

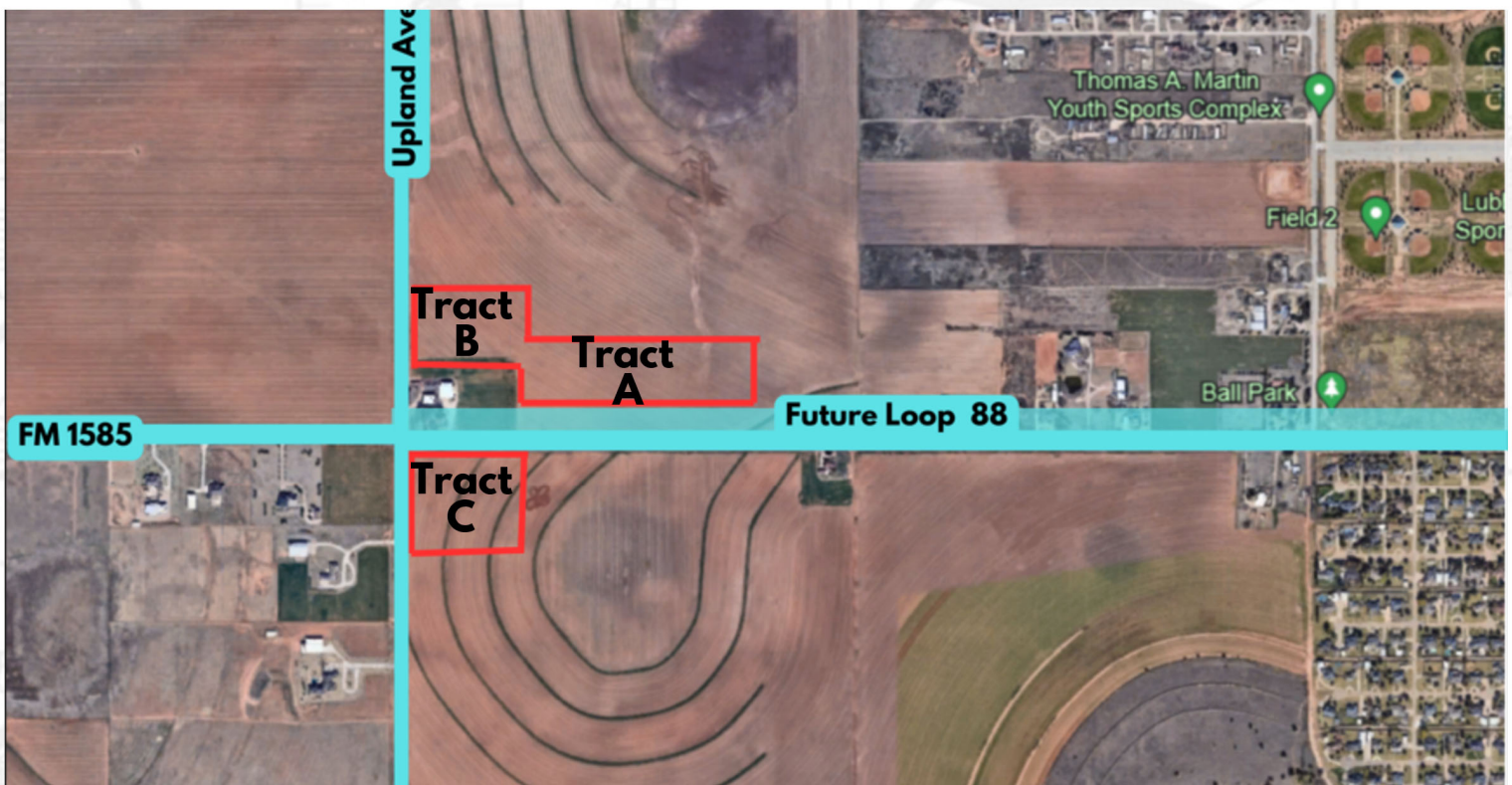


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The Experts in Real Estate & Business Brokerage

1585 & Upland, Lubbock, Texas 79424



Commercial Land on Upland & New Loop 88



PRESENTED BY:

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KW Commercial | Lubbock
The Powell Group

10210 Quaker Avenue
Lubbock, TX 79424

Property Summary



Property Summary

Address: 1585 & Upland Avenue
Lubbock, TX 79424

Price:

Tract A: \$5.00/SF

Tract B: \$6.50/SF

Tract C: \$6.50/SF

Zoning: SF-2

Size: 2-14 AC Tracts

Property Overview

Multiple tracts of development land with Upland Avenue and Highway 1585 (future Loop 88) frontage, located in highly sought-after Southwest Lubbock (see survey below). These tracts are located in the Lubbock Cooper School District. NOTE: All acreages are estimates and are not to be considered guaranteed. Actual sales prices can differ.

Tract A: 15.98 AC

Tract B: 10 AC (Approximately)

Tract C: 10 AC (Approximately)

Property Highlights

- Upland & Loop 88 Frontage



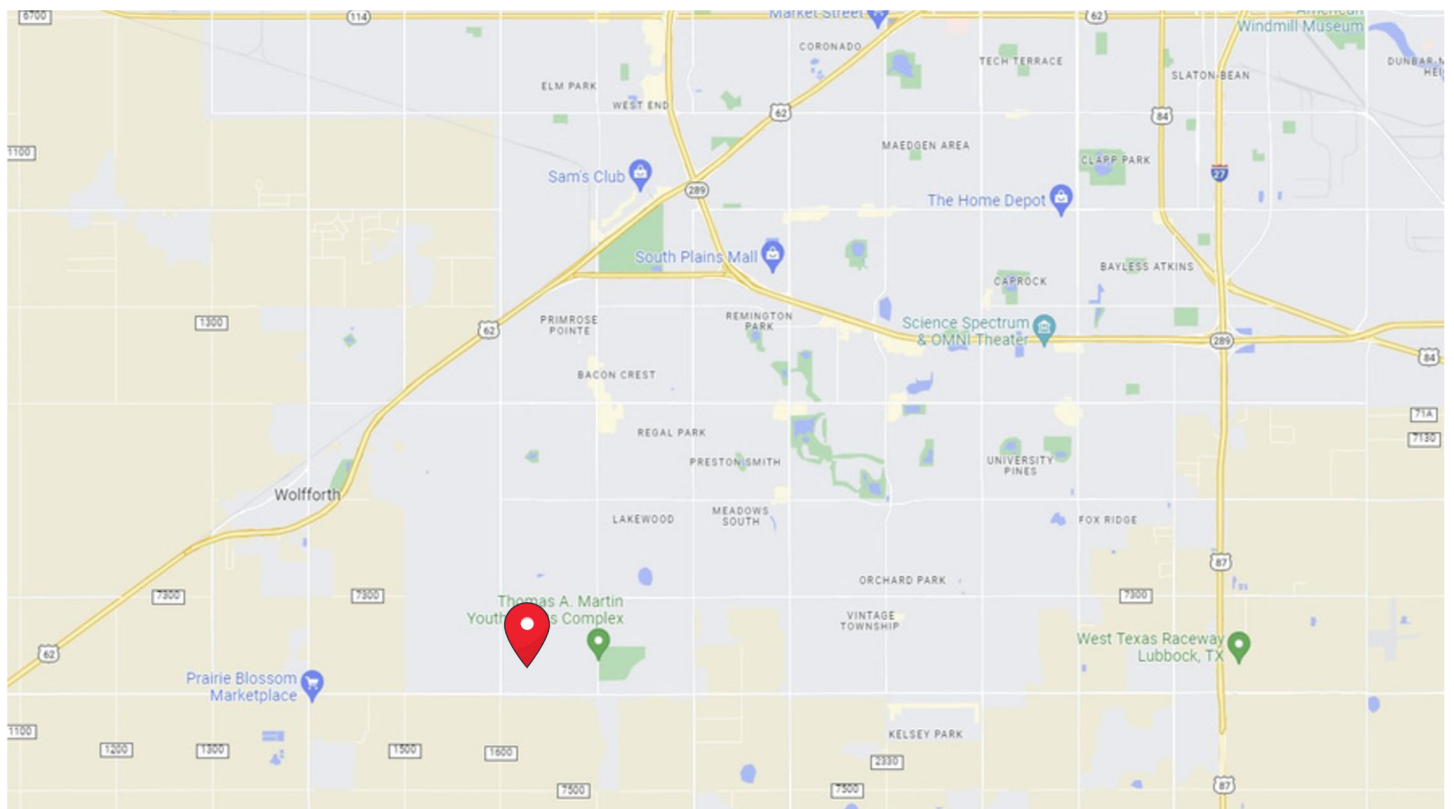
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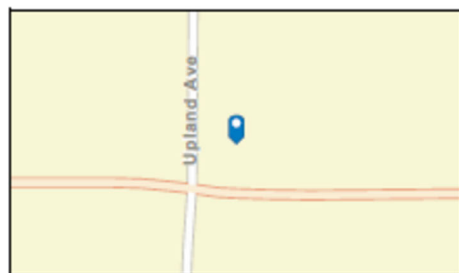
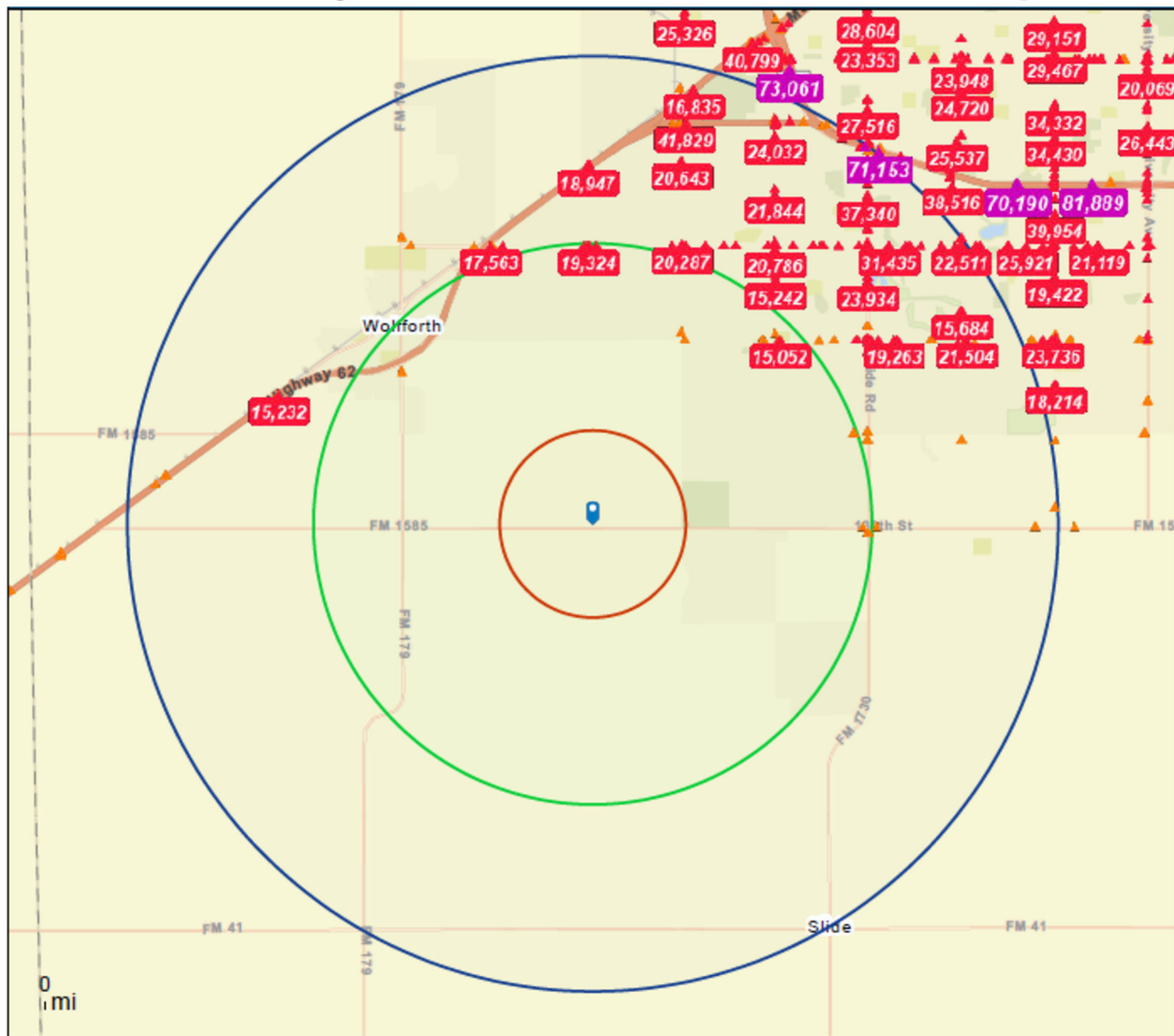
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Location Maps



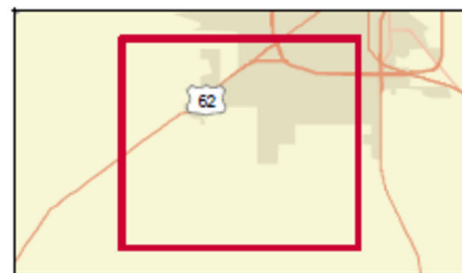
View more listings at www.lubbockcommercialrealestate.com

Traffic Count



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 (Q3 2023).

January 16, 2024

Executive Summary

	1 mile	3 miles	5 miles
Population			
2010 Population	75	14,405	48,126
2020 Population	127	23,307	67,322
2023 Population	135	24,574	71,039
2028 Population	147	25,841	73,865
2010-2020 Annual Rate	5.41%	4.93%	3.41%
2020-2023 Annual Rate	1.90%	1.64%	1.67%
2023-2028 Annual Rate	1.72%	1.01%	0.78%
2020 Male Population	50.4%	48.3%	48.2%
2020 Female Population	49.6%	51.7%	51.8%
2020 Median Age	34.5	35.4	37.9
2023 Male Population	48.9%	48.8%	48.8%
2023 Female Population	51.1%	51.2%	51.2%
2023 Median Age	35.0	35.3	38.6

In the identified area, the current year population is 71,039. In 2020, the Census count in the area was 67,322. The rate of change since 2020 was 1.67% annually. The five-year projection for the population in the area is 73,865 representing a change of 0.78% annually from 2023 to 2028. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 38.6, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	77.6%	72.3%	74.1%
2023 Black Alone	2.2%	3.1%	3.2%
2023 American Indian/Alaska Native Alone	0.7%	0.7%	0.6%
2023 Asian Alone	3.0%	4.5%	4.1%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	6.0%	6.5%	5.8%
2023 Two or More Races	10.4%	12.9%	12.2%
2023 Hispanic Origin (Any Race)	21.5%	24.6%	22.2%

Persons of Hispanic origin represent 22.2% 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 62.7 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	148	119	143
2010 Households	29	5,174	18,802
2020 Households	55	8,386	25,893
2023 Households	59	8,928	27,477
2028 Households	66	9,503	28,878
2010-2020 Annual Rate	6.61%	4.95%	3.25%
2020-2023 Annual Rate	2.18%	1.95%	1.84%
2023-2028 Annual Rate	2.27%	1.26%	1.00%
2023 Average Household Size	2.29	2.74	2.57

The household count in this area has changed from 25,893 in 2020 to 27,477 in the current year, a change of 1.84% annually. The five-year projection of households is 28,878, a change of 1.00% annually from the current year total. Average household size is currently 2.57, compared to 2.59 in the year 2020. The number of families in the current year is 19,961 in the specified area.



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Executive Summary (cont)

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	20.5%	17.8%	17.8%
Median Household Income			
2023 Median Household Income	\$101,343	\$94,425	\$94,819
2028 Median Household Income	\$107,427	\$104,814	\$105,358
2023-2028 Annual Rate	1.17%	2.11%	2.13%
Average Household Income			
2023 Average Household Income	\$144,349	\$126,538	\$133,263
2028 Average Household Income	\$156,728	\$143,133	\$150,061
2023-2028 Annual Rate	1.66%	2.50%	2.40%
Per Capita Income			
2023 Per Capita Income	\$51,905	\$46,430	\$51,728
2028 Per Capita Income	\$57,333	\$53,127	\$58,878
2023-2028 Annual Rate	2.01%	2.73%	2.62%
GINI Index			
2023 Gini Index	30.8	35.2	38.0
Households by Income			
Current median household income is \$94,819 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$105,358 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$133,263 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$150,061 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$51,728 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$58,878 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	105	117	119
2010 Total Housing Units	30	5,459	19,754
2010 Owner Occupied Housing Units	26	4,302	14,700
2010 Renter Occupied Housing Units	3	872	4,102
2010 Vacant Housing Units	1	285	952
2020 Total Housing Units	58	8,832	27,533
2020 Owner Occupied Housing Units	48	6,468	19,108
2020 Renter Occupied Housing Units	7	1,918	6,785
2020 Vacant Housing Units	2	442	1,628
2023 Total Housing Units	63	9,412	29,239
2023 Owner Occupied Housing Units	51	7,421	20,995
2023 Renter Occupied Housing Units	8	1,507	6,482
2023 Vacant Housing Units	4	484	1,762
2028 Total Housing Units	70	9,952	30,541
2028 Owner Occupied Housing Units	57	7,962	22,090
2028 Renter Occupied Housing Units	9	1,541	6,788
2028 Vacant Housing Units	4	449	1,663
Socioeconomic Status Index			
2023 Socioeconomic Status Index	77.5	56.9	57.7

Currently, 71.8% of the 29,239 housing units in the area are owner occupied; 22.2%, renter occupied; and 6.0% 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 27,533 housing units in the area and 5.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.87%. Median home value in the area is \$280,231, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.38% annually to \$330,852.

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.

January 16, 2024