

3420 82ND ST. LUBBOCK, TX 79423

## Retail Duplex



### Property Details

- LEASE RATE: \$22/SF
- TOTAL SF: 5,600 SF
- SPACE 1: 2,400 SF
- SPACE 2: 3,200 SF

### Property Highlights

- FRESHLY REMODELED
- HIGH TRAFFIC COUNTS
- 12' CEILINGS
- MOSTLY OPEN FLOOR PLAN

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# Retail Duplex



Situated in Southwest Lubbock, this prime location is on 82nd Street just west of Indiana Avenue. Currently undergoing major remodeling, this building is perfect for someone wanting to customize the finishings. Nearby retailers in this established residential and commercial area include CVS Drug store, Tea2Go, Dairy Queen, Scooters, Taco Villa and 7/11.

## Criteria Used for Analysis

Median Household Income  
**\$78,476**

Median Age  
**37.7**

Total Population  
**44,646**

1st Dominant Segment  
**Up and Coming Families**

## Consumer Segmentation

Life Mode	Sprouting Explorers	Urbanization	Suburban Periphery
What are the people like that live in this area?	Young homeowners with families	Where do people like this usually live?	The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

Top Tapestry Segments	Up and Coming Families	Green Acres	Bright Young Professionals	Manufacturing Traditions	Exurbanites
% of Households	4,165 (24.1%)	2,442 (14.1%)	1,768 (10.2%)	1,311 (7.6%)	1,264 (7.3%)
% of Lubbock	10,702 (10.4%)	1,731 (1.7%)	5,443 (5.3%)	5,256 (5.1%)	2,812 (2.7%)
Lifestyle Group	Sprouting Explorers	Cozy Country Living	Middle Ground	GenXurban	Affluent Estates
Urbanization Group	Suburban Periphery	Rural	Urban Periphery	Urban Periphery	Suburban Periphery
Residence Type	Single Family	Single Family	Single Family; Multi-Units	Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	3.06	2.66	2.39	2.43	2.51
Median Age	32.1	44.8	33.9	39.8	52
Diversity Index	81.3	36.4	74.9	59.4	47.1
Median Household Income	\$89,500	\$94,600	\$67,400	\$62,200	\$120,800
Median Net Worth	\$190,100	\$347,000	\$72,800	\$152,400	\$748,400
Median Home Value	\$277,600	\$300,900	\$261,900	\$165,100	\$489,700
Homeownership	74.4 %	87.9 %	46.4 %	72.1 %	86.4 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Services	Professional or Mgmt/Bus/Financial
Education	Some College No Degree	High School Diploma	Some College No Degree	High School Diploma	Bachelor's Degree
Preferred Activities	Busy with work and family . Shop around for the best deals.	Pursue physical fitness vigorously, . Active in communities and social organizations.	Go to bars/clubs; attend concerts . Eat at fast food, family restaurants.	Value time spent at home . Watching television and gaming are common pastimes.	Gardening and home improvement are priorities . Active in their communities.
Financial	Carry debt, but also maintain retirement plans	Comfortable with debt, and investments.	Own retirement savings and student loans	Budget aware shoppers	Rely on financial planners and extensive reading
Media	Rely on the Internet for entertainment and information	Provided by satellite service, radio and television	Get most of their information from the Internet	Read newspapers, especially Sunday editions	Well-connected and use the internet to stay current
Vehicle	Own late model import SUVs or compacts	Late model trucks SUVs, ATVs and motorcycles	Own newer cars	Own 2-3 vehicles	Choose late-model luxury cars, SUVs





# Lubbock, Texas

## The Hub City

### LOCATION

Located on the South Plains of West Texas, Lubbock has long been known as the "Hub City." The nickname is related to Lubbock's accessible location on the crossroads of Interstate 27 and four major U.S. highways. Lubbock is in the central time zone and is equal distance to both coasts, allowing for ease of U.S. distribution. Within the city, you will find a well-planned transportation network with an average commute time of 16 minutes.

### COST OF LIVING

According to the Council for Community and Economic Research (2017 Annual Report), Lubbock's overall cost of living index is 91.5 percent. Lubbock ranked 93rd out of 294 urban areas in the nation and 16th out of 32 urban areas in the state of Texas for lowest cost of living. As a result of this low cost of living, both employers and their employees benefit from a higher standard of living at a lower cost than almost anywhere else in the nation.

### CONTACT US



### KEY INDUSTRIES

As a result of a study performed by Impact DataSource, Austin, Texas, the following key industries in Lubbock were identified in the following groups: Advanced Technology, Agriculture, Energy, Financial Services, Healthcare/Bioscience, Education, Tourism/Hospitality



### POPULATION

Lubbock is the 10th largest city in Texas, the 2nd largest west of Interstate 35, and is projected to grow 3% through 2028. With a median age of 31, the city's residents are youthful and hardworking. Featuring a regional population base of more than 645,647 people.



### EDUCATION

With 4 universities and one of the state's strongest community colleges, the Lubbock area is home to more than 55,000 college students and nearly 15,000 college graduates annually. Lubbock's diverse labor force is distributed over a wide variety of industries and is equipped with a varying set of skills and knowledge.



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## 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.*

### 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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Buyer/Tenant/Seller/Landlord Initials

Date