THE POWELL GROUP
The Experts in Real Estate & Business Brokerage

4810 Avenue P, Lubbock, TX 79401

Murphy BUSINESS SALES
Excellence in Business Transactions

KW COMMERCIAL

Church for Sale

PRESENTED BY:

SALES PRICE: $375,000

DAVID POWELL, CCIM
Commercial & Business Broker
(806) 239-0804
lubbockcommercial@gmail.com

KW Commercial | Lubbock
The Powell Group
10210 Quaker Avenue
Lubbock, TX 79424

Property Summary

Property Summary

Address:	**4810 Ave P**
	Lubbock, TX 79412
Bldg SF:	**44,123**
Lot AC:	**1.6**
Zoning:	**MDR**
Built:	**1955**
Type:	**Church**
Price:	**$375,000.00**
Price/SF:	**$8.49**

Property Overview

The Powell Group is pleased to present 4810 Avenue P, a substantial institutional-use property offering approximately 44,123 SF on 1.6 AC. The property offers exceptional scale and functional flexibility. It features a large sanctuary with seating for approximately 800, along with multiple classrooms, offices, gathering areas, kitchen facilities, and support spaces. This layout creates a strong foundation for continued religious use, education, nonprofit operations, community programming, event use, or adaptive redevelopment. This property is a great opportunity for organizations seeking room to grow without the cost of new construction. Financing options may be available for qualified churches. Sold AS IS, WHERE IS.

Contact The Powell Group to schedule your showing.

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4810 Avenue P, Lubbock, TX 79401

Photos

View more listings at
www.lubbockcommercialrealestate.com

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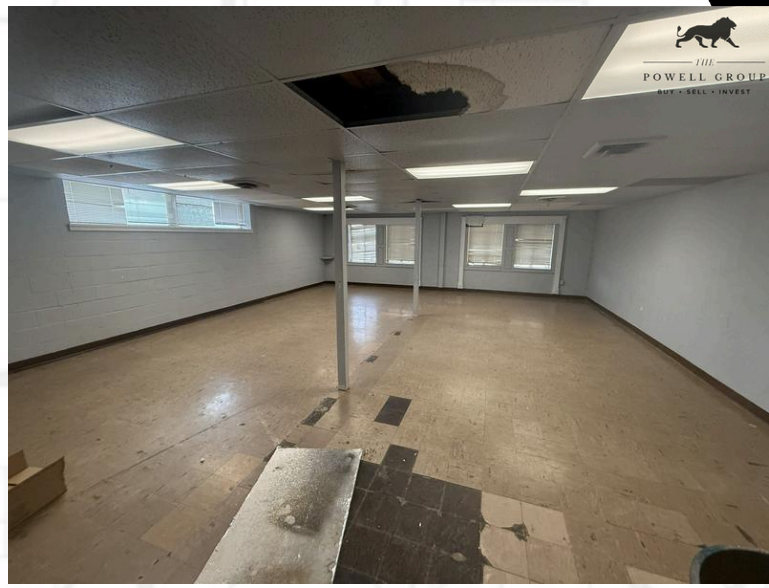
Photos



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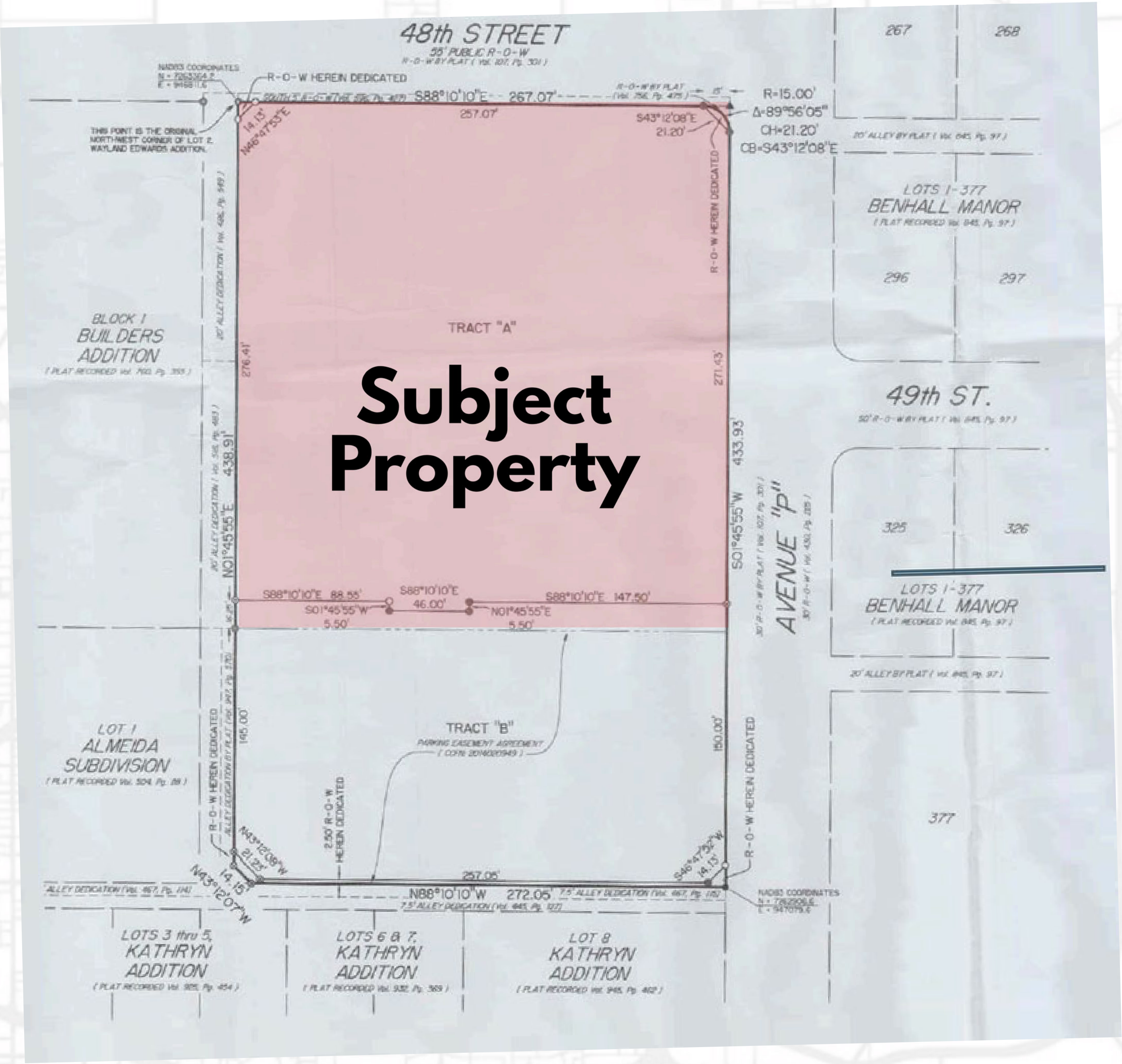
Subject Property



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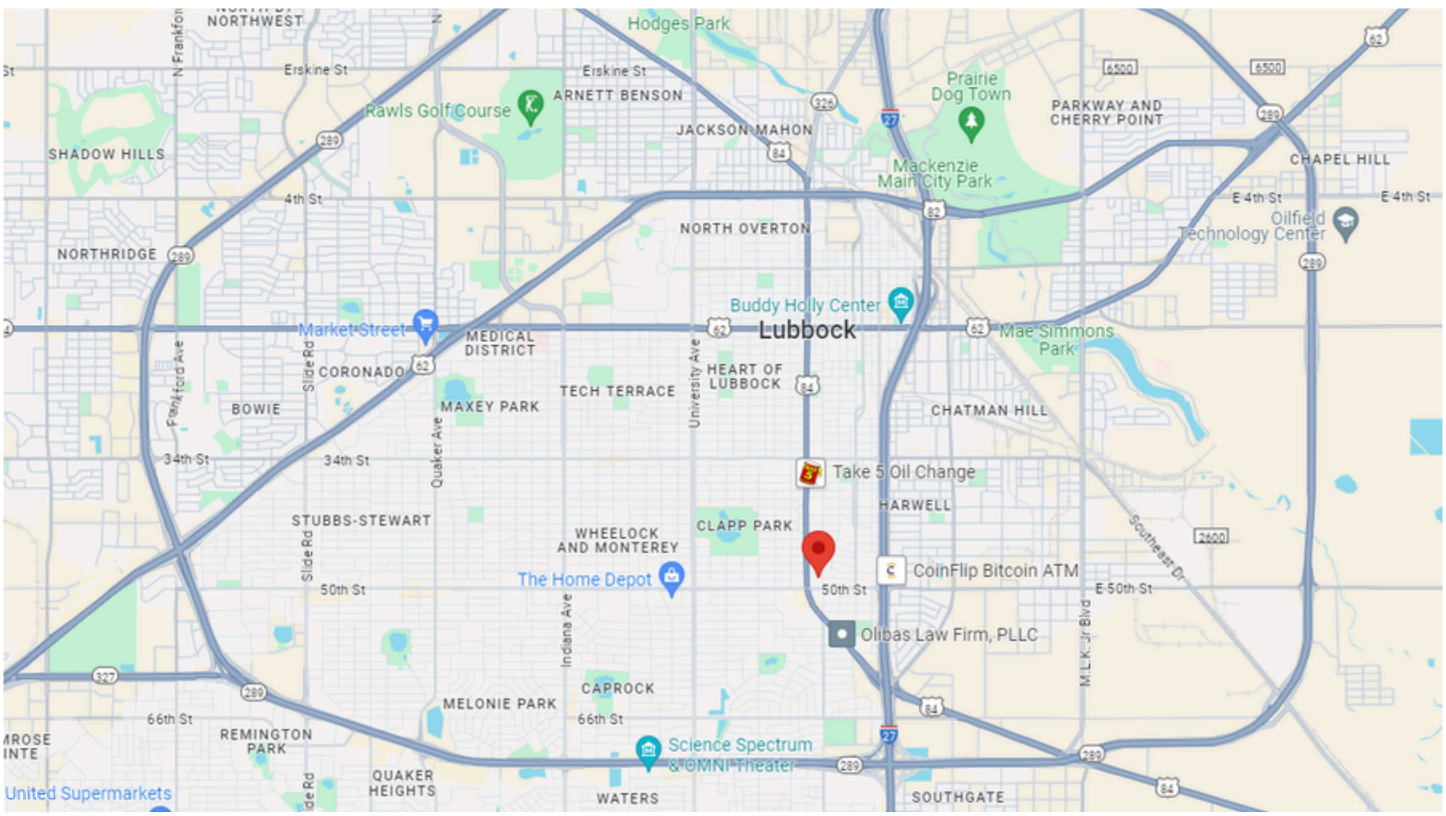
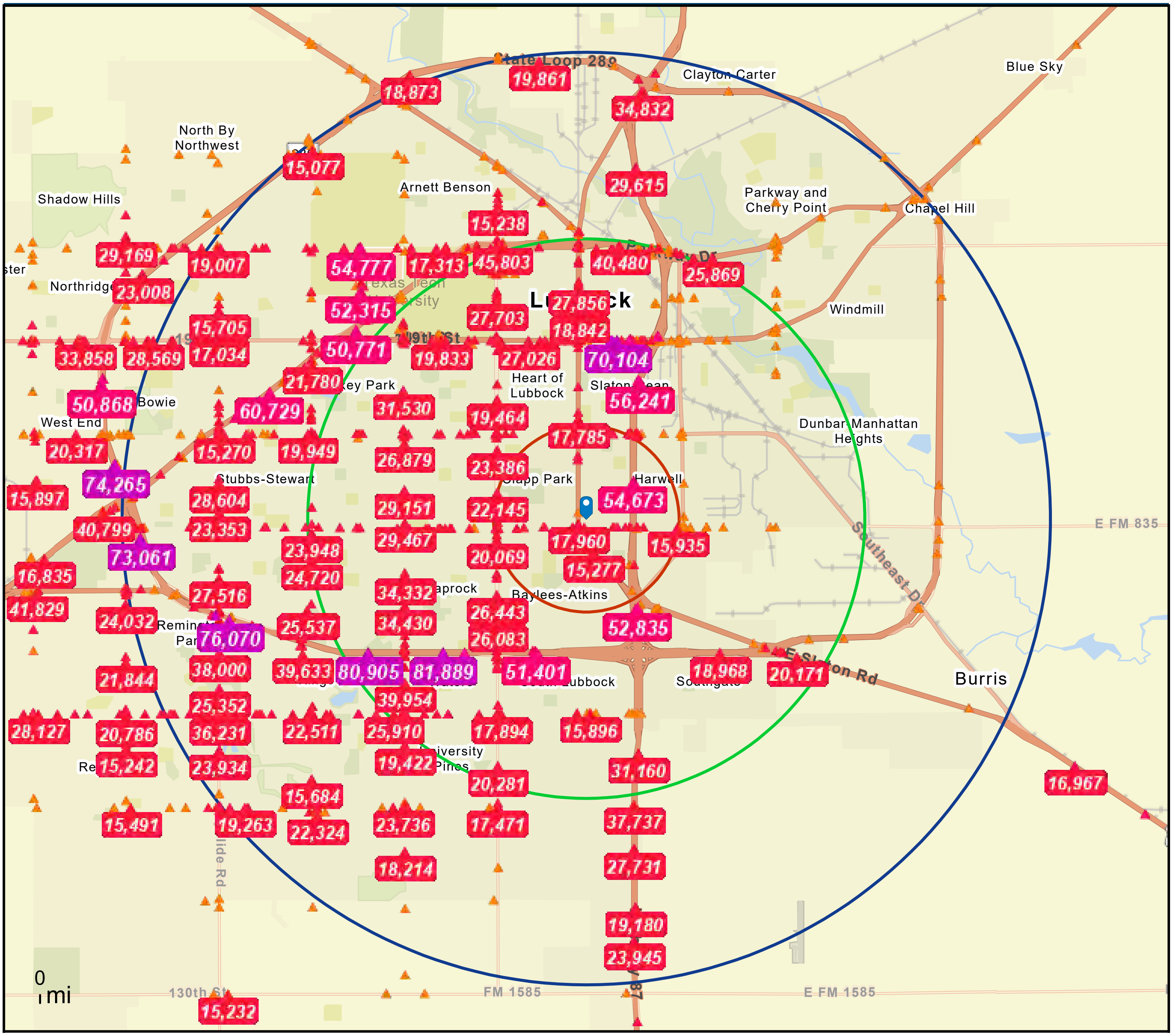


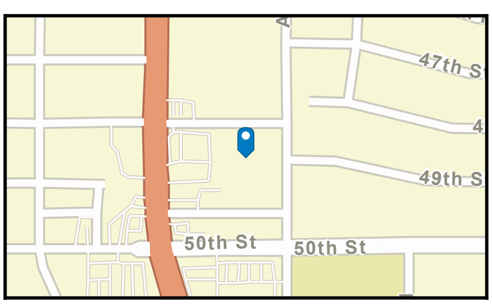
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent the 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

4810 Avenue P, Lubbock, Texas, 79412
Rings: 1, 3, 5 mile radii

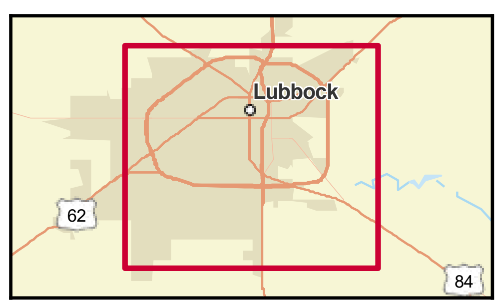
Prepared by Esri
Latitude: 33.55013
Longitude: -101.85379





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).

May 13, 2024

Executive Summary

4810 Avenue P, Lubbock, Texas, 79412
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.55013
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	1 mile	3 miles	5 miles
Population			
2010 Population	14,247	88,709	176,056
2020 Population	13,372	87,272	178,178
2023 Population	13,445	87,710	179,725
2028 Population	13,481	88,236	181,326
2010-2020 Annual Rate	-0.63%	-0.16%	0.12%
2020-2023 Annual Rate	0.17%	0.15%	0.27%
2023-2028 Annual Rate	0.05%	0.12%	0.18%
2020 Male Population	49.2%	50.2%	49.4%
2020 Female Population	50.8%	49.8%	50.6%
2020 Median Age	33.5	28.9	31.9
2023 Male Population	48.6%	49.6%	49.4%
2023 Female Population	51.4%	50.4%	50.6%
2023 Median Age	31.2	29.4	32.0

In the identified area, the current year population is 179,725. In 2020, the Census count in the area was 178,178. The rate of change since 2020 was 0.27% annually. The five-year projection for the population in the area is 181,326 representing a change of 0.18% annually from 2023 to 2028. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 32.0, compared to U.S. median age of 39.1.

	1 mile	3 miles	5 miles
Race and Ethnicity			
2023 White Alone	40.3%	50.4%	54.3%
2023 Black Alone	14.5%	15.0%	12.9%
2023 American Indian/Alaska Native Alone	1.5%	1.5%	1.2%
2023 Asian Alone	0.6%	4.1%	3.8%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	25.1%	14.7%	13.6%
2023 Two or More Races	17.9%	14.2%	14.1%
2023 Hispanic Origin (Any Race)	66.5%	40.9%	38.8%

Persons of Hispanic origin represent 38.8% 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 81.5 in the identified area, compared to 72.1 for the U.S. as a whole.

	1 mile	3 miles	5 miles
Households			
2023 Wealth Index	35	53	70
2010 Households	4,835	32,090	67,277
2020 Households	4,760	31,785	68,920
2023 Households	4,797	32,075	69,866
2028 Households	4,861	32,623	71,227
2010-2020 Annual Rate	-0.16%	-0.10%	0.24%
2020-2023 Annual Rate	0.24%	0.28%	0.42%
2023-2028 Annual Rate	0.27%	0.34%	0.39%
2023 Average Household Size	2.78	2.48	2.43

The household count in this area has changed from 68,920 in 2020 to 69,866 in the current year, a change of 0.42% annually. The five-year projection of households is 71,227, a change of 0.39% annually from the current year total. Average household size is currently 2.43, compared to 2.44 in the year 2020. The number of families in the current year is 38,851 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.

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Mortgage Income			
2023 Percent of Income for Mortgage	12.2%	20.6%	20.7%
Median Household Income			
2023 Median Household Income	$38,034	$46,826	$52,139
2028 Median Household Income	$44,689	$52,860	$57,795
2023-2028 Annual Rate	3.28%	2.45%	2.08%
Average Household Income			
2023 Average Household Income	$54,795	$69,421	$80,154
2028 Average Household Income	$61,980	$78,717	$90,338
2023-2028 Annual Rate	2.49%	2.55%	2.42%
Per Capita Income			
2023 Per Capita Income	$19,597	$25,810	$31,344
2028 Per Capita Income	$22,397	$29,529	$35,669
2023-2028 Annual Rate	2.71%	2.73%	2.62%
GINI Index			
2023 Gini Index	43.6	46.3	46.5

Households by Income

Current median household income is $52,139 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $57,795 in five years, compared to $82,410 for all U.S. households

Current average household income is $80,154 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $90,338 in five years, compared to $122,048 for all U.S. households

Current per capita income is $31,344 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $35,669 in five years, compared to $47,525 for all U.S. households

	1 mile	3 miles	5 miles
Housing			
2023 Housing Affordability Index	188	108	108
2010 Total Housing Units	5,254	35,234	73,174
2010 Owner Occupied Housing Units	2,432	16,426	35,534
2010 Renter Occupied Housing Units	2,403	15,663	31,743
2010 Vacant Housing Units	419	3,144	5,897
2020 Total Housing Units	5,309	36,067	77,066
2020 Owner Occupied Housing Units	2,218	14,730	33,441
2020 Renter Occupied Housing Units	2,542	17,055	35,479
2020 Vacant Housing Units	562	4,236	8,118
2023 Total Housing Units	5,362	36,532	78,461
2023 Owner Occupied Housing Units	2,526	15,785	36,368
2023 Renter Occupied Housing Units	2,271	16,290	33,498
2023 Vacant Housing Units	565	4,457	8,595
2028 Total Housing Units	5,415	37,044	79,728
2028 Owner Occupied Housing Units	2,613	16,310	37,797
2028 Renter Occupied Housing Units	2,248	16,313	33,430
2028 Vacant Housing Units	554	4,421	8,501
Socioeconomic Status Index			
2023 Socioeconomic Status Index	36.4	42.7	44.4

Currently, 46.4% of the 78,461 housing units in the area are owner occupied; 42.7%, renter occupied; and 11.0% 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 77,066 housing units in the area and 10.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.55%. Median home value in the area is $179,416, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 6.07% annually to $240,928.

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.

May 13, 2024

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
David Powell	257988	lubbockcommercial@gmail.com	(806) 239-0804
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date