,407	20,490	50,033
2030 Households	1,452	21,427	52,167
2010-2020 Annual Rate	-0.80%	-0.13%	0.02%
2020-2025 Annual Rate	0.37%	0.42%	0.53%
2025-2030 Annual Rate	0.63%	0.90%	0.84%
2025 Average Household Size	2.51	2.43	2.40

The household count in this area has changed from 48,668 in 2020 to 50,033 in the current year, a change of 0.53% annually. The five-year projection of households is 52,167, a change of 0.84% annually from the current year total. Average household size is currently 2.40, compared to 2.48 in the year 2020. The number of families in the current year is 27,634 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 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2025 Percent of Income for Mortgage	12.7%	16.8%	22.2%
Median Household Income			
2025 Median Household Income	$35,209	$40,171	$48,844
2030 Median Household Income	$38,402	$44,099	$53,493
2025-2030 Annual Rate	1.75%	1.88%	1.84%
Average Household Income			
2025 Average Household Income	$47,943	$53,350	$68,690
2030 Average Household Income	$52,476	$57,877	$74,819
2025-2030 Annual Rate	1.82%	1.64%	1.72%
Per Capita Income			
2025 Per Capita Income	$18,614	$19,140	$26,555
2030 Per Capita Income	$20,739	$21,320	$29,553
2025-2030 Annual Rate	2.19%	2.18%	2.16%
GINI Index			
2025 Gini Index	43.2	45.4	47.1

Households by Income

Current median household income is $48,844 in the area, compared to $81,624 for all U.S. households. Median household income is projected to be $53,493 in five years, compared to $92,476 all U.S. households.

Current average household income is $68,690 in this area, compared to $116,179 for all U.S. households. Average household income is projected to be $74,819 in five years, compared to $128,612 for all U.S. households.

Current per capita income is $26,555 in the area, compared to the U.S. per capita income of $45,360. The per capita income is projected to be $29,553 in five years, compared to $50,744 for all U.S. households.

	1 mile	3 miles	5 miles
Housing			
2025 Housing Affordability Index	152	116	89
2010 Total Housing Units	1,664	22,780	53,147
2010 Owner Occupied Housing Units	666	8,707	24,823
2010 Renter Occupied Housing Units	829	11,592	23,755
2010 Vacant Housing Units	169	2,481	4,569
2020 Total Housing Units	1,674	23,435	54,931
2020 Owner Occupied Housing Units	637	7,771	22,803
2020 Renter Occupied Housing Units	743	12,274	25,865
2020 Vacant Housing Units	296	3,372	6,290
2025 Total Housing Units	1,721	24,069	56,622
2025 Owner Occupied Housing Units	653	7,985	23,604
2025 Renter Occupied Housing Units	754	12,505	26,429
2025 Vacant Housing Units	314	3,579	6,589
2030 Total Housing Units	1,785	25,298	59,300
2030 Owner Occupied Housing Units	711	8,636	25,337
2030 Renter Occupied Housing Units	740	12,791	26,830
2030 Vacant Housing Units	333	3,871	7,133
Socioeconomic Status Index			
2025 Socioeconomic Status Index	38.0	37.5	41.8

Currently, 41.7% of the 56,622 housing units in the area are owner occupied; 46.7%, renter occupied; and 11.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 54,931 housing units in the area and 11.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.58%. Median home value in the area is $173,587, compared to a median home value of $370,578 for the U.S. In five years, median value is projected to change by 6.57% annually to $238,655.

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 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

	License No.	Email	Phone
Keller Williams Realty	494693	klrw238@kw.com	806-771-7710
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Pamela Titzell	465722	pamtitzell@kw.com	806-771-7710
Designated Broker of Firm	License No.	Email	Phone
Pamela Titzell	465722	pamtitzell@kw.com	806-771-7710
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