



THE
POWELL GROUP
The Experts in Real Estate & Business Brokerage

N MLK & NE Loop 289, Lubbock, TX 79403



COMMERCIAL DEVELOPMENT TRACTS near Lubbock Business Park @ N MLK BLVD & NE LOOP 289



PRESENTED BY:

1.5 AC - 35 AC Available

DAVID POWELL, CCIM

Commercial Broker
Business Broker
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lubbockcommercial@gmail.com

KW Commercial | Lubbock

The Powell Group

10210 Quaker Avenue
Lubbock, TX 79424

N MLK & NE Loop 289, Lubbock, TX 79403

Property Summary



Property Summary

Address: 1801 NE Loop 289
Lubbock, TX 79403

Zoning: LI
Light Industrial

Tract: Lot Size | Sales Price:

B	1.57 AC/68,677 SF \$3 PSF
C	1.57 AC/68,677 SF \$4 PSF
D	1.57 AC/68,677 SF \$5 PSF
E	2.04 AC/88,862 SF \$6 PSF
F	22.2 AC \$25,000 Per AC
G	6.5 AC \$1 PSF



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Property Overview

The Powell Group is pleased to offer commercial development land opportunity in Northeast Lubbock, minutes from newly developed key business hubs and major transportation routes including Lubbock Preston Smith International Airport.

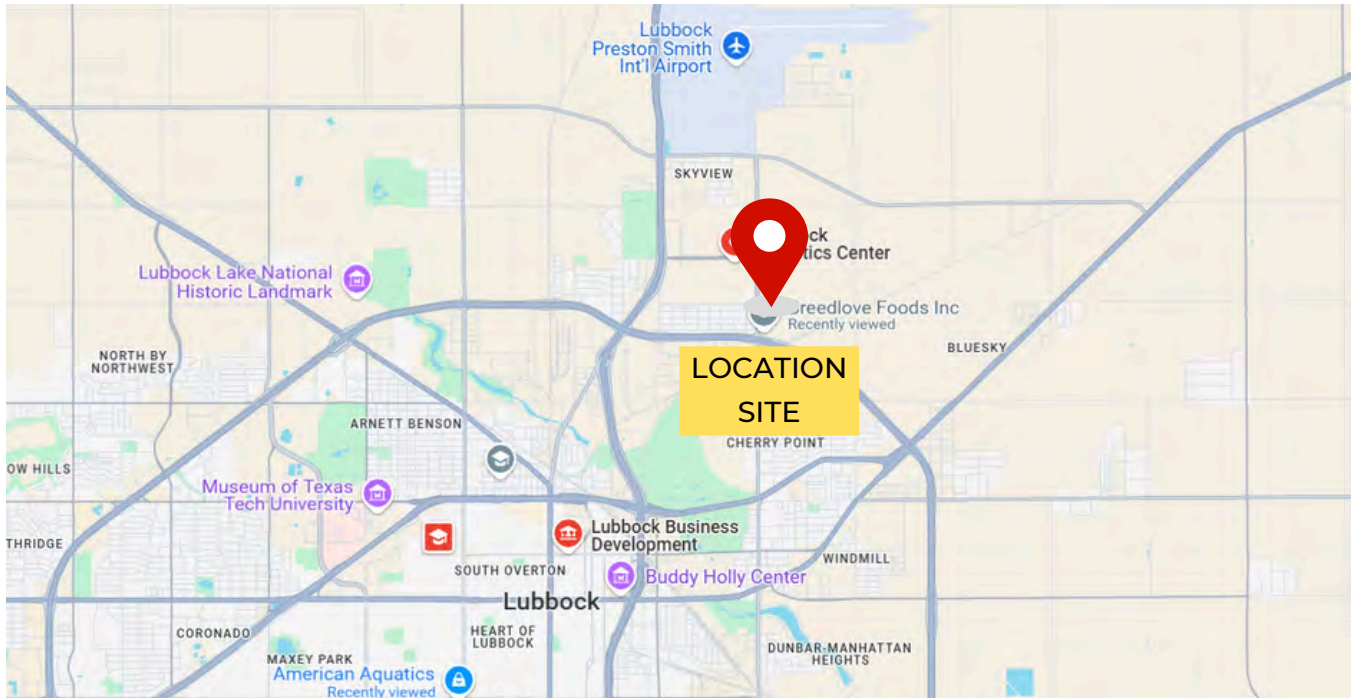
Tracts B thru G lot sizes available include 1.57 AC to 35.45 AC with extensive frontage along MLK Jr Blvd, as well frontage at NE Loop 289. Convenient access to major thoroughfares, including I-27 corridor, offers a 10-minute commute to Texas Tech University and downtown Lubbock.

Development potential is ideal for commercial investors, distribution facility space, industrial development, or retail in a high-growth corridor with good visibility, connectivity, and investment potential.

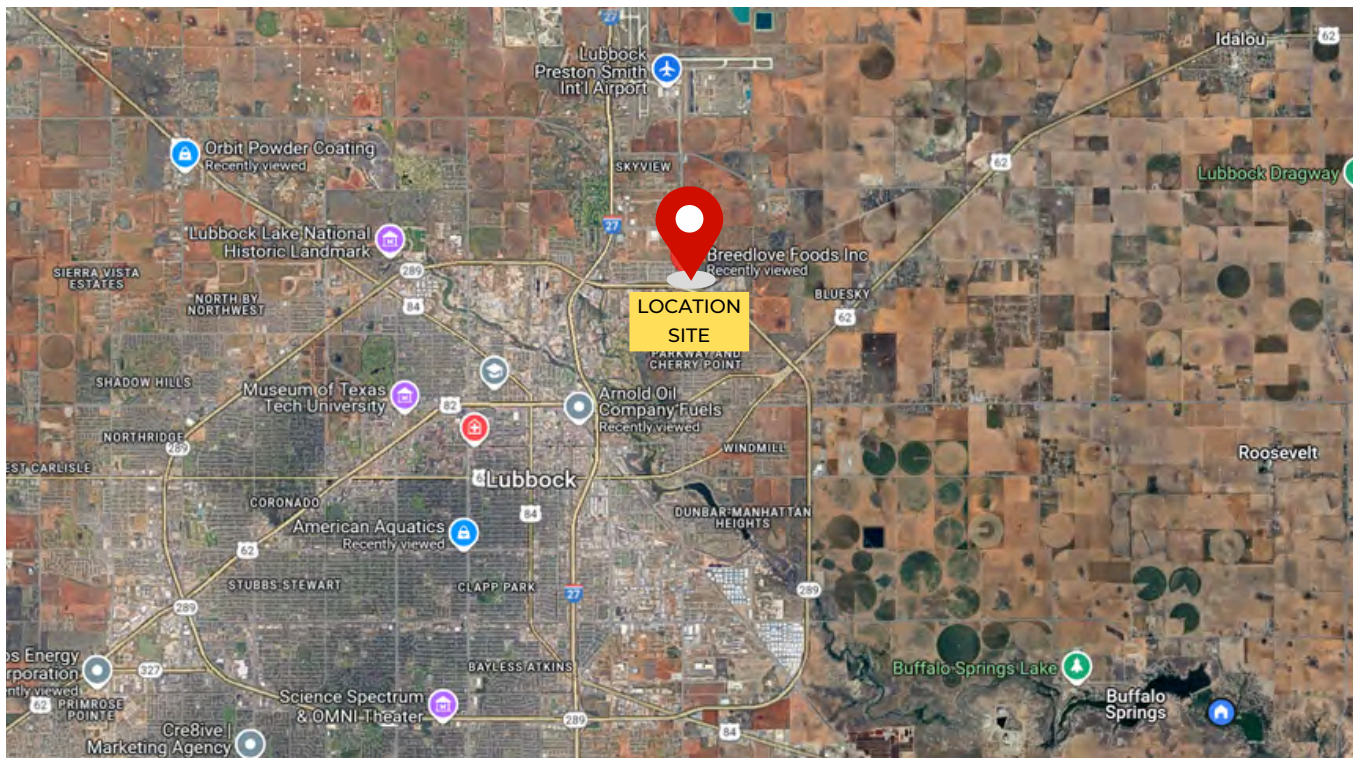
Reach out to The Powell Group today, for more details!

View more listings at www.lubbockcommercialrealestate.com

Location Map



Aerial Location



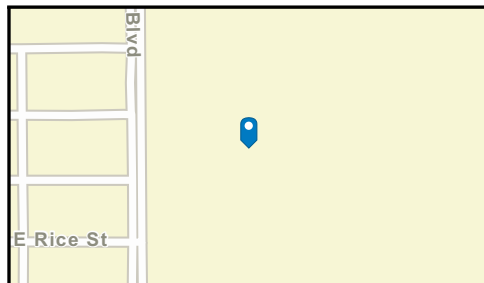
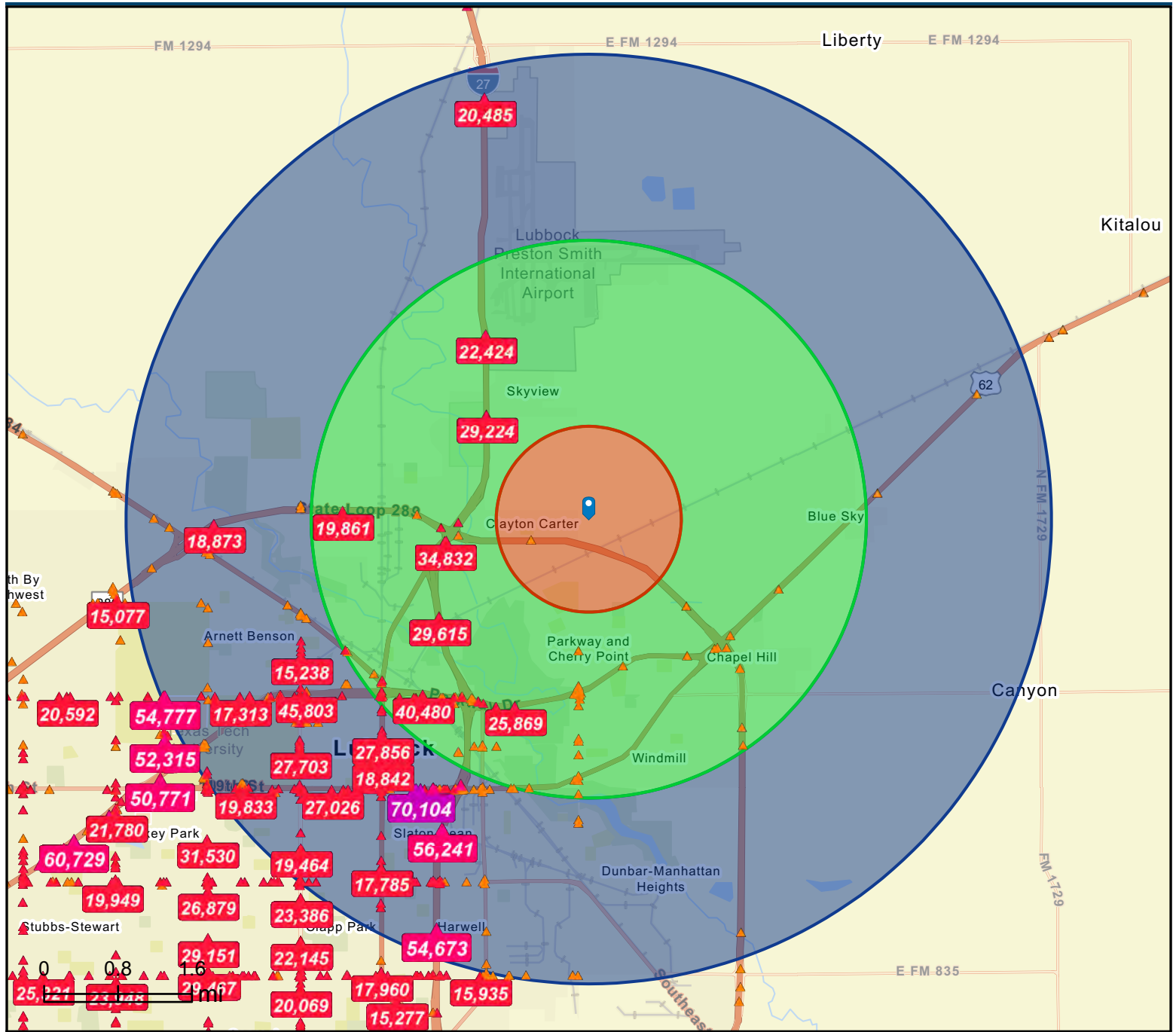
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease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

View more listings at www.lubbockcommercialrealestate.com

Traffic Count Map

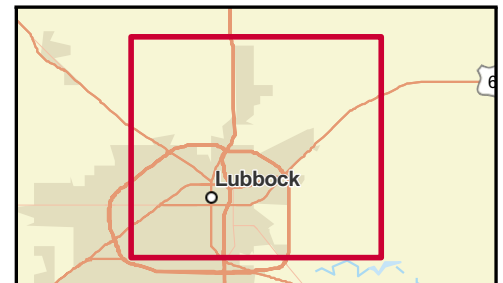
1822-1920 N Martin Luther King Junior Blvd
79403, Lubbock, Texas
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 33.61992
Longitude: -101.81649



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 (Q3 2024).

February 13, 2025

Executive Summary

1822-1920 N Martin Luther King Junior Blvd
 79403, Lubbock, Texas
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 33.61992
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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	1,443	13,605	47,777
2020 Population	1,313	12,758	47,190
2024 Population	1,289	13,027	47,950
2029 Population	1,286	13,512	48,989
2010-2020 Annual Rate	-0.94%	-0.64%	-0.12%
2020-2024 Annual Rate	-0.43%	0.49%	0.38%
2024-2029 Annual Rate	-0.05%	0.73%	0.43%
2020 Male Population	48.2%	50.5%	51.1%
2020 Female Population	51.8%	49.5%	48.9%
2020 Median Age	37.2	37.0	24.3
2024 Male Population	49.0%	51.0%	51.7%
2024 Female Population	51.0%	49.0%	48.3%
2024 Median Age	39.5	37.7	24.6

In the identified area, the current year population is 47,950. In 2020, the Census count in the area was 47,190. The rate of change since 2020 was 0.38% annually. The five-year projection for the population in the area is 48,989 representing a change of 0.43% annually from 2024 to 2029. Currently, the population is 51.7% male and 48.3% female.

Median Age

The median age in this area is 24.6, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	37.5%	29.4%	41.7%
2024 Black Alone	17.2%	33.6%	18.1%
2024 American Indian/Alaska Native Alone	0.9%	0.9%	1.9%
2024 Asian Alone	0.4%	0.4%	7.4%
2024 Pacific Islander Alone	0.0%	0.0%	0.1%
2024 Other Race	23.9%	22.6%	17.0%
2024 Two or More Races	20.1%	13.0%	13.9%
2024 Hispanic Origin (Any Race)	65.4%	50.7%	45.6%

Persons of Hispanic origin represent 45.6% 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 86.9 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	65	45	33
2010 Households	496	4,213	16,247
2020 Households	488	4,286	16,405
2024 Households	488	4,506	16,955
2029 Households	497	4,807	17,691
2010-2020 Annual Rate	-0.16%	0.17%	0.10%
2020-2024 Annual Rate	0.00%	1.18%	0.78%
2024-2029 Annual Rate	0.37%	1.30%	0.85%
2024 Average Household Size	2.64	2.62	2.38

The household count in this area has changed from 16,405 in 2020 to 16,955 in the current year, a change of 0.78% annually. The five-year projection of households is 17,691, a change of 0.85% annually from the current year total. Average household size is currently 2.38, compared to 2.42 in the year 2020. The number of families in the current year is 7,683 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.

Executive Summary

1822-1920 N Martin Luther King Junior Blvd
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Mortgage Income			
2024 Percent of Income for Mortgage	10.6%	11.9%	18.6%
Median Household Income			
2024 Median Household Income	\$47,415	\$38,765	\$32,520
2029 Median Household Income	\$56,502	\$43,900	\$37,132
2024-2029 Annual Rate	3.57%	2.52%	2.69%
Average Household Income			
2024 Average Household Income	\$75,467	\$60,190	\$51,440
2029 Average Household Income	\$89,838	\$69,584	\$59,513
2024-2029 Annual Rate	3.55%	2.94%	2.96%
Per Capita Income			
2024 Per Capita Income	\$28,405	\$21,511	\$18,665
2029 Per Capita Income	\$34,546	\$25,508	\$21,934
2024-2029 Annual Rate	3.99%	3.47%	3.28%
GINI Index			
2024 Gini Index	44.4	47.8	49.3
Households by Income			

Current median household income is \$32,520 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$37,132 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$51,440 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$59,513 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$18,665 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$21,934 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	210	187	120
2010 Total Housing Units	527	4,662	18,532
2010 Owner Occupied Housing Units	340	2,540	5,903
2010 Renter Occupied Housing Units	156	1,673	10,344
2010 Vacant Housing Units	31	449	2,285
2020 Total Housing Units	541	4,904	19,311
2020 Owner Occupied Housing Units	322	2,416	5,371
2020 Renter Occupied Housing Units	166	1,870	11,034
2020 Vacant Housing Units	76	604	2,897
2024 Total Housing Units	554	5,283	20,160
2024 Owner Occupied Housing Units	325	2,594	5,571
2024 Renter Occupied Housing Units	163	1,912	11,384
2024 Vacant Housing Units	66	777	3,205
2029 Total Housing Units	565	5,645	21,066
2029 Owner Occupied Housing Units	341	2,868	6,073
2029 Renter Occupied Housing Units	156	1,939	11,618
2029 Vacant Housing Units	68	838	3,375
Socioeconomic Status Index			
2024 Socioeconomic Status Index	39.6	34.3	37.8

Currently, 27.6% of the 20,160 housing units in the area are owner occupied; 56.5%, renter occupied; and 15.9% 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 19,311 housing units in the area and 15.0% vacant housing units. The annual rate of change in housing units since 2020 is 1.02%. Median home value in the area is \$96,703, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 12.23% annually to \$172,179.

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.

February 13, 2025

About Lubbock



Lubbock, Texas, located on the Llano Estacado, is a thriving, dynamic city with a population of 318,679 (MSA). Ranked the 10th largest city in Texas, Lubbock is the second largest city west of Interstate 35 and boasts a projected annual growth rate of 3% through 2028. The city's central location in the Texas High Plains places it at the crossroads of economic, healthcare, and educational influence, making it a key hub for the region. With a youthful median age of 30 years and an average income of \$82,415, Lubbock offers a workforce that is both skilled and eager to grow. The region's labor force is diverse and includes industries such as healthcare, agriculture, manufacturing, education, and retail.

Lubbock's economy is one of the most diverse in Texas, supporting multiple industries that contribute to its expanding growth. Texas Tech University and its associated Health Sciences campus serve as major employers, along with Covenant Health System, Lubbock ISD, and United Supermarkets. With over 55,000 college students and nearly 15,000 graduates entering the workforce annually, Lubbock remains a prime destination for businesses seeking both talent and economic stability.

The city has earned recognition as one of the best places in the U.S. to start a small business, backed by the success of Texas Tech's Innovation Hub, which has supported over 100,000 innovators and entrepreneurs since its inception. The availability of qualified workers, coupled with an affordable cost of living and a favorable business climate, makes Lubbock an attractive option for commercial property buyers and leasers.

Several major developments are currently underway, including Leprino Foods, which will create 600 new jobs upon its opening in January 2025, and expansions by XFab, WL Plastics, and DuraLine, among others. With these developments comes increased demand for commercial real estate, offering opportunities in both industrial and retail sectors.

The city's well-developed transportation infrastructure, including the Lubbock Preston Smith International Airport, provides easy access to national and international markets. With more than 60 daily commercial arrivals and departures, Lubbock is a strategic location for businesses looking to expand their reach. Additionally, Lubbock is serviced by major highways and railroads, solidifying its position as a logistics hub for West Texas and Eastern New Mexico.

About Lubbock

Lubbock's Vibrant Quality of Life

While Lubbock is a business-friendly city, it also offers a lifestyle that attracts families, young professionals, and retirees alike. Recognized as a top city for work-life balance, it provides an exceptional environment for both living and working. Its diverse cultural scene is highlighted by the Buddy Holly Hall of Performing Arts and Sciences, the First Friday Art Trail, and a growing craft beer and wine industry with six award-winning wineries located near the city.

The city's commitment to affordable living and below-average cost of housing make Lubbock an attractive destination for families and individuals seeking a high quality of life. Recent rankings place Lubbock among the top 10 cities in the U.S. for raising a family. The presence of four universities and a robust community college system ensures a continuous supply of educated and skilled workers.

The city is also known for its scenic outdoor spaces, including Ransom Canyon, Buffalo Springs Lake, and several parks and bike lanes throughout the city, making it an ideal location for individuals seeking both urban amenities and outdoor adventures. With over 265 days of sunshine annually, Lubbock's arid climate is perfect for year-round outdoor activities, from hiking and biking to stand-up paddleboarding.



A Community on the Rise

Lubbock is experiencing rapid growth and transformation, with the city's population increasing yearly. The combination of its strategic location, affordable living, thriving economy, and vibrant lifestyle has made it a destination for people seeking opportunities and an excellent quality of life. Whether you are looking to invest in commercial real estate, start a business, or raise a family, Lubbock offers a uniquely larger-than-life experience that continues to attract new residents and businesses.

Lubbock is not just a place to do business—it's a place to live, work, and thrive. With a supportive community, a growing economy, and ample opportunities for business and personal growth, Lubbock is poised for continued success. Join the thousands who are moving to this vibrant city each year and become part of its exciting future.





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.

Keller Williams Realty	0494693	klrw238@kw.com	806-771-7710
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Pamela Titzell	0465722	pamelatitzell@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