



THE
POWELL GROUP
The Experts in Real Estate & Business Brokerage

5211 13th Street, Lubbock, Texas 79416

Murphy
BUSINESS SALES
Excellence in Business Transactions



Professional Building near Slide Rd

Motivated Seller!



PRESENTED BY:

SALES PRICE: \$795,000.00

DAVID POWELL, CCIM

Commercial Broker

Business Broker

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KW Commercial | Lubbock

The Powell Group

10210 Quaker Avenue

Lubbock, TX 79424

Property Summary



Property Summary

Address:	5211 13 th Street Lubbock, TX 79416
Sales Price:	\$795,000
Price/SF:	\$165.63
Lease Price:	<i>Call Agent</i>
Size (SF):	4,800 (approx)
Lot Size (SF):	18,900
Year Built:	1977
Renovated:	2015
Zoning	NC

Property Highlights

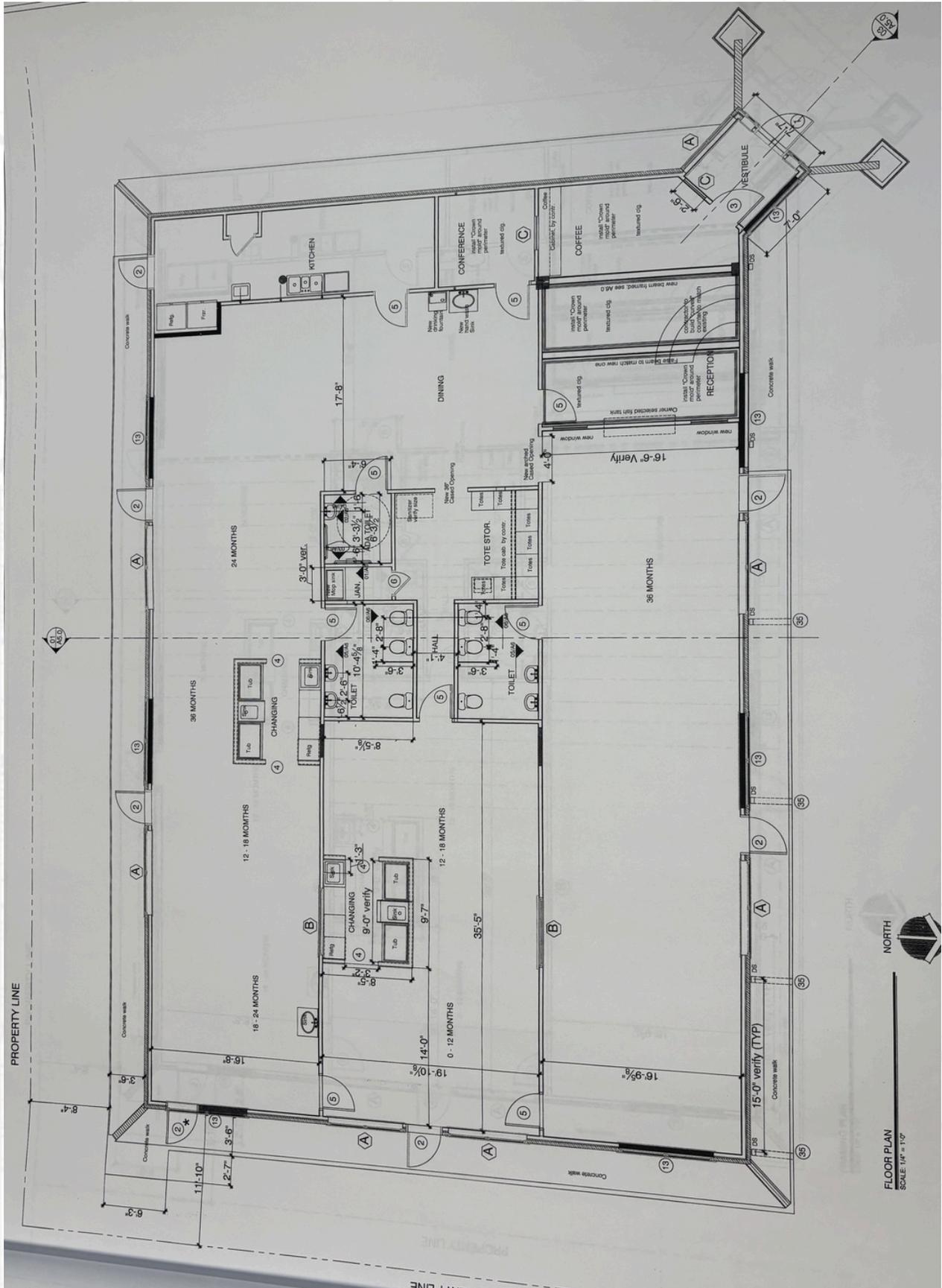
- Flexible Layout
- Outside access from every room
- 9' Ceiling
- Security System with Cameras

Property Overview

This remodeled, commercial building offers exceptional visibility and accessibility off Slide Road, directly across from a large shopping center. With approximately 4,800 SF of flexible space, it is ideal for medical offices, professional services, veterinary clinics, animal boarding, or medical and beauty spas. The property features outside access from every room, two full bathrooms with three toilets each (1 ADA in each), and a third standalone ADA bathroom. Upgrades from 2015 include a complete remodel down to the studs with new electrical, plumbing, HVAC, roof, split-unit office system, and windows. 9' ceilings, automated lighting, a modern security system with cameras, and a dedicated IT closet support both functionality and efficiency. Additional amenities include multiple kitchen areas, and ample water supply suitable for medical use. Two fenced patio areas provide secure outdoor space, and a 250-gallon saltwater aquarium adds a distinctive touch. This property combines prime location, high-quality infrastructure, and flexible design, making it an ideal choice for a range of professional, medical, or specialty businesses. Current daycare moving to new location.

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Layout



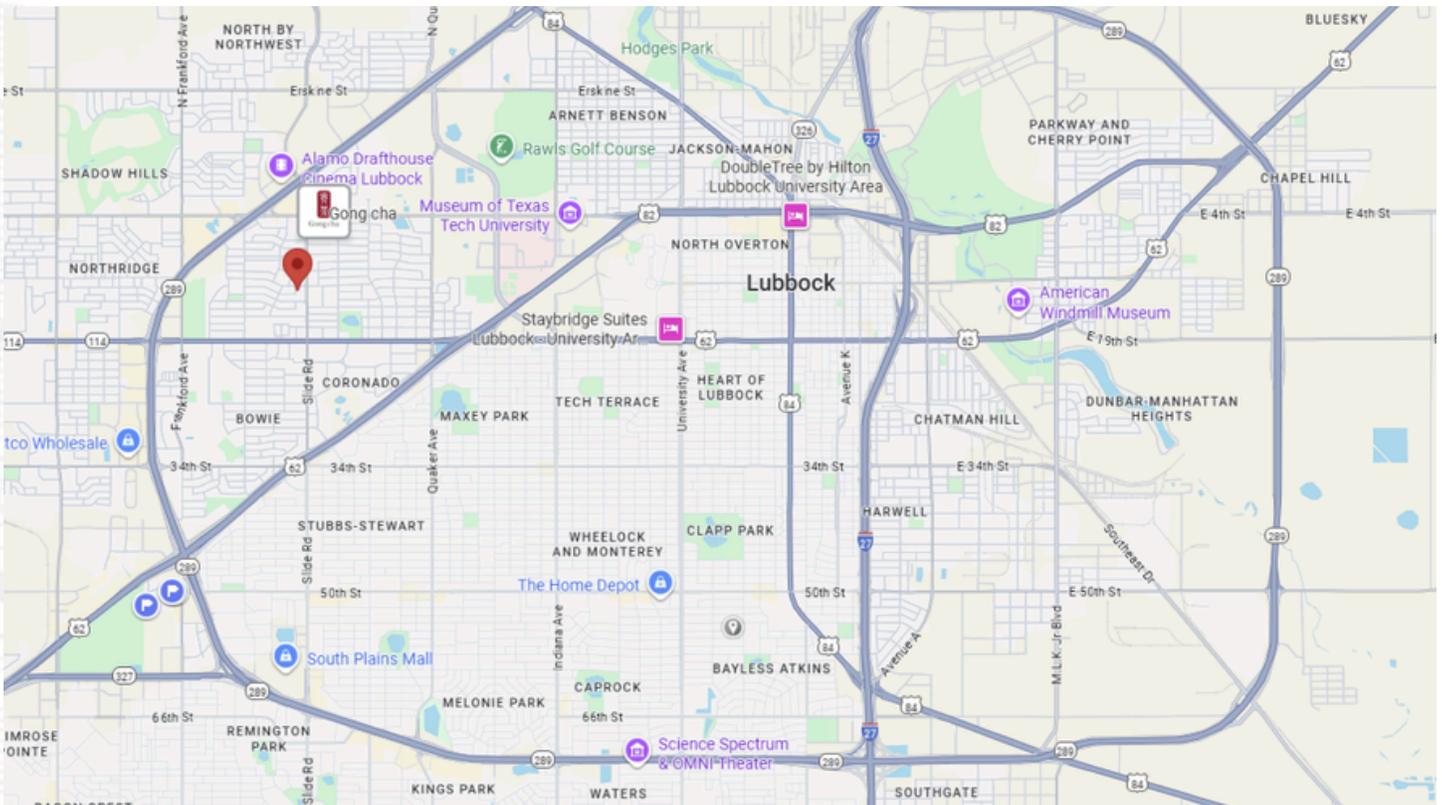
5211 13th Street, Lubbock, Texas 79416

Photos



5211 13th Street, Lubbock, Texas 79416

Location Maps



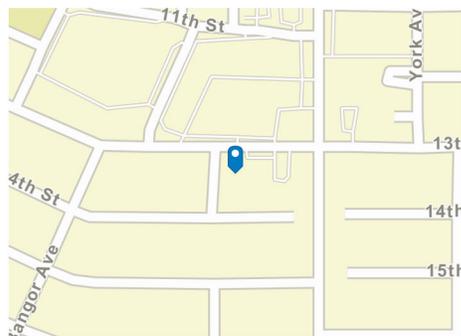
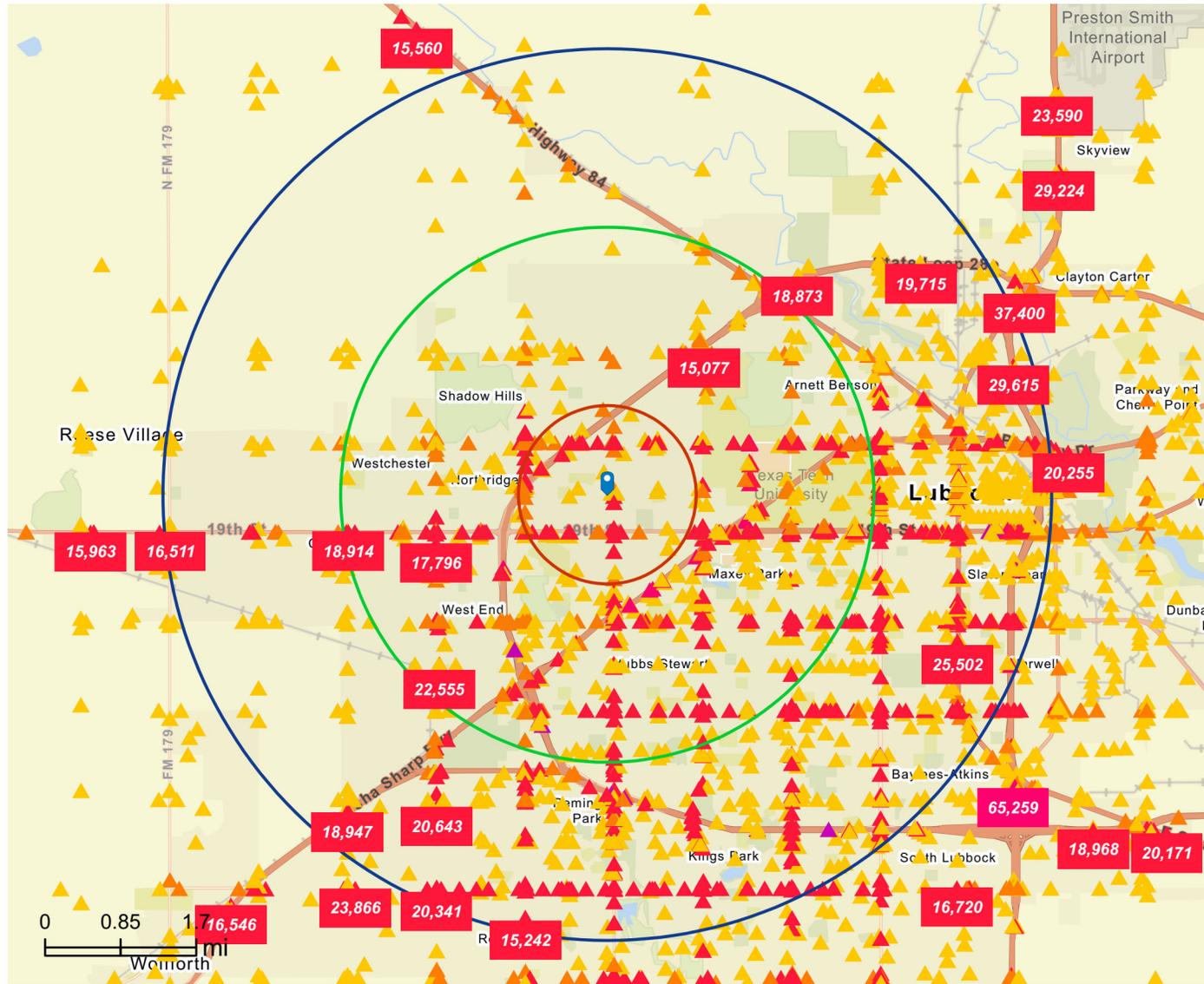
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease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

5211 13th St, Lubbock, Texas, 79416



Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



[Source:](#) Traffic Counts (2025)

Executive Summary

5211 13th St, Lubbock, Texas, 79416



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	10,825	87,590	168,763
2020 Population	11,069	95,149	178,305
2025 Population	11,152	96,211	182,108
2030 Population	11,376	99,223	187,775
2010-2020 Annual Rate	0.22%	0.83%	0.55%
2020-2025 Annual Rate	0.14%	0.21%	0.40%
2025-2030 Annual Rate	0.40%	0.62%	0.61%

Age	1 mile	3 miles	5 miles
2025 Median Age	33.8	28.8	31.3
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	65.5%	54.5%	57.3%
Black Alone	6.7%	11.4%	9.4%
American Indian Alone	0.9%	1.3%	1.2%
Asian Alone	3.1%	5.7%	4.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	9.6%	11.8%	12.9%
Two or More Races	14.2%	15.1%	14.9%
Hispanic Origin	32.5%	37.4%	38.5%
Diversity Index	74.0	81.3	80.1

Households	1 mile	3 miles	5 miles
2010 Total Households	4,324	34,016	66,334
2020 Total Households	4,359	37,225	70,861
2025 Total Households	4,529	39,182	75,084
2030 Total Households	4,696	41,374	79,177
2010-2020 Annual Rate	0.08%	0.91%	0.66%
2020-2025 Annual Rate	0.73%	0.98%	1.11%
2025-2030 Annual Rate	0.73%	1.09%	1.07%
2025 Average Household Size	2.44	2.26	2.29
Wealth Index	84	46	54

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	22.8%	23.7%	25.1%

Median Household Income			
2025 Median Household Income	\$64,767	\$52,206	\$54,228
2030 Median Household Income	\$75,114	\$56,771	\$59,647
2025-2030 Annual Rate	3.01%	1.69%	1.92%

Average Household Income			
2025 Average Household Income	\$99,582	\$72,324	\$77,029
2030 Average Household Income	\$107,530	\$78,013	\$83,754

Per Capita Income			
2025 Per Capita Income	\$40,551	\$29,426	\$31,671
2030 Per Capita Income	\$44,529	\$32,490	\$35,214
2025-2030 Annual Rate	1.89%	2.00%	2.14%

Income Equality			
2025 Gini Index	46.4	46.0	47.2

Socioeconomic Status			
2025 Socioeconomic Status Index	52.8	46.3	46.2

Housing Unit Summary			
Housing Affordability Index	90	85	80
2010 Total Housing Units	4,648	36,901	72,251
2010 Owner Occupied Hus (%)	60.1%	44.7%	49.2%
2010 Renter Occupied Hus (%)	39.9%	55.3%	50.8%
2010 Vacant Housing Units (%)	7.0%	7.8%	8.2%
2020 Housing Units	4,737	41,482	79,192
2020 Owner Occupied HUs (%)	53.6%	38.2%	44.2%
2020 Renter Occupied HUs (%)	46.4%	61.8%	55.8%
Vacant Housing Units	8.2%	10.2%	10.4%
2025 Housing Units	4,945	43,846	84,182
Owner Occupied Housing Units	52.7%	38.5%	44.9%
Renter Occupied Housing Units	47.3%	61.5%	55.1%
Vacant Housing Units	8.4%	10.6%	10.8%
2030 Total Housing Units	5,156	46,076	88,497
2030 Owner Occupied Housing Units	2,538	16,293	36,417
2030 Renter Occupied Housing Units	2,157	25,081	42,760
2030 Vacant Housing Units	460	4,702	9,320

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.



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.

2-10-2025



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.

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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