



THE  
**POWELL GROUP**  
*The Experts in Real Estate & Business Brokerage*

2202 Upland Avenue, Lubbock, Texas 79407

**Murphy**  
BUSINESS SALES  
Excellence in Business Transactions



# Church Campus Now Available for Sale



**PRESENTED BY:**

**SALES PRICE: \$995,000**

**DAVID POWELL, CCIM**

Commercial & Business Broker  
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**KW Commercial | Lubbock**  
**The Powell Group**

10210 Quaker Avenue  
Lubbock, TX 79424



# Property Summary



## Property Summary

**Address:** 2202 Upland Ave  
Lubbock, TX 79407

**Zoning:** SF-2

**Bldg SF:** Approximately  
9,900 Combined SF

**Bldg 1 (Sanctuary)** 4,830 SF (est)

**Bldg 2 (Hall)** 3,870 SF (est)

**Bldg 3 (Garages)** 1,200 SF (est)

**Lot:** 1.33 AC

**Price:** \$995,000

**Price PSF:** \$100.44

**Type:** Church

## Property Overview

The Powell Group is pleased to present 2202 Upland Avenue. This church campus property offers ample space for growth, investment, or relocation. Situated on 1.33 acres, site features include three buildings, totaling approximately 9,900 SF of space, providing a range of possibilities. This property could be used for event center, community recreation space, office, or industrial property.

The main sanctuary, about 4,800 SF has attached prep rooms w/restrooms and was once used for apartment space. Adjacent to the sanctuary, the 3,900 SF gathering hall is lined with multiple classrooms, office spaces, and men's and women's restrooms (3 stalls each). A large commercial-grade kitchen opens into a great room, ideal for gatherings, events, or communal meals. The third structure at the back of the property is a multi-doored divided garage, with an end-cap storage room. The property also offers generous parking, mature trees, courtyard and a side yard.

Don't miss this chance to invest in a prime piece of real estate ready for new life.



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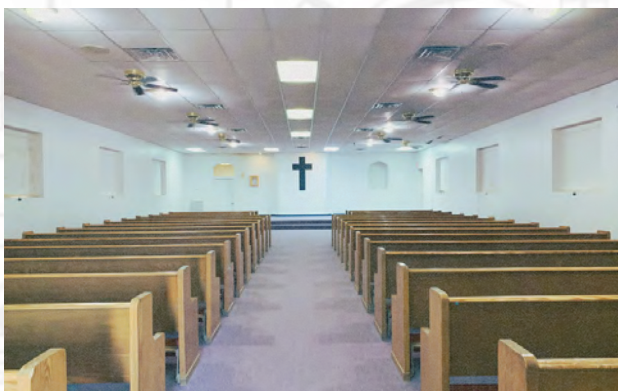
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View more listings at [www.lubbockcommercialrealestate.com](http://www.lubbockcommercialrealestate.com)



2202 Upland Avenue, Lubbock, Texas 79407

# Photos



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View more listings at  
[www.lubbockcommercialrealestate.com](http://www.lubbockcommercialrealestate.com)



2202 Upland Avenue, Lubbock, Texas 79407

# Photos

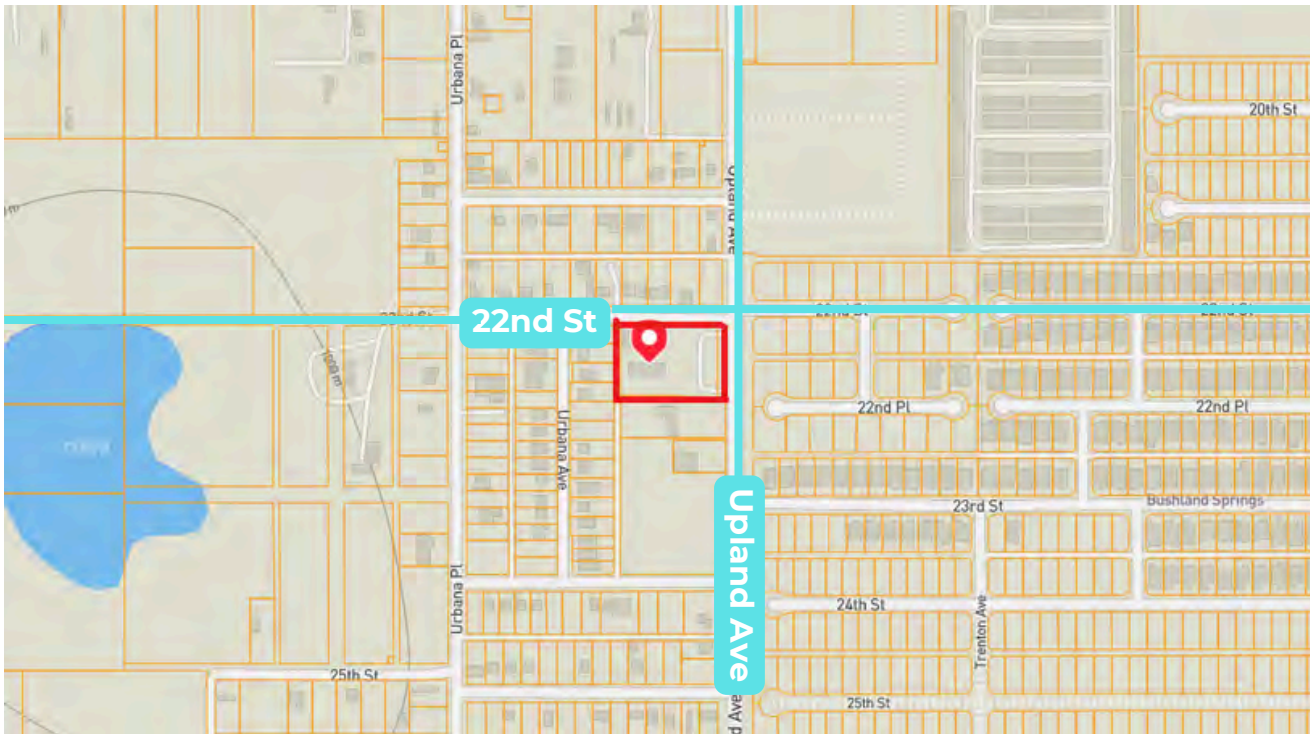


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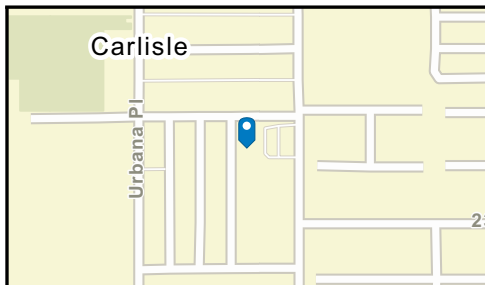
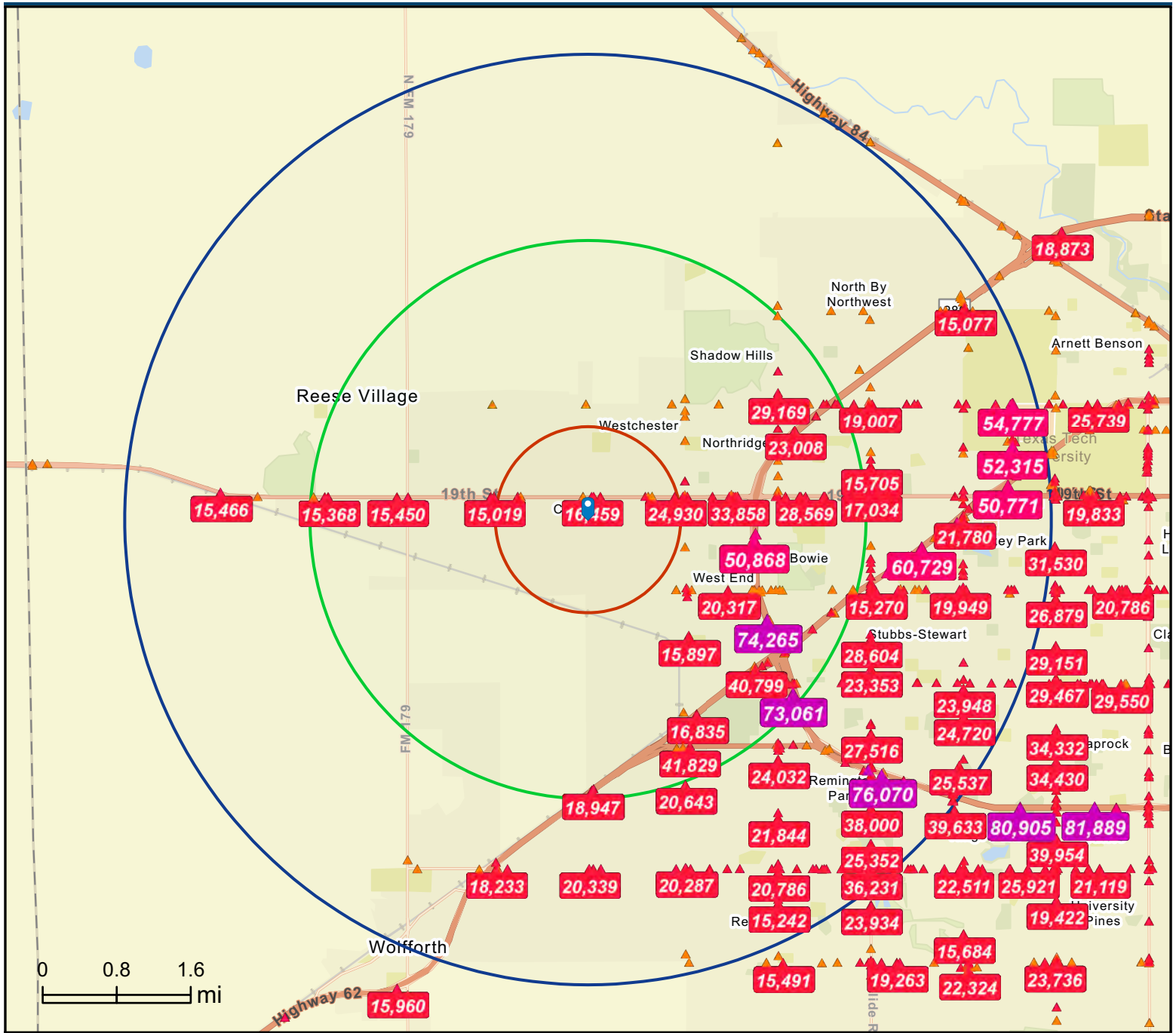
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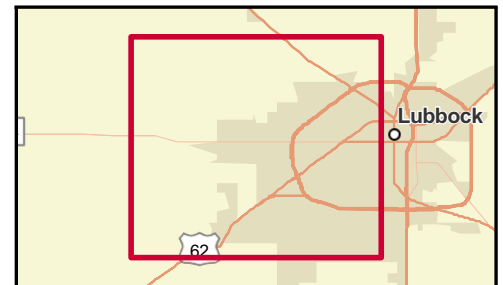
# Location Maps



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.



- 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 (Q2 2024).



|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2010 Population        | 2,508  | 32,964  | 102,105 |
| 2020 Population        | 4,023  | 39,299  | 119,086 |
| 2024 Population        | 5,972  | 41,914  | 124,009 |
| 2029 Population        | 6,055  | 43,657  | 128,535 |
| 2010-2020 Annual Rate  | 4.84%  | 1.77%   | 1.55%   |
| 2020-2024 Annual Rate  | 9.74%  | 1.53%   | 0.96%   |
| 2024-2029 Annual Rate  | 0.28%  | 0.82%   | 0.72%   |
| 2020 Male Population   | 48.9%  | 48.4%   | 48.2%   |
| 2020 Female Population | 51.1%  | 51.6%   | 51.8%   |
| 2020 Median Age        | 29.6   | 31.0    | 32.6    |
| 2024 Male Population   | 49.7%  | 49.2%   | 49.0%   |
| 2024 Female Population | 50.4%  | 50.8%   | 51.0%   |
| 2024 Median Age        | 30.6   | 31.8    | 33.0    |

In the identified area, the current year population is 124,009. In 2020, the Census count in the area was 119,086. The rate of change since 2020 was 0.96% annually. The five-year projection for the population in the area is 128,535 representing a change of 0.72% annually from 2024 to 2029. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 33.0, compared to U.S. median age of 39.3.

### Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2024 White Alone                         | 58.9% | 62.1% | 63.5% |
| 2024 Black Alone                         | 5.5%  | 6.8%  | 6.4%  |
| 2024 American Indian/Alaska Native Alone | 1.2%  | 1.1%  | 0.9%  |
| 2024 Asian Alone                         | 2.3%  | 3.3%  | 3.6%  |
| 2024 Pacific Islander Alone              | 0.2%  | 0.1%  | 0.1%  |
| 2024 Other Race                          | 13.5% | 11.2% | 10.2% |
| 2024 Two or More Races                   | 18.5% | 15.5% | 15.2% |
| 2024 Hispanic Origin (Any Race)          | 46.0% | 37.8% | 34.4% |

Persons of Hispanic origin represent 34.4% 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 75.7 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

|                             |        |        |        |
|-----------------------------|--------|--------|--------|
| 2024 Wealth Index           | 52     | 57     | 69     |
| 2010 Households             | 925    | 13,374 | 41,722 |
| 2020 Households             | 1,704  | 16,817 | 48,861 |
| 2024 Households             | 2,558  | 18,336 | 51,501 |
| 2029 Households             | 2,633  | 19,422 | 54,224 |
| 2010-2020 Annual Rate       | 6.30%  | 2.32%  | 1.59%  |
| 2020-2024 Annual Rate       | 10.03% | 2.06%  | 1.25%  |
| 2024-2029 Annual Rate       | 0.58%  | 1.16%  | 1.04%  |
| 2024 Average Household Size | 2.33   | 2.27   | 2.38   |

The household count in this area has changed from 48,861 in 2020 to 51,501 in the current year, a change of 1.25% annually. The five-year projection of households is 54,224, a change of 1.04% annually from the current year total. Average household size is currently 2.38, compared to 2.41 in the year 2020. The number of families in the current year is 29,511 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

2202 Upland Ave, Lubbock, Texas, 79407  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.57421  
Longitude: -101.97532

|                                     | 1 mile   | 3 miles  | 5 miles   |
|-------------------------------------|----------|----------|-----------|
| <b>Mortgage Income</b>              |          |          |           |
| 2024 Percent of Income for Mortgage | 25.2%    | 21.0%    | 21.4%     |
| <b>Median Household Income</b>      |          |          |           |
| 2024 Median Household Income        | \$47,177 | \$61,159 | \$66,115  |
| 2029 Median Household Income        | \$53,730 | \$71,188 | \$76,764  |
| 2024-2029 Annual Rate               | 2.64%    | 3.08%    | 3.03%     |
| <b>Average Household Income</b>     |          |          |           |
| 2024 Average Household Income       | \$76,946 | \$82,021 | \$90,509  |
| 2029 Average Household Income       | \$89,205 | \$94,548 | \$104,514 |
| 2024-2029 Annual Rate               | 3.00%    | 2.88%    | 2.92%     |
| <b>Per Capita Income</b>            |          |          |           |
| 2024 Per Capita Income              | \$36,177 | \$35,815 | \$37,578  |
| 2029 Per Capita Income              | \$42,547 | \$41,947 | \$44,075  |
| 2024-2029 Annual Rate               | 3.30%    | 3.21%    | 3.24%     |
| <b>GINI Index</b>                   |          |          |           |
| 2024 Gini Index                     | 49.0     | 41.8     | 42.2      |
| <b>Households by Income</b>         |          |          |           |

Current median household income is \$66,115 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$76,764 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$90,509 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$104,514 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$37,578 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$44,075 in five years, compared to \$51,203 for all U.S. households.

|                                    |       |        |        |
|------------------------------------|-------|--------|--------|
| <b>Housing</b>                     |       |        |        |
| 2024 Housing Affordability Index   | 89    | 106    | 104    |
| 2010 Total Housing Units           | 1,051 | 14,620 | 44,864 |
| 2010 Owner Occupied Housing Units  | 493   | 6,799  | 22,336 |
| 2010 Renter Occupied Housing Units | 432   | 6,575  | 19,386 |
| 2010 Vacant Housing Units          | 126   | 1,246  | 3,142  |
| 2020 Total Housing Units           | 1,983 | 18,486 | 53,608 |
| 2020 Owner Occupied Housing Units  | 590   | 7,215  | 23,889 |
| 2020 Renter Occupied Housing Units | 1,114 | 9,602  | 24,972 |
| 2020 Vacant Housing Units          | 277   | 1,635  | 4,748  |
| 2024 Total Housing Units           | 3,004 | 20,324 | 56,928 |
| 2024 Owner Occupied Housing Units  | 1,177 | 8,287  | 25,662 |
| 2024 Renter Occupied Housing Units | 1,381 | 10,049 | 25,839 |
| 2024 Vacant Housing Units          | 446   | 1,988  | 5,427  |
| 2029 Total Housing Units           | 3,041 | 21,418 | 59,834 |
| 2029 Owner Occupied Housing Units  | 1,251 | 8,959  | 27,674 |
| 2029 Renter Occupied Housing Units | 1,382 | 10,463 | 26,550 |
| 2029 Vacant Housing Units          | 408   | 1,996  | 5,610  |
| <b>Socioeconomic Status Index</b>  |       |        |        |
| 2024 Socioeconomic Status Index    | 42.6  | 49.1   | 50.2   |

Currently, 45.1% of the 56,928 housing units in the area are owner occupied; 45.4%, renter occupied; and 9.5% 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 53,608 housing units in the area and 8.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.42%. Median home value in the area is \$226,468, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.35% annually to \$293,817.

**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.





# 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        |
| Pamela Titzell   | 0465722     | pamtitzell@kw.com           | 806-771-7710 |
| 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