

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

What are the people like that live in this area?

Sprouting Explorers

Young homeowners with families

Urbanization

Where do people like this usually live?

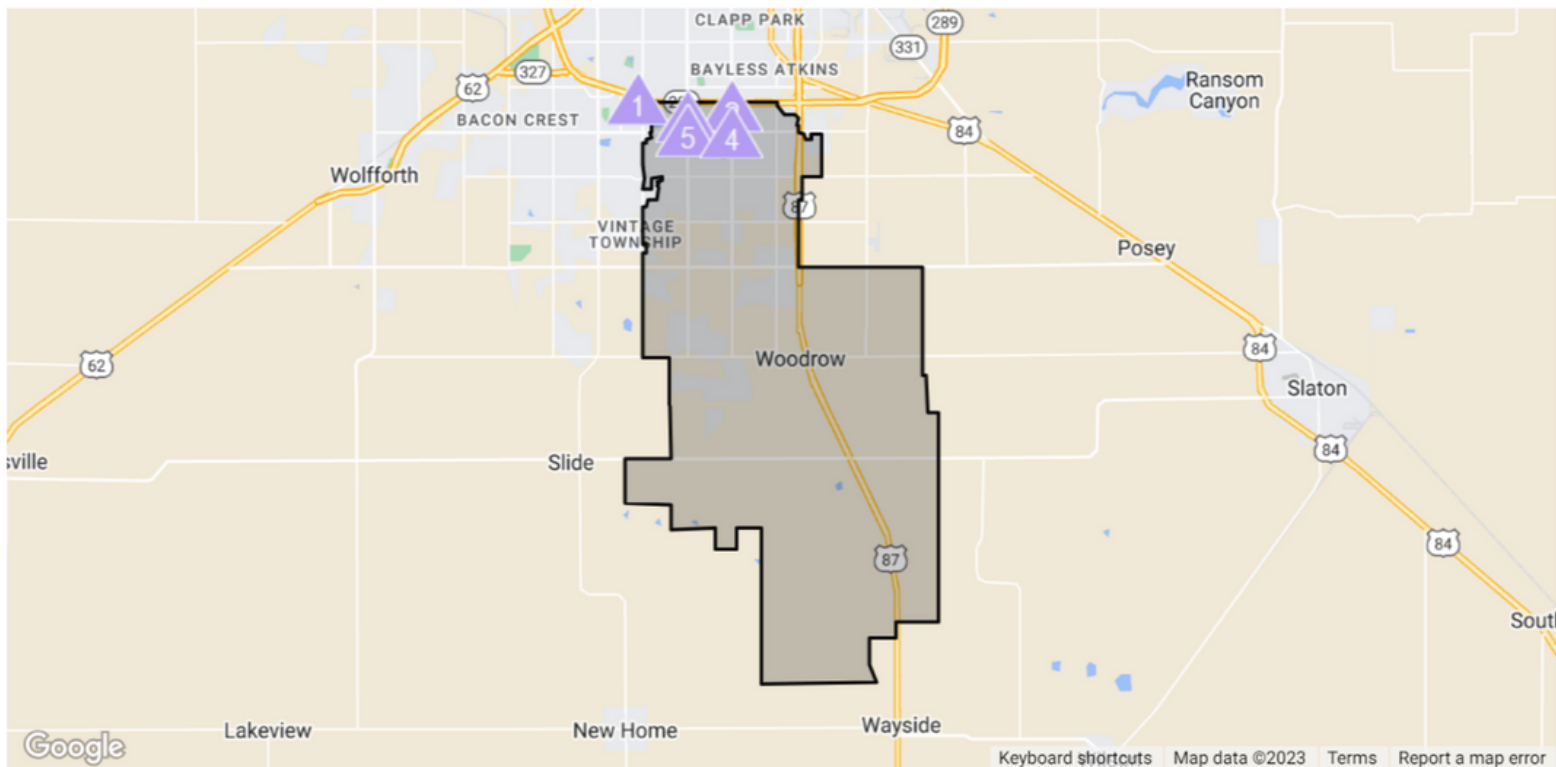
Suburban Periphery

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 |

Traffic Counts



Daily Traffic Counts:
▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

41,576

2022 Est. daily traffic counts

Street: Quaker Ave
Cross: S Loop 289
Cross Dir: S
Dist: 0.01 miles

Historical counts

| Year | Count | Type |
|------|----------|------|
| 2008 | ▲ 41,904 | ADT |
| | | |
| | | |
| | | |
| | | |

2

41,417

2022 Est. daily traffic counts

Street: University Ave
Cross: 74th St
Cross Dir: S
Dist: 0.03 miles

Historical counts

| Year | Count | Type |
|------|----------|------|
| 2006 | ▲ 41,790 | ADT |
| | | |
| | | |
| | | |
| | | |

3

39,664

2022 Est. daily traffic counts

Street: Indiana Ave
Cross: 76th St
Cross Dir: N
Dist: 0.01 miles

Historical counts

| Year | Count | Type |
|------|----------|------|
| 2009 | ▲ 39,954 | ADT |
| | | |
| | | |
| | | |
| | | |

4

39,489

2022 Est. daily traffic counts

Street: University Ave
Cross: 82nd St
Cross Dir: S
Dist: 0.01 miles

Historical counts

| Year | Count | Type |
|------|----------|------|
| 2011 | ▲ 35,175 | ADT |
| | | |
| 2007 | ▲ 45,914 | ADT |
| | | |
| | | |

5

38,611

2022 Est. daily traffic counts

Street: Indiana Ave
Cross: 82nd St
Cross Dir: S
Dist: 0.02 miles

Historical counts

| Year | Count | Type |
|------|----------|------|
| 2017 | ▲ 35,557 | AADT |
| | | |
| 2011 | ▲ 42,991 | ADT |
| | | |
| 2007 | ▲ 41,882 | ADT |
| | | |

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



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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|--|-------------------------------|-----------------------------------|------------------------------|
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Buyer/Tenant/Seller/Landlord Initials

Date