



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

5801 Avenue Q, Lubbock, Texas 79412



Development Land off I-27 & Ave Q

**OWNER
FINANCE
AVAILABLE!**



PRESENTED BY:

SALES PRICE: \$199,000

DAVID POWELL, CCIM

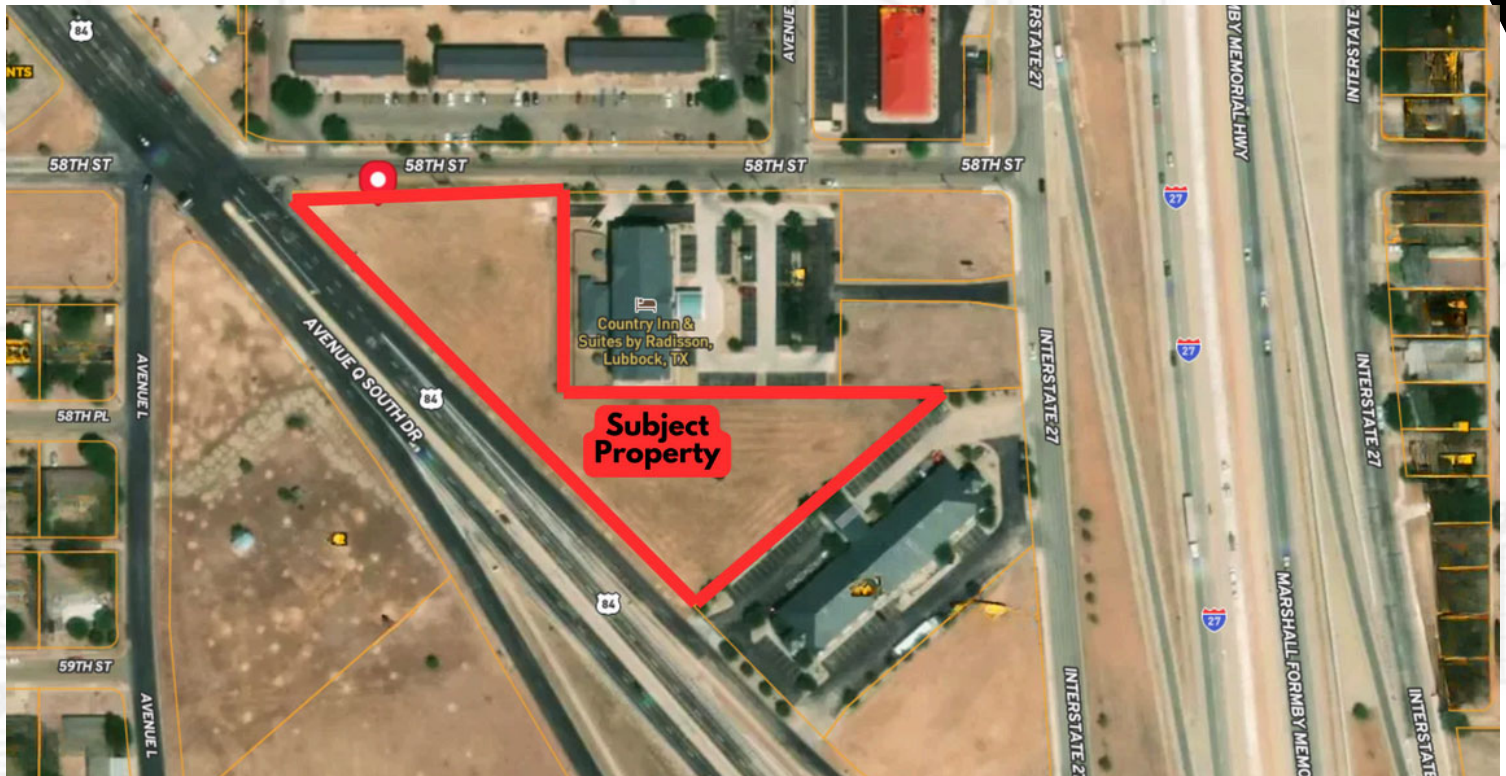
Commercial Broker
Business Broker
(806) 239-0804
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**KW Commercial | Lubbock
The Powell Group**

10210 Quaker Avenue
Lubbock, TX 79424

5801 Avenue Q, Lubbock, Texas 79412

Property Summary



Property Summary

Address:	5801 Avenue Q Lubbock, TX 79412
Size:	2.789 AC
Zoning:	HC-Heavy Commercial
Price:	\$199,000
Price/SF:	\$1.64

Property Highlights

- Off Ave Q S Drive/Slaton Hwy
- Near I-27 and S. Loop 289

Property Overview

The Powell Group is pleased to present 5801 Avenue Q, a prime investment opportunity nestled in the heart of Lubbock, Texas. Boasting 2.7 acres, this property offers location advantage strategically positioned just off the Avenue Q South Drive, with convenient access to the nearby south Loop 289 and the major artery of I-27, enhancing connectivity and accessibility for both patrons and businesses alike.

Situated within proximity to five hotels and two sports parks/stadiums, this location presents an ideal setting for potential investors looking to capitalize on the vibrant energy of Lubbock's commercial landscape. Whether you're envisioning a retail hub, hotel, office complex, or mixed-use development, the possibilities are boundless with 5801 Avenue Q.



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**OWNER FINANCE AVAILABLE with 25% down at 7%
interest. Contact Agent for details.**



Executive Summary

5801 Avenue Q South Dr, Lubbock, Texas, 79412
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.54150
Longitude: -101.84865

	1 mile	3 miles	5 miles
Population			
2010 Population	11,106	76,860	162,106
2020 Population	10,386	79,962	164,637
2023 Population	10,452	80,300	166,778
2028 Population	10,496	81,054	168,543
2010-2020 Annual Rate	-0.67%	0.40%	0.16%
2020-2023 Annual Rate	0.20%	0.13%	0.40%
2023-2028 Annual Rate	0.08%	0.19%	0.21%
2020 Male Population	48.4%	49.7%	49.6%
2020 Female Population	51.6%	50.3%	50.4%
2020 Median Age	34.2	30.5	32.2
2023 Male Population	48.5%	49.3%	49.5%
2023 Female Population	51.5%	50.7%	50.5%
2023 Median Age	31.8	30.9	32.3

In the identified area, the current year population is 166,778. In 2020, the Census count in the area was 164,637. The rate of change since 2020 was 0.40% annually. The five-year projection for the population in the area is 168,543 representing a change of 0.21% annually from 2023 to 2028. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 32.3, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	40.2%	49.9%	54.6%
2023 Black Alone	15.1%	15.2%	12.8%
2023 American Indian/Alaska Native Alone	1.2%	1.5%	1.2%
2023 Asian Alone	0.7%	3.8%	3.7%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	22.9%	15.1%	13.6%
2023 Two or More Races	19.7%	14.5%	13.9%
2023 Hispanic Origin (Any Race)	64.3%	42.1%	38.4%

Persons of Hispanic origin represent 38.4% 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 81.3 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	37	55	73
2010 Households	3,778	29,106	61,707
2020 Households	3,691	29,095	63,457
2023 Households	3,718	29,411	64,516
2028 Households	3,773	30,028	65,891
2010-2020 Annual Rate	-0.23%	0.00%	0.28%
2020-2023 Annual Rate	0.22%	0.33%	0.51%
2023-2028 Annual Rate	0.29%	0.42%	0.42%
2023 Average Household Size	2.79	2.49	2.43

The household count in this area has changed from 63,457 in 2020 to 64,516 in the current year, a change of 0.51% annually. The five-year projection of households is 65,891, a change of 0.42% 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 36,381 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	14.0%	18.9%	20.5%
Median Household Income			
2023 Median Household Income	\$36,166	\$50,535	\$53,261
2028 Median Household Income	\$40,634	\$55,952	\$59,208
2023-2028 Annual Rate	2.36%	2.06%	2.14%
Average Household Income			
2023 Average Household Income	\$55,975	\$72,726	\$82,163
2028 Average Household Income	\$63,871	\$82,599	\$92,676
2023-2028 Annual Rate	2.67%	2.58%	2.44%
Per Capita Income			
2023 Per Capita Income	\$20,167	\$26,925	\$31,934
2028 Per Capita Income	\$23,251	\$30,876	\$36,376
2023-2028 Annual Rate	2.89%	2.78%	2.64%
GINI Index			
2023 Gini Index	46.2	44.7	46.2

Households by Income

Current median household income is \$53,261 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$59,208 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$82,163 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$92,676 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$31,934 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$36,376 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	167	118	108
2010 Total Housing Units	4,093	31,766	67,086
2010 Owner Occupied Housing Units	1,993	15,919	33,136
2010 Renter Occupied Housing Units	1,785	13,190	28,570
2010 Vacant Housing Units	315	2,660	5,379
2020 Total Housing Units	4,144	32,692	71,013
2020 Owner Occupied Housing Units	1,836	14,636	31,719
2020 Renter Occupied Housing Units	1,855	14,459	31,738
2020 Vacant Housing Units	444	3,586	7,549
2023 Total Housing Units	4,188	33,163	72,516
2023 Owner Occupied Housing Units	1,956	15,767	34,474
2023 Renter Occupied Housing Units	1,762	13,644	30,042
2023 Vacant Housing Units	470	3,752	8,000
2028 Total Housing Units	4,235	33,748	73,794
2028 Owner Occupied Housing Units	2,029	16,369	35,871
2028 Renter Occupied Housing Units	1,744	13,660	30,020
2028 Vacant Housing Units	462	3,720	7,903
Socioeconomic Status Index			
2023 Socioeconomic Status Index	35.0	43.0	44.5

Currently, 47.5% of the 72,516 housing units in the area are owner occupied; 41.4%, 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 71,013 housing units in the area and 10.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.65%. Median home value in the area is \$182,016, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 5.82% annually to \$241,518.

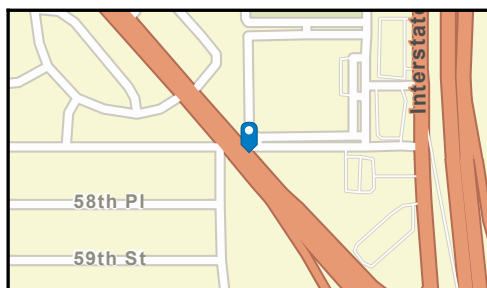
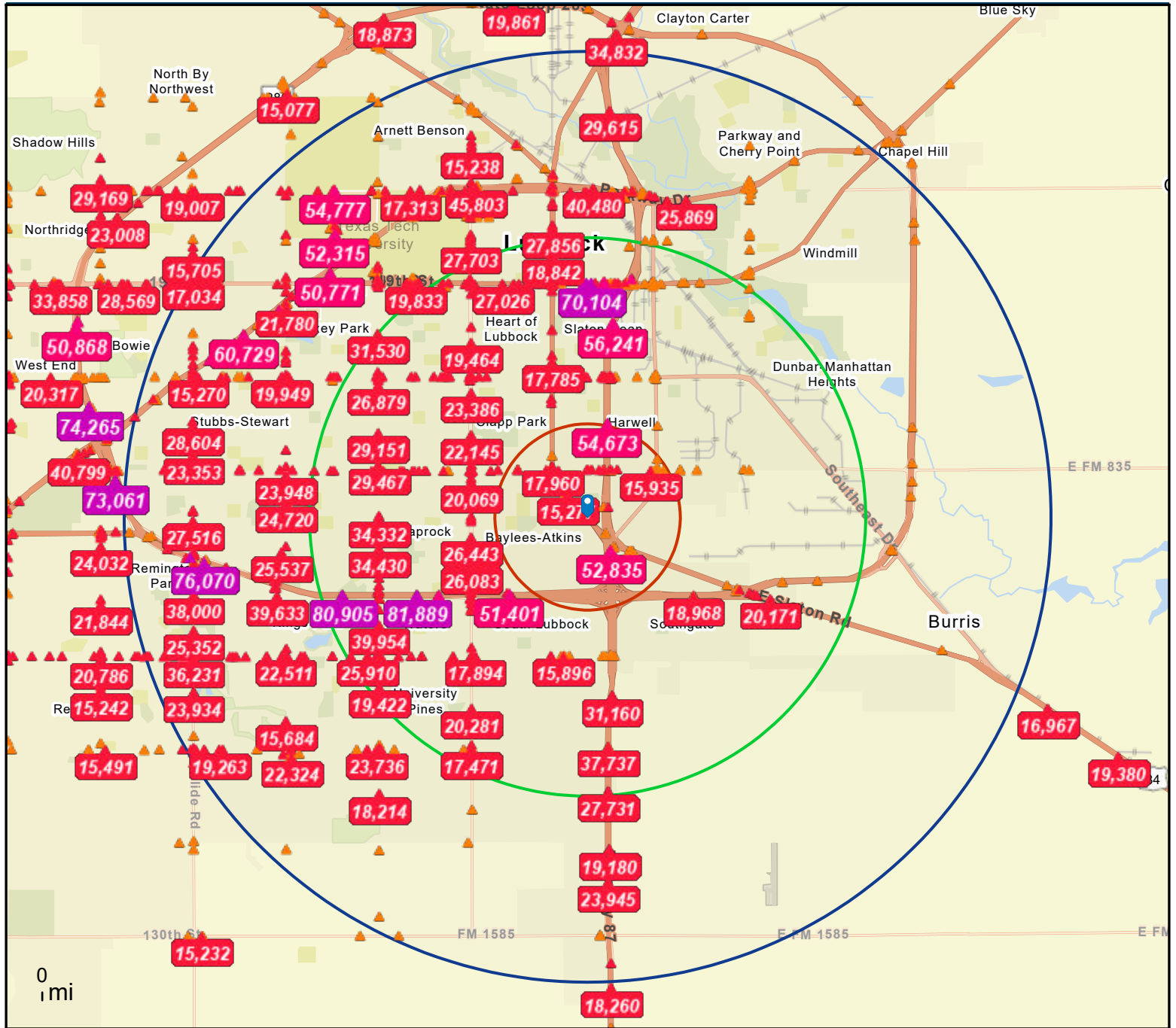
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May 02, 2024

Traffic Count Map

5801 Avenue Q South Dr, Lubbock, Texas, 79412
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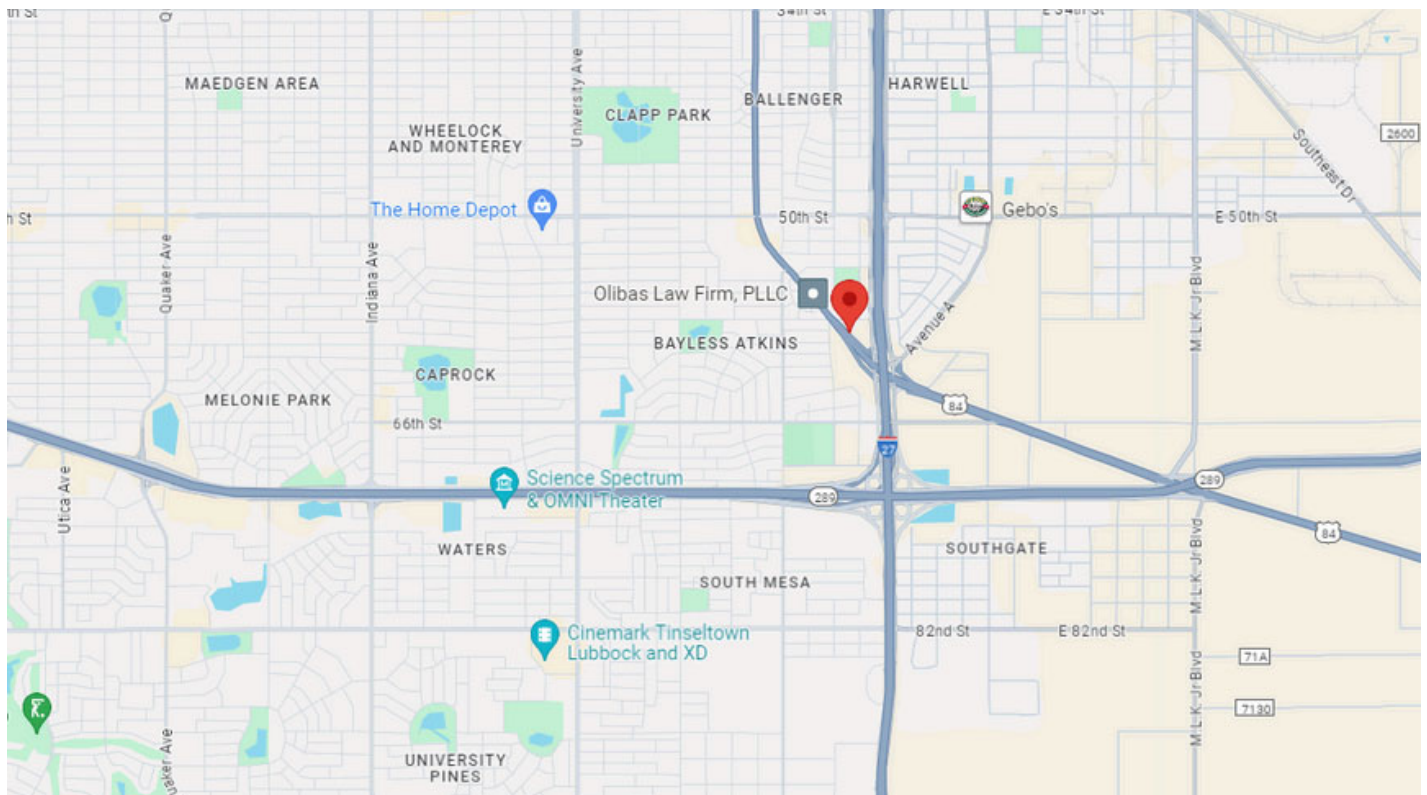
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Source: ©2023 Kalibrate Technologies (Q4 2023).

May 02, 2024

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 current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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