

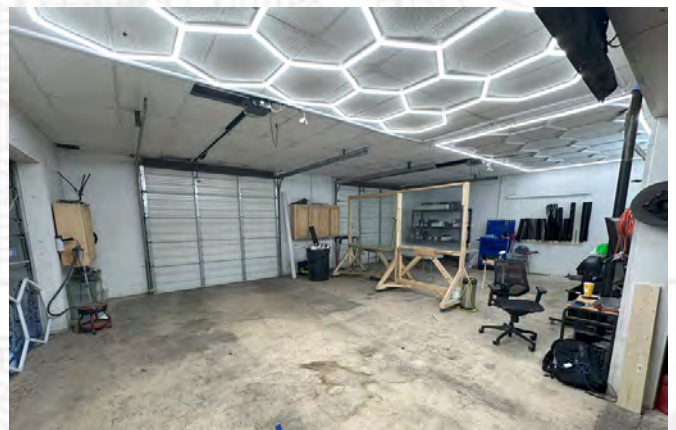


THE
POWELL GROUP
The Experts in Real Estate & Business Brokerage

3807 34th Street, Lubbock, TX 79410



Freestanding Retail Building on 34th St Now Available For Sale



PRESENTED BY:

SALES PRICE: \$499,900.00

DAVID POWELL, CCIM

Commercial Broker

Business Broker

(806) 239-0804

lubbockcommercial@gmail.com

KW Commercial | Lubbock
The Powell Group

10210 Quaker Avenue
Lubbock, TX 79424

Property Summary



Property Summary

Address:	3807 34th Street Lubbock, TX 79410
Building Size:	Approx: 5,230 SF
Showrooms & Offices:	Approx: 2,830 SF
Shop/ Warehouse:	Approx: 2,400 SF
Lot Size:	8,519 SF
Zoning:	Neighborhood Commercial (NC)
Price:	\$499,900.00
Price/SF:	\$95.58/SF
Type:	Real Commercial
Built:	1966

Property Highlights

- 34th Street Frontage
- Showroom/Office/Shop Space
- Overhead Doors
- Recently Updated Roof

Property Overview

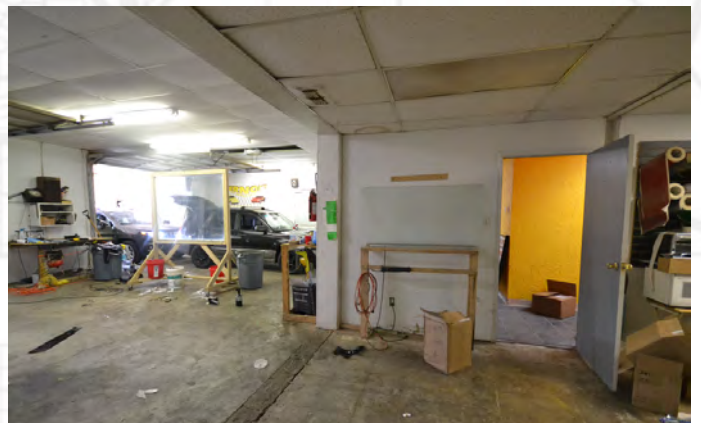
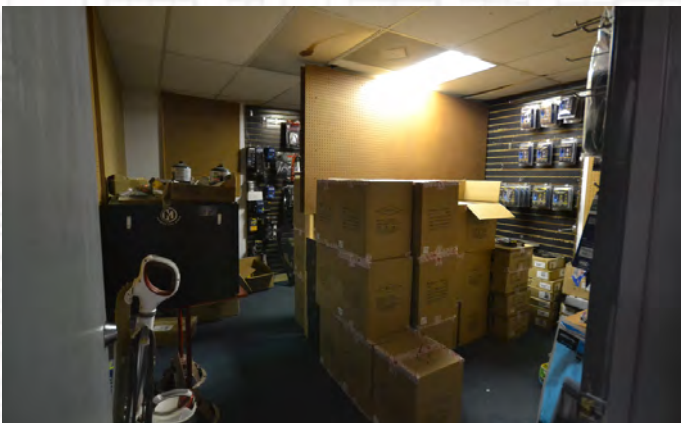
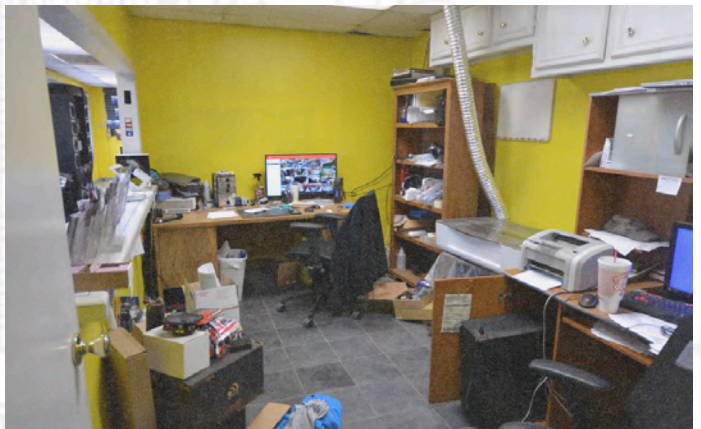
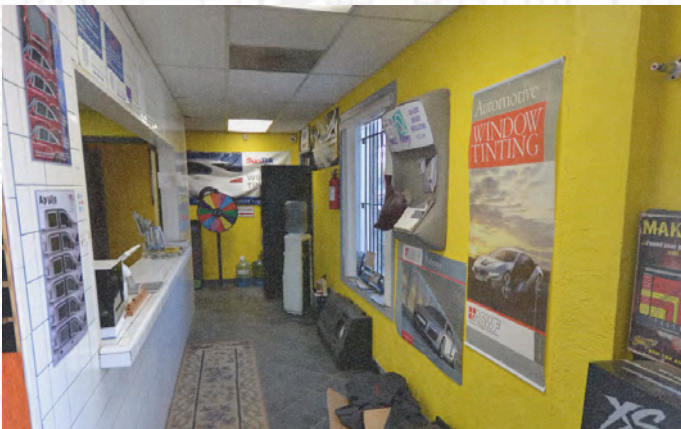
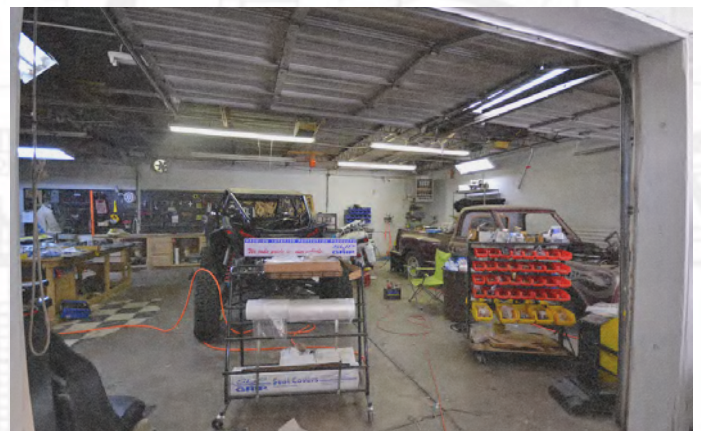
A high-traffic location on 34th Street frontage, this freestanding commercial building offers approximately 2,830 square feet of flexible showroom and office space, in addition to shop/warehouse space. Currently housing two offices, two showroom areas, and a two-car bay with overhead doors. The roof was also recently replaced and new plumbing installed.

Zoned Neighborhood Commercial, the site provides ample opportunity for various types of business, including automotive repair or service, stereo or audio shops, furniture or mattress showrooms, appliance sales and repair, and more. Currently home to a long standing car audio and window tinting business, this location is ready for a similar business or adaptable for new ventures.

For additional information contact agent today.

3807 34th Street, Lubbock, TX 79410

Photos



View more listings at www.lubbockcommercialrealstate.com

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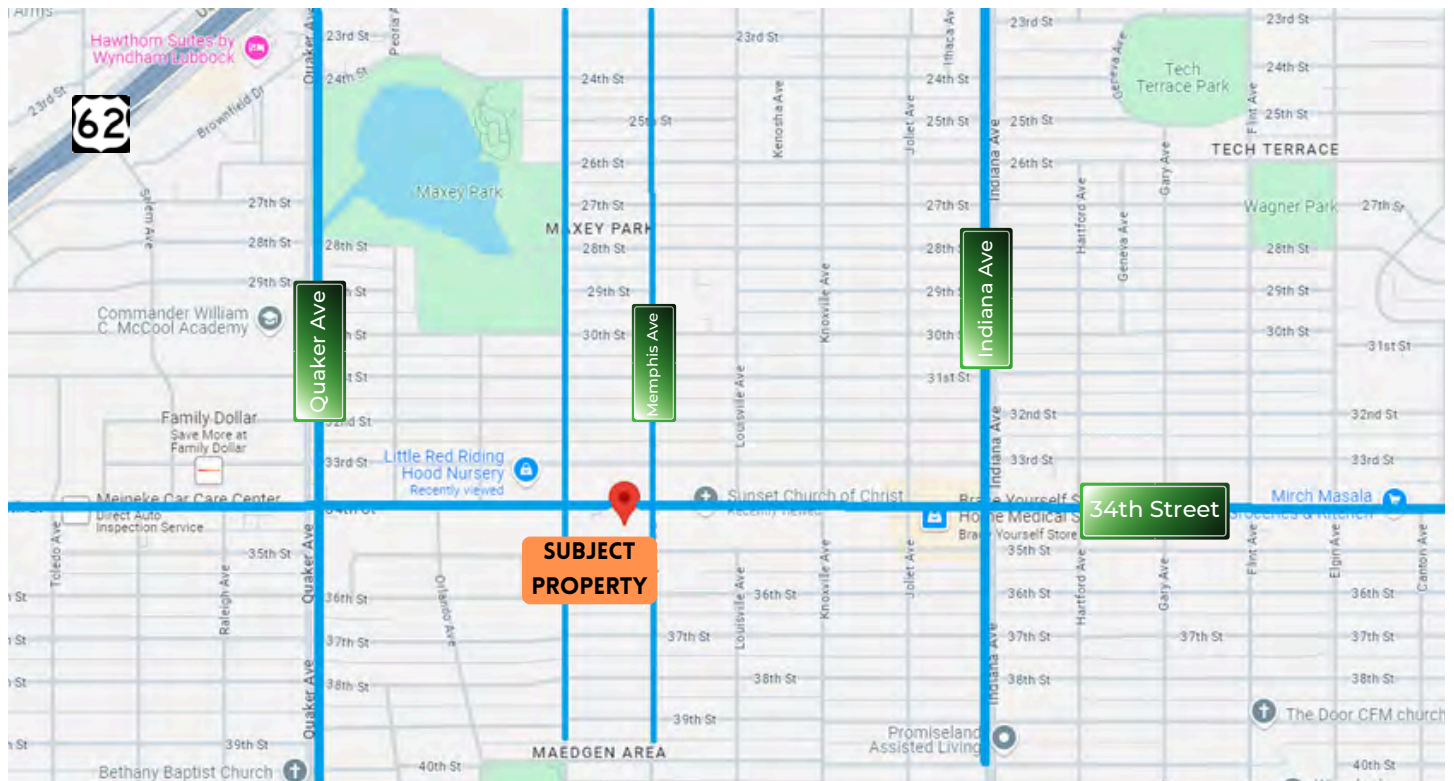
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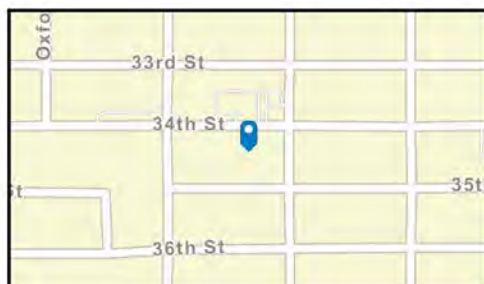
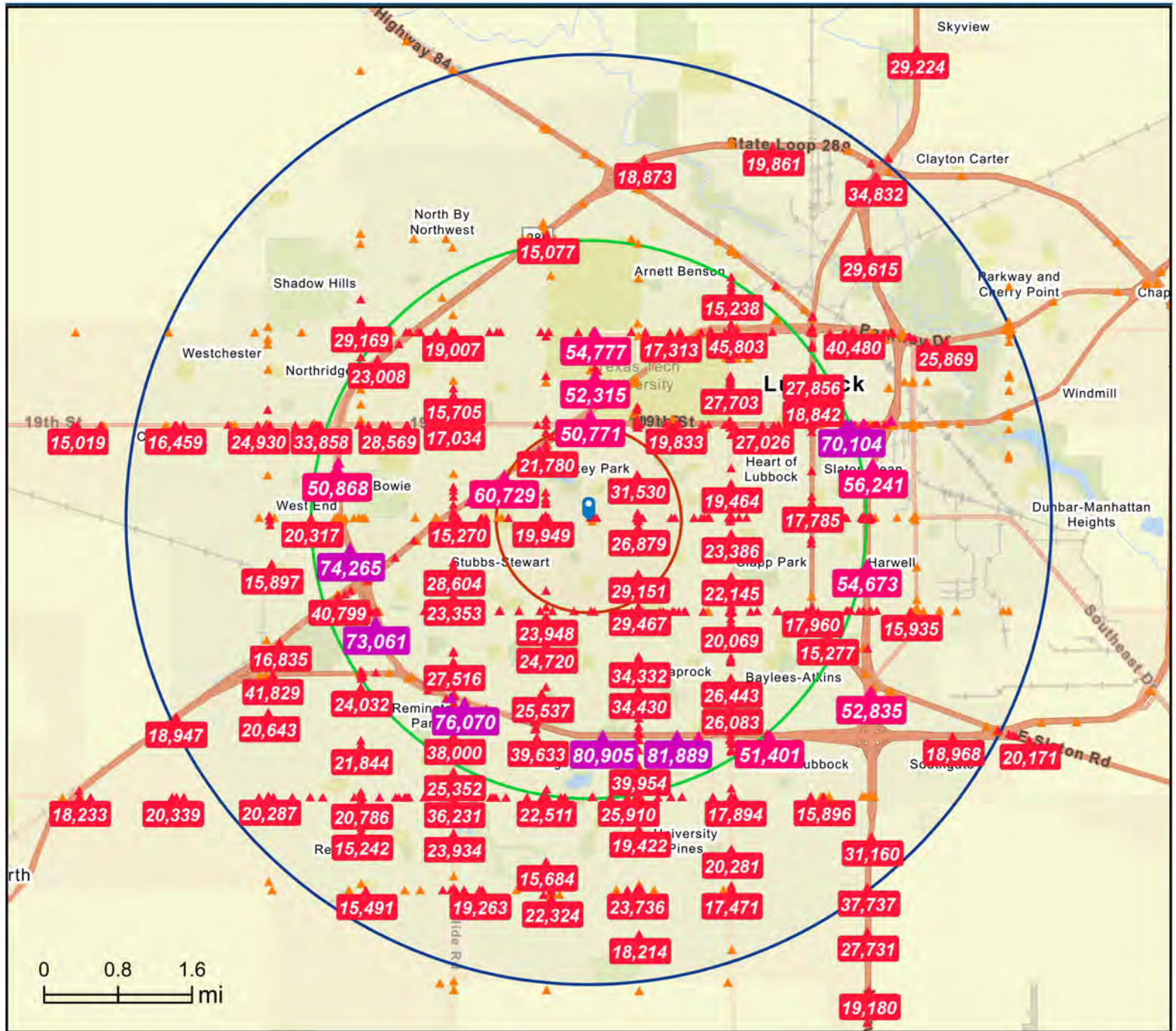
Location Maps



Traffic Count Map

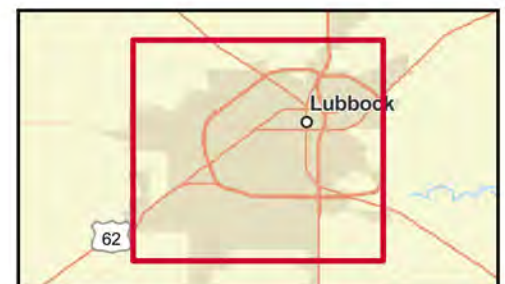
3807 34th St, Lubbock, Texas, 79410
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.56295
Longitude: -101.89712



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).

September 11, 2024

Executive Summary

3807 34th St, Lubbock, Texas, 79410
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.56295
 Longitude: -101.89712

	1 mile	3 miles	5 miles
Population			
2010 Population	13,594	117,617	210,146
2020 Population	12,873	116,290	224,880
2024 Population	12,991	116,688	229,496
2029 Population	13,292	118,727	235,913
2010-2020 Annual Rate	-0.54%	-0.11%	0.68%
2020-2024 Annual Rate	0.21%	0.08%	0.48%
2024-2029 Annual Rate	0.46%	0.35%	0.55%
2020 Male Population	49.8%	49.5%	49.0%
2020 Female Population	50.2%	50.5%	51.0%
2020 Median Age	31.6	29.4	31.6
2024 Male Population	50.6%	50.2%	49.8%
2024 Female Population	49.4%	49.8%	50.2%
2024 Median Age	31.9	29.9	32.1

In the identified area, the current year population is 229,496. In 2020, the Census count in the area was 224,880. The rate of change since 2020 was 0.48% annually. The five-year projection for the population in the area is 235,913 representing a change of 0.55% annually from 2024 to 2029. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 32.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	60.7%	55.3%	58.1%
2024 Black Alone	7.5%	10.8%	9.4%
2024 American Indian/Alaska Native Alone	1.2%	1.4%	1.1%
2024 Asian Alone	1.4%	4.5%	4.0%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	13.4%	13.4%	12.6%
2024 Two or More Races	15.7%	14.5%	14.7%
2024 Hispanic Origin (Any Race)	38.6%	38.8%	38.1%

Persons of Hispanic origin represent 38.1% 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 79.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	50	54	68
2010 Households	5,506	46,633	81,827
2020 Households	5,080	46,014	89,133
2024 Households	5,142	46,531	92,106
2029 Households	5,317	48,134	96,308
2010-2020 Annual Rate	-0.80%	-0.13%	0.86%
2020-2024 Annual Rate	0.29%	0.26%	0.77%
2024-2029 Annual Rate	0.67%	0.68%	0.90%
2024 Average Household Size	2.48	2.34	2.38

The household count in this area has changed from 89,133 in 2020 to 92,106 in the current year, a change of 0.77% annually. The five-year projection of households is 96,308, a change of 0.90% 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 51,479 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

3807 34th St, Lubbock, Texas, 79410
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	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	24.5%	24.1%	22.6%
Median Household Income			
2024 Median Household Income	\$50,945	\$50,477	\$58,551
2029 Median Household Income	\$58,248	\$57,293	\$68,138
2024-2029 Annual Rate	2.72%	2.57%	3.08%
Average Household Income			
2024 Average Household Income	\$74,277	\$74,012	\$86,065
2029 Average Household Income	\$87,132	\$85,407	\$98,883
2024-2029 Annual Rate	3.24%	2.91%	2.82%
Per Capita Income			
2024 Per Capita Income	\$29,503	\$29,684	\$34,694
2029 Per Capita Income	\$34,973	\$34,776	\$40,524
2024-2029 Annual Rate	3.46%	3.22%	3.16%
GINI Index			
2024 Gini Index	44.0	45.6	44.5
Households by Income			

Current median household income is \$58,551 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$68,138 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$86,065 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$98,883 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$34,694 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$40,524 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	91	92	99
2010 Total Housing Units	5,883	51,158	88,619
2010 Owner Occupied Housing Units	2,932	21,128	43,549
2010 Renter Occupied Housing Units	2,574	25,505	38,278
2010 Vacant Housing Units	377	4,525	6,792
2020 Total Housing Units	5,760	52,134	98,739
2020 Owner Occupied Housing Units	2,386	18,757	42,911
2020 Renter Occupied Housing Units	2,694	27,257	46,222
2020 Vacant Housing Units	683	6,048	9,548
2024 Total Housing Units	5,833	52,952	102,789
2024 Owner Occupied Housing Units	2,461	19,267	44,887
2024 Renter Occupied Housing Units	2,681	27,264	47,219
2024 Vacant Housing Units	691	6,421	10,683
2029 Total Housing Units	6,045	54,835	107,437
2029 Owner Occupied Housing Units	2,663	20,645	48,241
2029 Renter Occupied Housing Units	2,654	27,488	48,067
2029 Vacant Housing Units	728	6,701	11,129

Socioeconomic Status Index

2024 Socioeconomic Status Index	48.2	45.0	46.9
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Currently, 43.7% of the 102,789 housing units in the area are owner occupied; 45.9%, renter occupied; and 10.4% 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 98,739 housing units in the area and 9.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.95%. Median home value in the area is \$210,944, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.82% annually to \$279,945.

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 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