



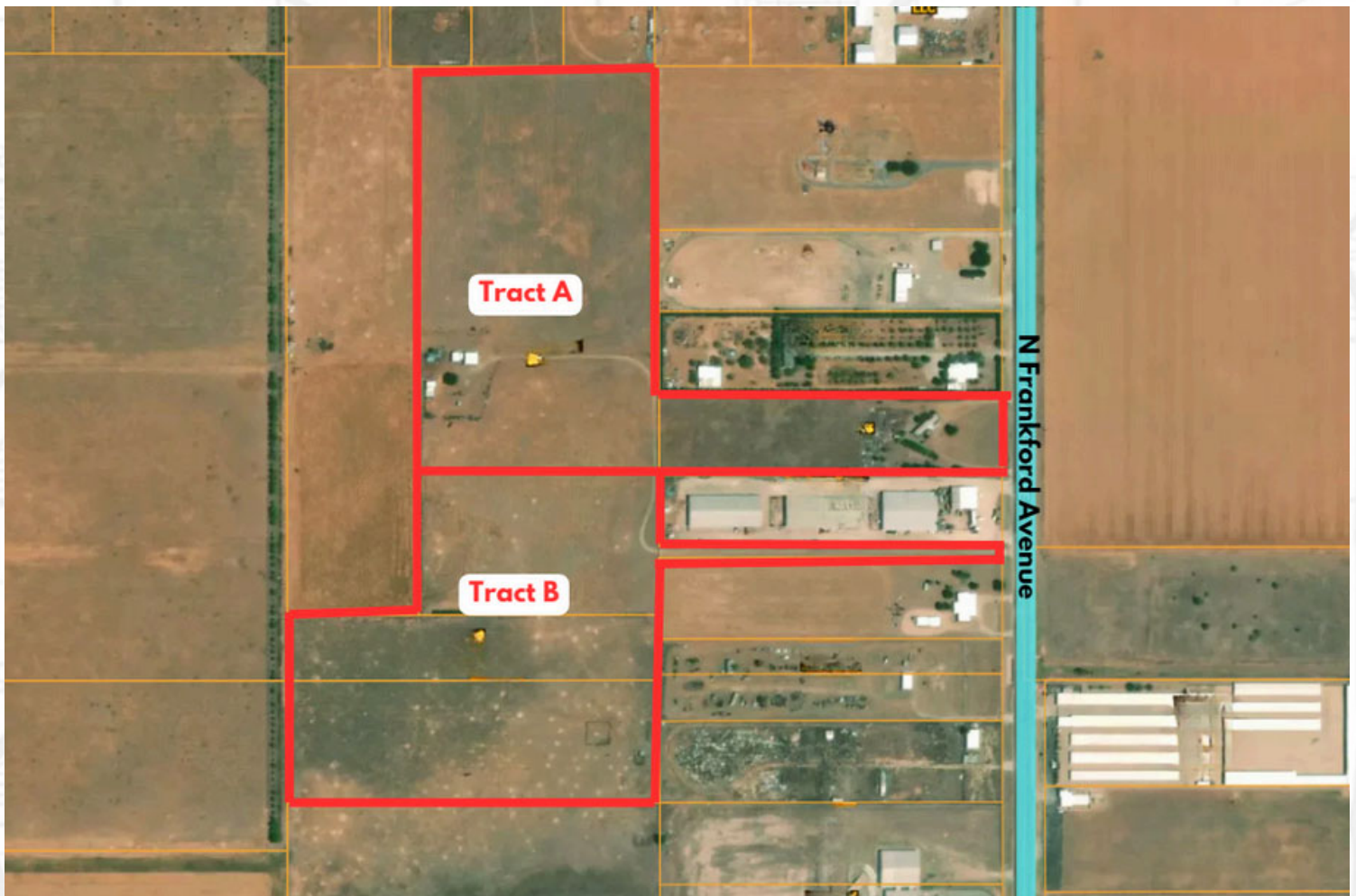
THE  
**POWELL GROUP**  
The Experts in Real Estate & Business Brokerage

3015-3111 N Frankford, Lubbock, TX 79416

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BUSINESS SALES  
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# 18-41 AC Prime Development Land in Northwest Lubbock



**SALES PRICE: \$15,000 - \$18,000/AC**

**PRESENTED BY:**

**DAVID POWELL, CCIM**

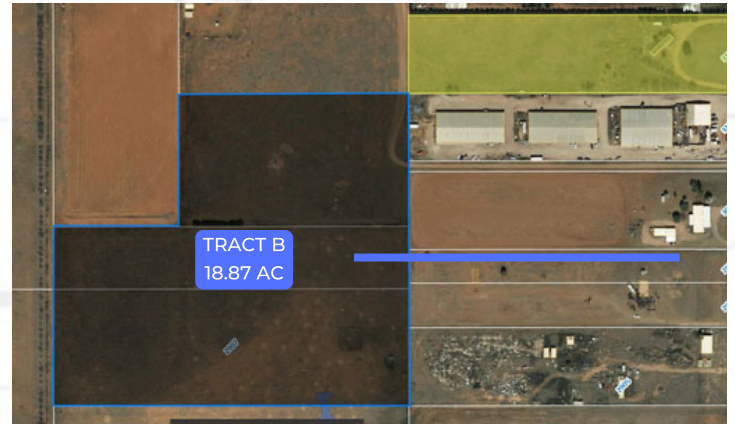
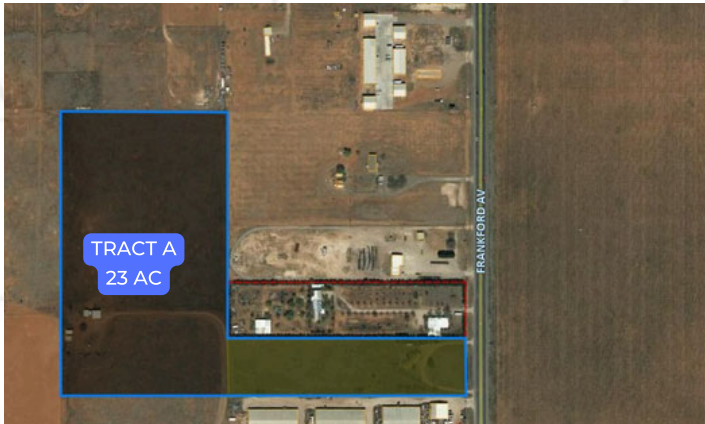
Commercial Broker  
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**KW Commercial | Lubbock**

**The Powell Group**

10210 Quaker Avenue  
Lubbock, TX 79424

# Property Summary



## Property Summary

Address: 3015-3111 N Frankford  
Lubbock, TX 79416

Zoning: SF-2

Tract A (north): App 23 AC

Tract B (south): App 18.87 AC

Total Size: App 41.87 AC

Tract A Price: \$414,000.00

Tract B Price: \$339,660.00

Both A & B Price: \$628,050.00

Price per AC: \$15,000 - \$18,000

## Property Highlights

- Gated and Fenced
- 235' Frankford Frontage
- Shallowater & Frenship ISD

## Property Overview

Seize the chance to acquire over 41 acres of strategically located land at N. Frankford in NW Lubbock. Totaling 41.87 AC, it offers exceptional potential for commercial development, with two distinct sections and flexible pricing options. The north section (approximately 23 AC) includes a 5 AC entry from Frankford. The south section includes approximately 18.8 AC with direct access from Frankford making it ideal for commercial or residential development. For those looking to acquire the entire property, pricing is at \$15,000/AC. If divided, the price adjusts to \$18,000/AC.

Approximately 235' frontage with second 30' Frankford access. 37 AC is fenced and includes water well, mobile home, and septic. Property has an Ag exemption. Located in Lubbock city limits and in the Shallowater ISD School District (south 8.15 AC portion in Frenship ISD), the property also has city water along Frankford; waterline and fire hydrants are on west side of Frankford.

See potential layout for an RV park on Tract A on next page (Zoning secured by Buyer).





3015-3111 N Frankford, Lubbock, TX 79416

# Potential RV Park Layout



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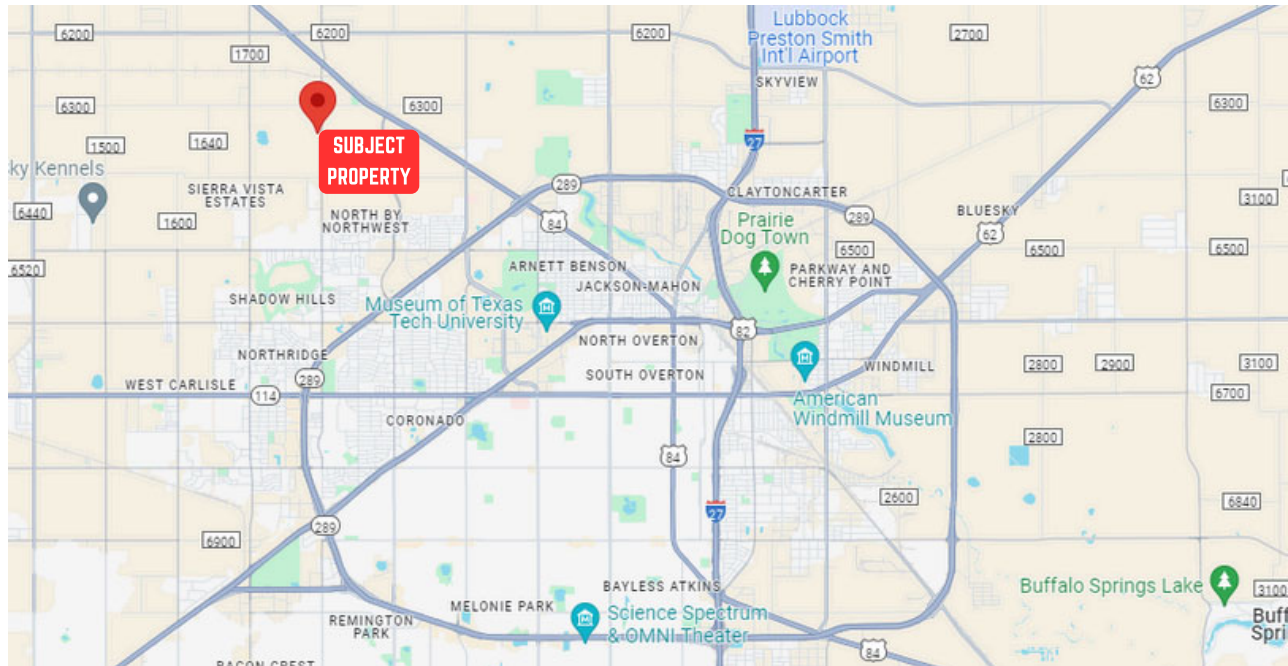
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# Aerial Overview



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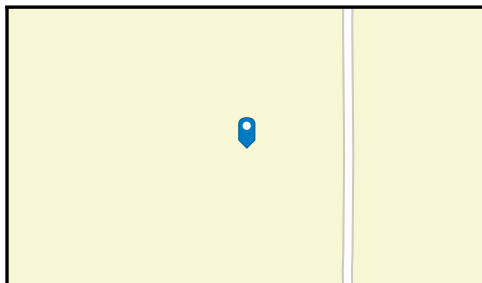
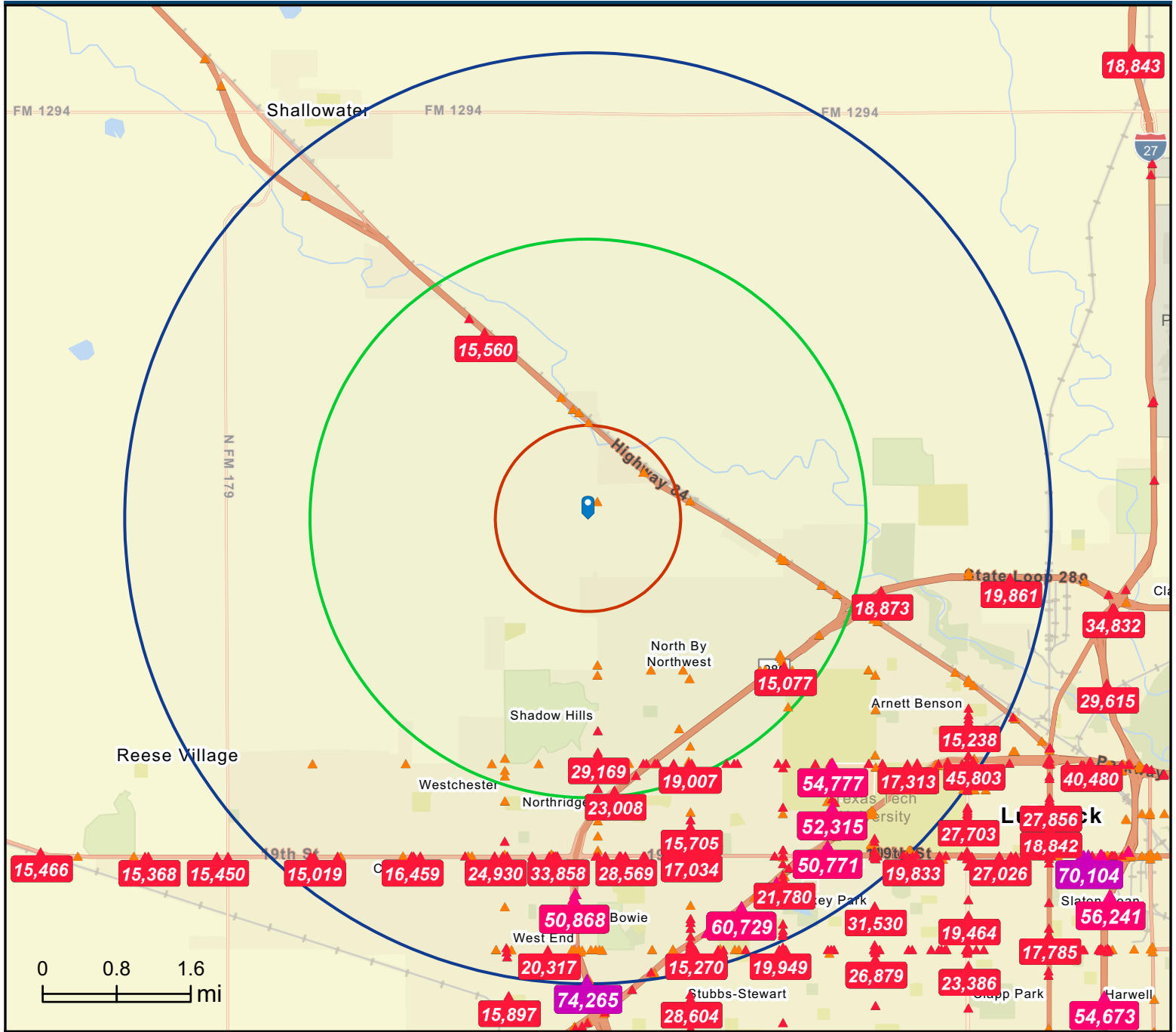
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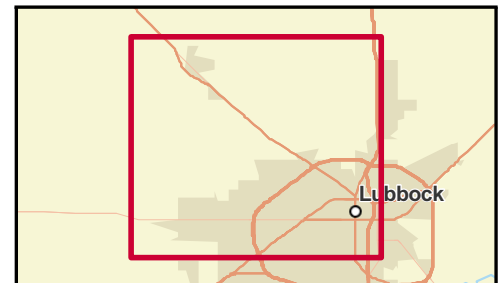
# Traffic Count Map

3111 N Frankford Ave, Lubbock, Texas, 79416  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.63047  
Longitude: -101.94163



- 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).

# Executive Summary

3111 N Frankford Ave, Lubbock, Texas, 79416  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.63047  
Longitude: -101.94163

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	208	19,131	70,123
2020 Population	310	23,333	73,509
2024 Population	247	24,764	77,408
2029 Population	264	25,827	80,412
2010-2020 Annual Rate	4.07%	2.01%	0.47%
2020-2024 Annual Rate	-5.21%	1.41%	1.22%
2024-2029 Annual Rate	1.34%	0.84%	0.76%
2020 Male Population	47.1%	47.6%	48.8%
2020 Female Population	52.9%	52.4%	51.2%
2020 Median Age	42.8	28.9	30.0
2024 Male Population	47.0%	48.4%	49.5%
2024 Female Population	53.0%	51.6%	50.5%
2024 Median Age	43.2	29.4	30.6

In the identified area, the current year population is 77,408. In 2020, the Census count in the area was 73,509. The rate of change since 2020 was 1.22% annually. The five-year projection for the population in the area is 80,412 representing a change of 0.76% annually from 2024 to 2029. Currently, the population is 49.5% male and 50.5% female.

### Median Age

The median age in this area is 30.6, compared to U.S. median age of 39.3.

<b>Race and Ethnicity</b>			
2024 White Alone	75.0%	60.5%	58.8%
2024 Black Alone	1.6%	8.3%	7.3%
2024 American Indian/Alaska Native Alone	0.8%	1.0%	1.1%
2024 Asian Alone	1.6%	4.8%	4.1%
2024 Pacific Islander Alone	0.4%	0.2%	0.1%
2024 Other Race	8.5%	9.6%	12.7%
2024 Two or More Races	12.1%	15.6%	15.9%
2024 Hispanic Origin (Any Race)	24.7%	35.0%	40.7%

Persons of Hispanic origin represent 40.7% 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 79.6 in the identified area, compared to 72.5 for the U.S. as a whole.

<b>Households</b>			
2024 Wealth Index	99	55	57
2010 Households	45	7,634	26,533
2020 Households	69	9,105	29,728
2024 Households	83	9,866	31,877
2029 Households	90	10,457	33,625
2010-2020 Annual Rate	4.37%	1.78%	1.14%
2020-2024 Annual Rate	4.44%	1.91%	1.66%
2024-2029 Annual Rate	1.63%	1.17%	1.07%
2024 Average Household Size	2.70	2.47	2.37

The household count in this area has changed from 29,728 in 2020 to 31,877 in the current year, a change of 1.66% annually. The five-year projection of households is 33,625, a change of 1.07% annually from the current year total. Average household size is currently 2.37, compared to 2.41 in the year 2020. The number of families in the current year is 16,762 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

3111 N Frankford Ave, Lubbock, Texas, 79416  
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	27.9%	23.6%	23.5%
<b>Median Household Income</b>			
2024 Median Household Income	\$64,260	\$61,981	\$54,923
2029 Median Household Income	\$75,000	\$69,794	\$61,723
2024-2029 Annual Rate	3.14%	2.40%	2.36%
<b>Average Household Income</b>			
2024 Average Household Income	\$101,730	\$81,978	\$78,780
2029 Average Household Income	\$124,343	\$93,723	\$90,525
2024-2029 Annual Rate	4.10%	2.71%	2.82%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$39,100	\$32,197	\$32,489
2029 Per Capita Income	\$48,775	\$37,337	\$37,904
2024-2029 Annual Rate	4.52%	3.01%	3.13%
<b>GINI Index</b>			
2024 Gini Index	45.6	41.6	44.5

### Households by Income

Current median household income is \$54,923 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$61,723 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$78,780 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$90,525 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$32,489 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$37,904 in five years, compared to \$51,203 for all U.S. households.

### Housing

2024 Housing Affordability Index	80	94	95
2010 Total Housing Units	59	8,232	28,870
2010 Owner Occupied Housing Units	37	3,605	12,690
2010 Renter Occupied Housing Units	8	4,029	13,843
2010 Vacant Housing Units	14	598	2,337
2020 Total Housing Units	96	9,964	32,971
2020 Owner Occupied Housing Units	59	3,881	12,610
2020 Renter Occupied Housing Units	10	5,224	17,118
2020 Vacant Housing Units	18	823	3,202
2024 Total Housing Units	108	10,834	35,531
2024 Owner Occupied Housing Units	72	4,089	13,742
2024 Renter Occupied Housing Units	11	5,777	18,135
2024 Vacant Housing Units	25	968	3,654
2029 Total Housing Units	118	11,506	37,419
2029 Owner Occupied Housing Units	79	4,451	14,843
2029 Renter Occupied Housing Units	11	6,006	18,782
2029 Vacant Housing Units	28	1,049	3,794

### Socioeconomic Status Index

2024 Socioeconomic Status Index	63.8	50.5	45.6
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Currently, 38.7% of the 35,531 housing units in the area are owner occupied; 51.0%, renter occupied; and 10.3% 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 32,971 housing units in the area and 9.7% vacant housing units. The annual rate of change in housing units since 2020 is 1.78%. Median home value in the area is \$206,413, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 7.09% annually to \$290,746.

**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.

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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

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Buyer/Tenant/Seller/Landlord Initials

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Date