

OFFICE FOR LEASE

2232 Indiana Avenue, Lubbock, TX 79410

FOR LEASE: \$22/psf NNN



DOUG DUNCAN

Doug Duncan
(806) 577-5595
doug@duncanrealtygroup.com
0563978, Texas

MATT MORELAND

Co-Listing Agent
(469) 744-3610
matt@duncanrealtygroup.com
699529, Texas

real

EXECUTIVE SUMMARY

2232 Indiana Ave #2
2232 Indiana Avenue | Lubbock, TX 79410



OFFERING SUMMARY

LEASE RATE:	\$22.00
LEASE TERM:	36 to 60 Months
BUILDING SF:	8,424
RENTABLE SF:	2,312
AVAILABLE SF:	2,312
YEAR BUILT:	1981
RENOVATED:	2023
BUILDING CLASS:	A
FLOORS:	1
PARKING:	27
PARKING RATIO:	11.7
ZONING:	AM

PROPERTY OVERVIEW

2,312 square feet of Class A Medical Office Space in the Medical District
6 Exam Rooms
2 Offices
Conference Room/ Break Room
3 Restrooms
Spacious Reception/Waiting

Medical District Office/Clinic with a fully remodeled space that is located on the high-traffic Indiana Ave corridor. This better than new office boasts all of the modern amenities you could hope for in your next medical office. Conveniently located close to both hospitals with quick access to Marsha Sharp Fwy, this location is highly accessible and convenient for practitioners and patients alike. Next door to the brand new Hub City Surgical Center this

PROPERTY PHOTOS

2232 Indiana Ave #2

2232 Indiana Avenue | Lubbock, TX 79410



PROPERTY PHOTOS

2232 Indiana Ave #2

2232 Indiana Avenue | Lubbock, TX 79410



PROPERTY PHOTOS

2232 Indiana Ave #2

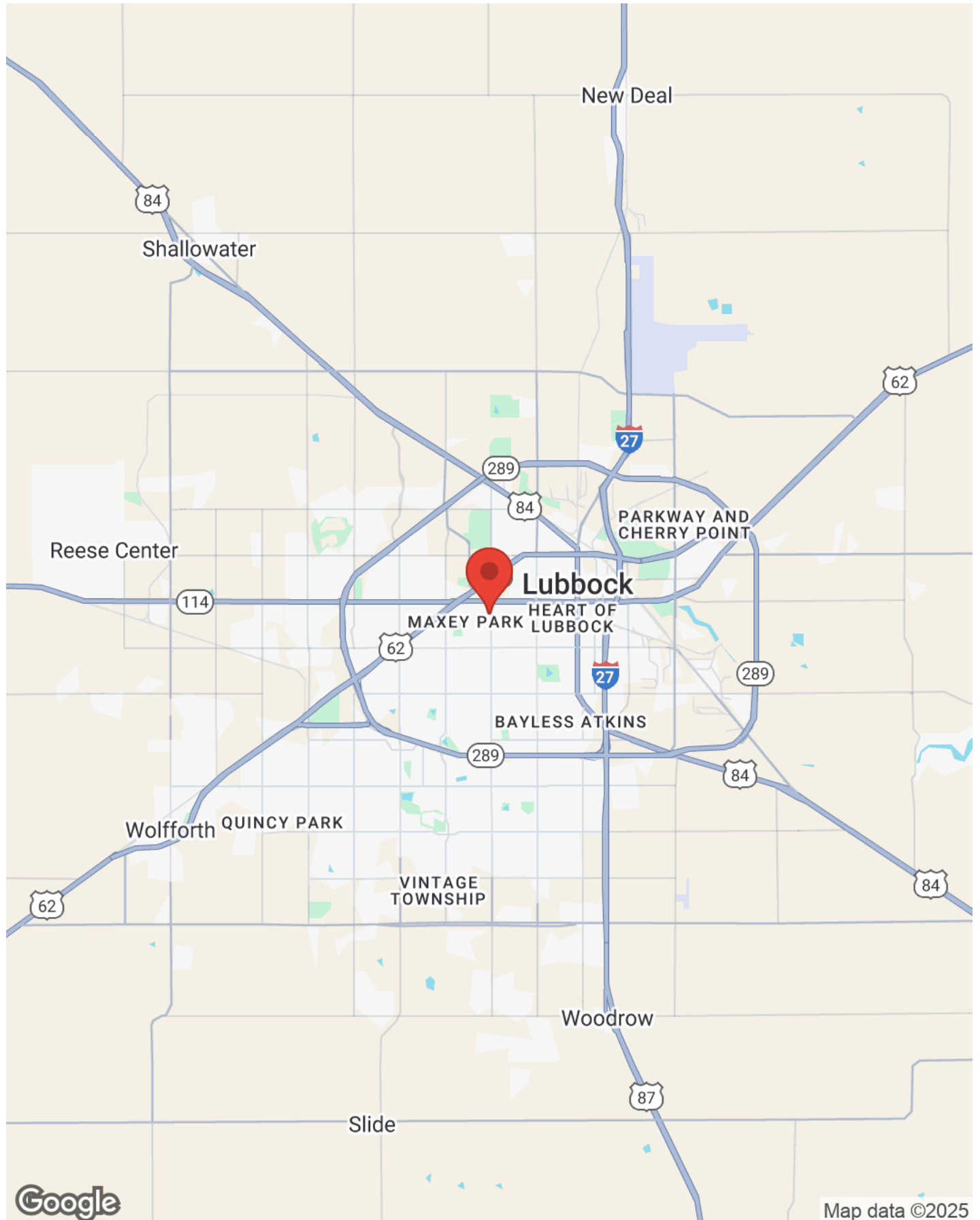
2232 Indiana Avenue | Lubbock, TX 79410

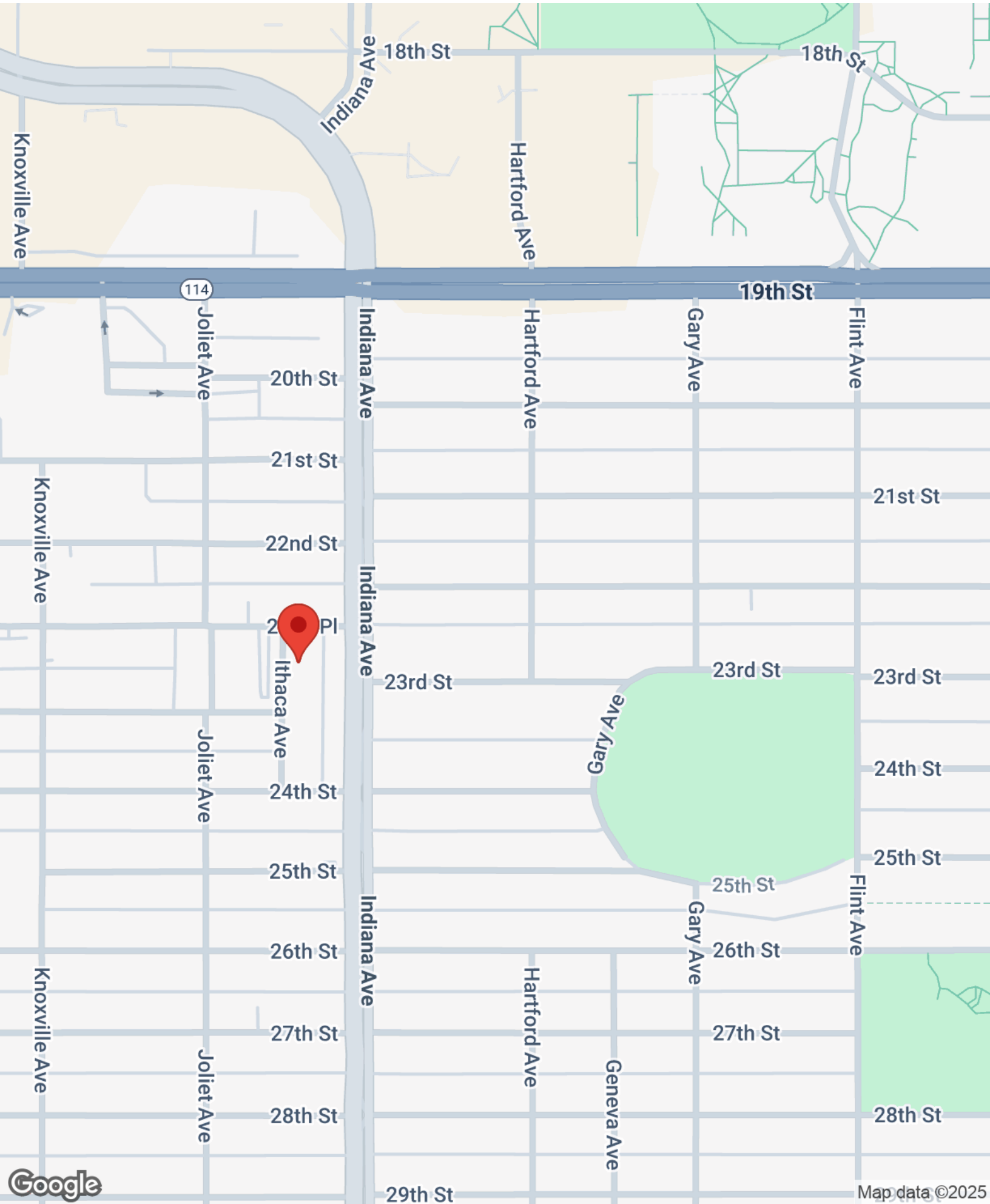


REGIONAL MAP

2232 Indiana Ave #2

2232 Indiana Avenue | Lubbock, TX 79410

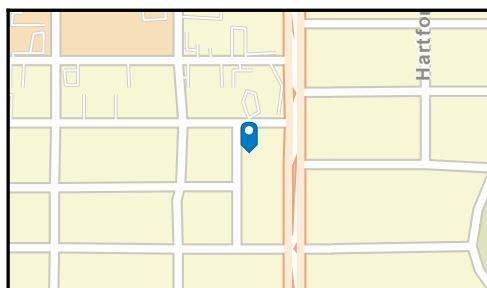
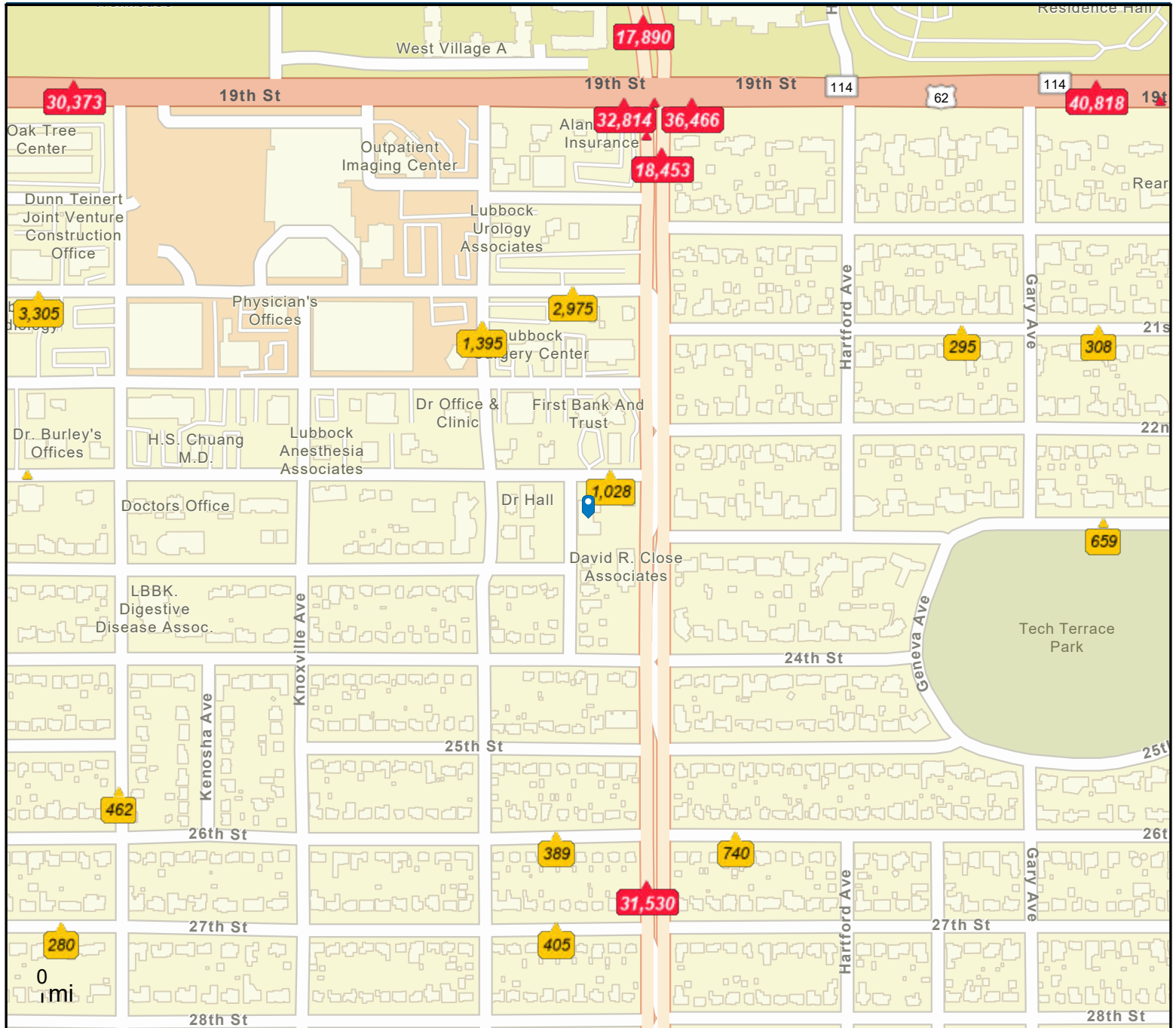




Traffic Count Map - Close Up

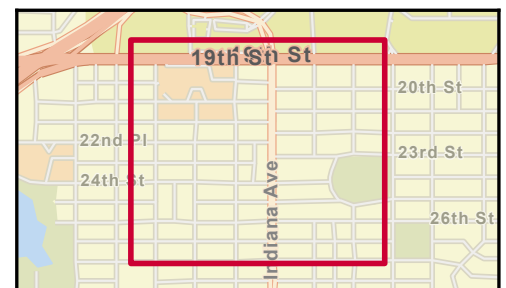
2232 Indiana Ave, Lubbock, Texas, 79410
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 33.57373
 Longitude: -101.88867



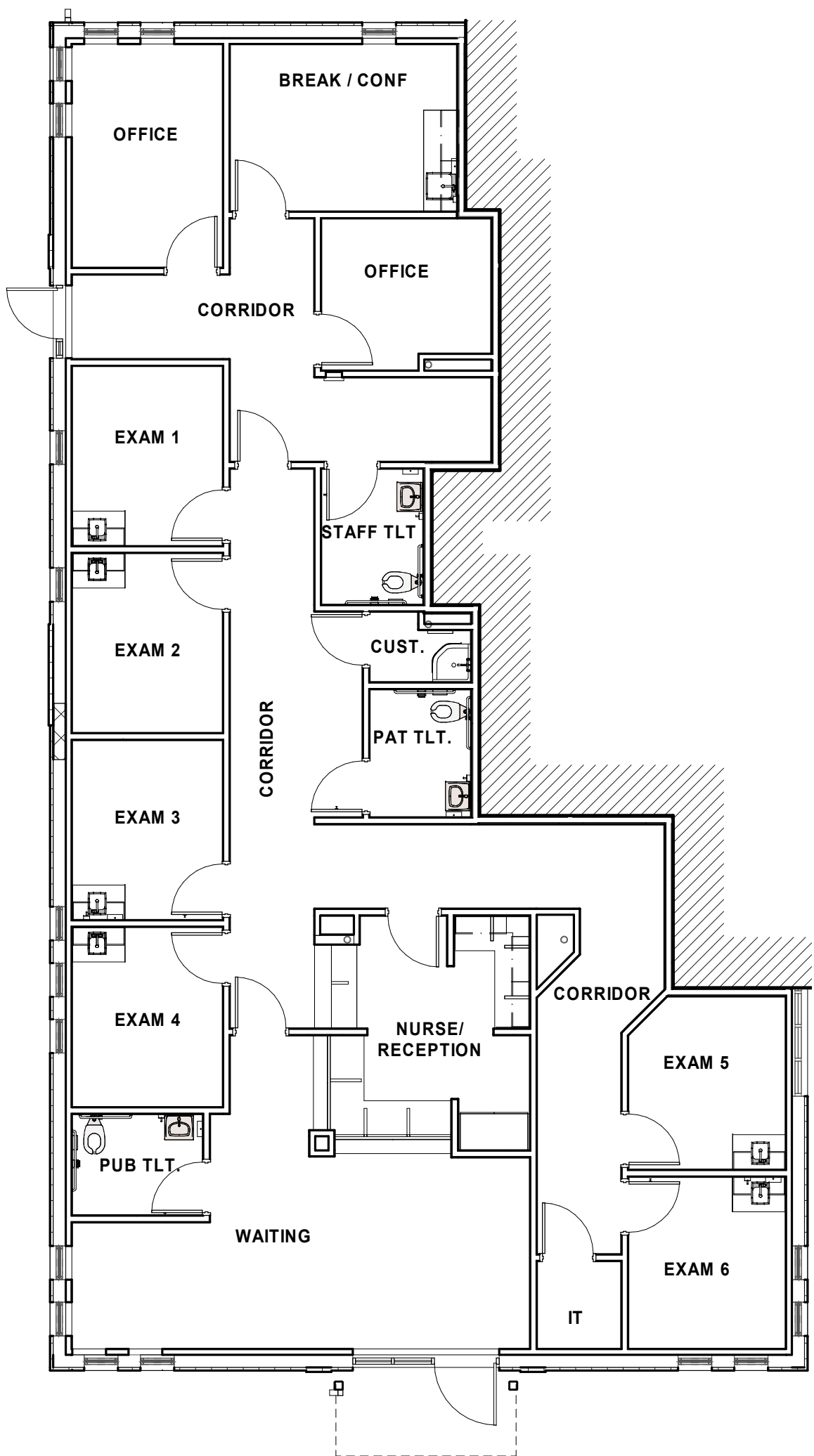
Average Daily Traffic Volume

- ▲ 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: ©2023 Kalibrate Technologies (Q3 2023).

December 01, 2023





Demographic and Income Profile

2232 Indiana Ave, Lubbock, Texas, 79410
Ring band: 0 - 1 mile radius

Prepared by Esri
Latitude: 33.57373
Longitude: -101.88867

Summary	Census 2010	Census 2020	2023	2028
Population	10,772	8,408	8,632	8,786
Households	3,760	3,520	3,567	3,662
Families	1,674	1,646	1,443	1,475
Average Household Size	2.17	2.22	2.26	2.24
Owner Occupied Housing Units	1,715	1,347	1,299	1,363
Renter Occupied Housing Units	2,045	2,173	2,268	2,299
Median Age	23.7	28.3	29.1	29.5

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.35%	0.97%	0.30%
Households	0.53%	1.15%	0.49%
Families	0.44%	1.16%	0.44%
Owner HHs	0.97%	1.38%	0.66%
Median Household Income	3.27%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	696	19.6%	664	18.2%
\$15,000 - \$24,999	433	12.2%	372	10.2%
\$25,000 - \$34,999	463	13.0%	423	11.6%
\$35,000 - \$49,999	442	12.4%	429	11.7%
\$50,000 - \$74,999	470	13.2%	501	13.7%
\$75,000 - \$99,999	366	10.3%	424	11.6%
\$100,000 - \$149,999	360	10.1%	438	12.0%
\$150,000 - \$199,999	137	3.8%	179	4.9%
\$200,000+	193	5.4%	225	6.2%

Median Household Income	\$40,291	\$47,313
Average Household Income	\$70,452	\$80,439
Per Capita Income	\$29,069	\$33,463

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	416	3.9%	414	4.9%	358	4.1%	377	4.3%
5 - 9	396	3.7%	424	5.0%	348	4.0%	348	4.0%
10 - 14	370	3.4%	406	4.8%	347	4.0%	351	4.0%
15 - 19	2,319	21.5%	771	9.2%	573	6.6%	568	6.5%
20 - 24	2,550	23.7%	1,733	20.6%	1,947	22.6%	1,953	22.2%
25 - 34	1,379	12.8%	1,243	14.8%	1,568	18.2%	1,442	16.4%
35 - 44	694	6.4%	850	10.1%	694	8.0%	813	9.3%
45 - 54	870	8.1%	664	7.9%	648	7.5%	667	7.6%
55 - 64	748	6.9%	782	9.3%	835	9.7%	771	8.8%
65 - 74	430	4.0%	591	7.0%	606	7.0%	669	7.6%
75 - 84	325	3.0%	305	3.6%	409	4.7%	497	5.7%
85+	277	2.6%	226	2.7%	299	3.5%	332	3.8%

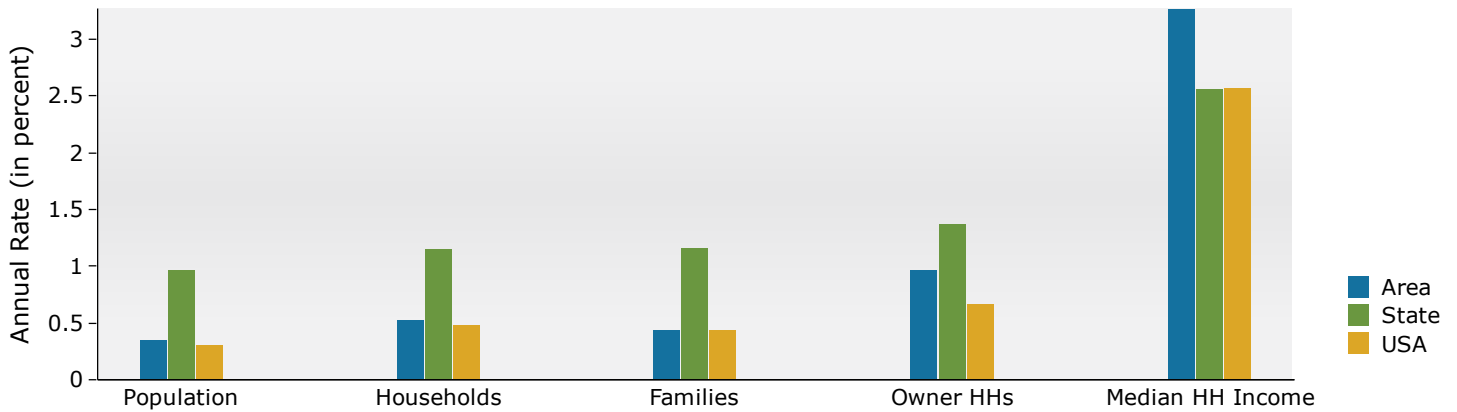
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	9,309	86.4%	5,735	68.2%	5,738	66.5%	5,591	63.6%
Black Alone	484	4.5%	518	6.2%	558	6.5%	623	7.1%
American Indian Alone	79	0.7%	95	1.1%	99	1.1%	107	1.2%
Asian Alone	178	1.7%	291	3.5%	327	3.8%	380	4.3%
Pacific Islander Alone	10	0.1%	6	0.1%	6	0.1%	6	0.1%
Some Other Race Alone	504	4.7%	659	7.8%	714	8.3%	786	8.9%
Two or More Races	208	1.9%	1,103	13.1%	1,189	13.8%	1,294	14.7%
Hispanic Origin (Any Race)	2,112	19.6%	2,143	25.5%	2,306	26.7%	2,455	27.9%

Data Note: Income is expressed in current dollars.

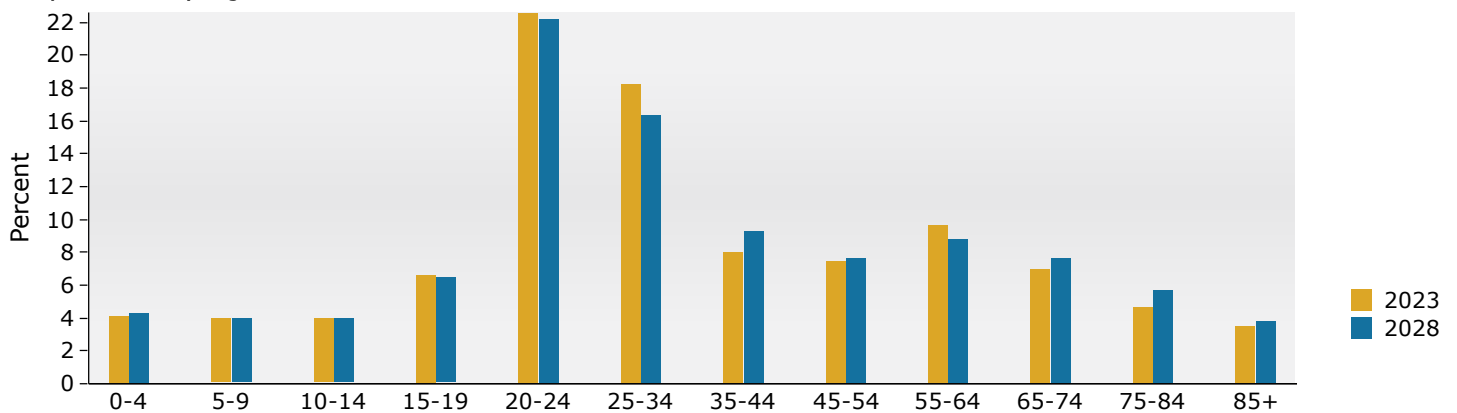
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

December 01, 2023

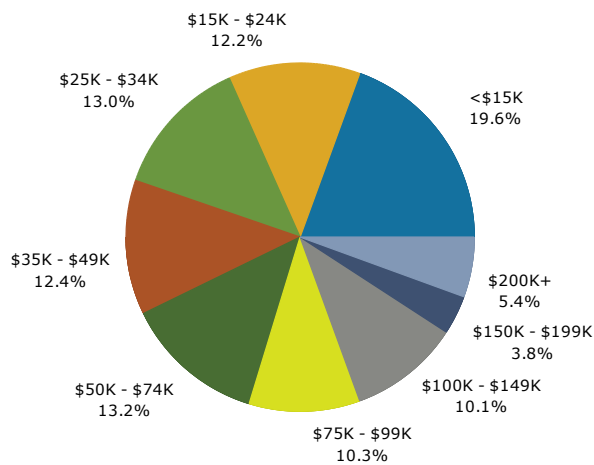
Trends 2023-2028



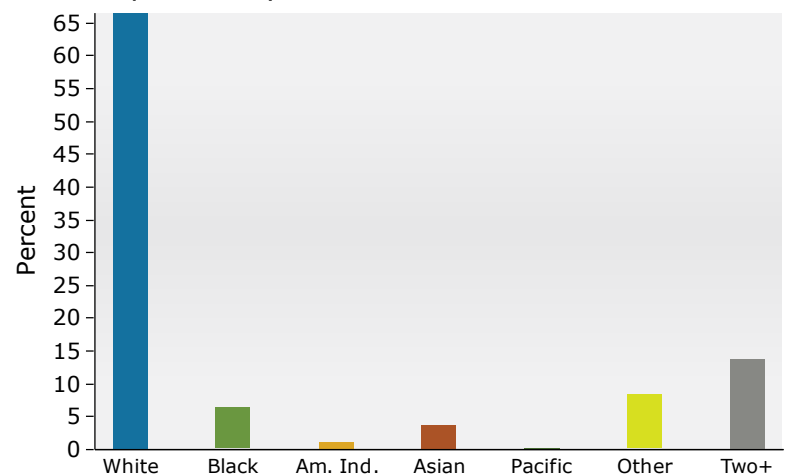
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 26.7%



Demographic and Income Profile

2232 Indiana Ave, Lubbock, Texas, 79410
Ring band: 1 - 3 mile radius

Prepared by Esri
Latitude: 33.57373
Longitude: -101.88867

Summary	Census 2010	Census 2020	2023	2028
Population	99,649	100,961	101,187	101,413
Households	37,706	37,449	37,896	38,407
Families	20,862	20,624	19,278	19,429
Average Household Size	2.48	2.47	2.44	2.42
Owner Occupied Housing Units	17,582	15,710	17,615	18,135
Renter Occupied Housing Units	20,124	21,739	20,281	20,273
Median Age	27.6	28.7	29.2	29.3

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.04%	0.97%	0.30%
Households	0.27%	1.15%	0.49%
Families	0.16%	1.16%	0.44%
Owner HHs	0.58%	1.38%	0.66%
Median Household Income	2.33%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	7,068	18.7%	6,697	17.4%
\$15,000 - \$24,999	4,803	12.7%	4,175	10.9%
\$25,000 - \$34,999	3,266	8.6%	2,972	7.7%
\$35,000 - \$49,999	4,702	12.4%	4,461	11.6%
\$50,000 - \$74,999	7,029	18.6%	7,332	19.1%
\$75,000 - \$99,999	4,360	11.5%	4,855	12.6%
\$100,000 - \$149,999	3,753	9.9%	4,417	11.5%
\$150,000 - \$199,999	1,331	3.5%	1,762	4.6%
\$200,000+	1,578	4.2%	1,730	4.5%

Median Household Income	\$46,411	\$52,078
Average Household Income	\$69,270	\$77,468
Per Capita Income	\$26,290	\$29,675

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,919	6.9%	6,017	6.0%	5,940	5.9%	6,071	6.0%
5 - 9	6,232	6.3%	5,582	5.5%	5,669	5.6%	5,557	5.5%
10 - 14	5,643	5.7%	5,886	5.8%	5,437	5.4%	5,376	5.3%
15 - 19	9,585	9.6%	12,294	12.2%	9,554	9.4%	9,433	9.3%
20 - 24	17,041	17.1%	14,649	14.5%	16,892	16.7%	17,100	16.9%
25 - 34	14,496	14.5%	15,115	15.0%	16,409	16.2%	14,458	14.3%
35 - 44	9,597	9.6%	10,504	10.4%	10,251	10.1%	11,780	11.6%
45 - 54	10,625	10.7%	8,800	8.7%	8,218	8.1%	8,510	8.4%
55 - 64	8,386	8.4%	9,609	9.5%	8,804	8.7%	7,972	7.9%
65 - 74	5,433	5.5%	7,155	7.1%	7,354	7.3%	7,665	7.6%
75 - 84	3,963	4.0%	3,695	3.7%	4,671	4.6%	5,244	5.2%
85+	1,730	1.7%	1,655	1.6%	1,986	2.0%	2,244	2.2%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	74,765	75.0%	53,496	53.0%	51,687	51.1%	48,818	48.1%
Black Alone	7,167	7.2%	11,730	11.6%	12,519	12.4%	13,660	13.5%
American Indian Alone	889	0.9%	1,496	1.5%	1,500	1.5%	1,556	1.5%
Asian Alone	2,472	2.5%	4,569	4.5%	4,957	4.9%	5,450	5.4%
Pacific Islander Alone	83	0.1%	112	0.1%	113	0.1%	113	0.1%
Some Other Race Alone	11,551	11.6%	15,075	14.9%	15,606	15.4%	16,423	16.2%
Two or More Races	2,721	2.7%	14,484	14.3%	14,805	14.6%	15,393	15.2%
Hispanic Origin (Any Race)	38,426	38.6%	41,922	41.5%	42,865	42.4%	43,741	43.1%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

December 01, 2023

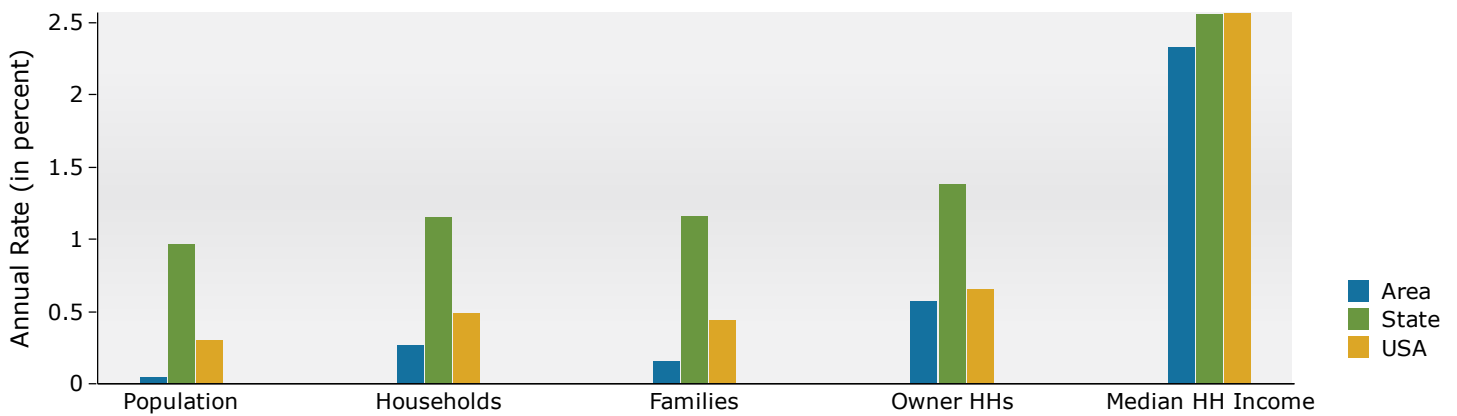


Demographic and Income Profile

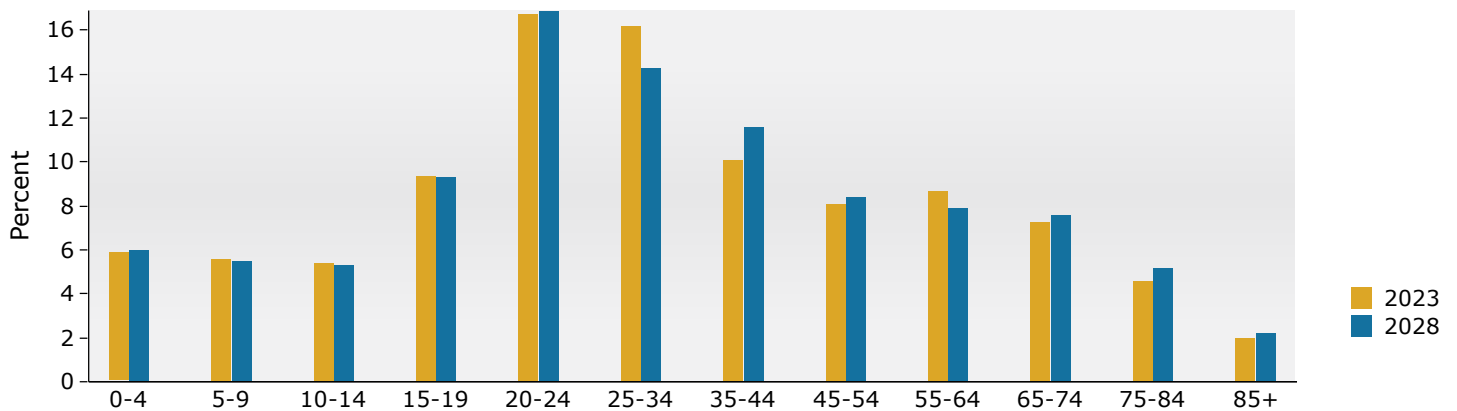
2232 Indiana Ave, Lubbock, Texas, 79410
Ring band: 1 - 3 mile radius

Prepared by Esri
Latitude: 33.57373
Longitude: -101.88867

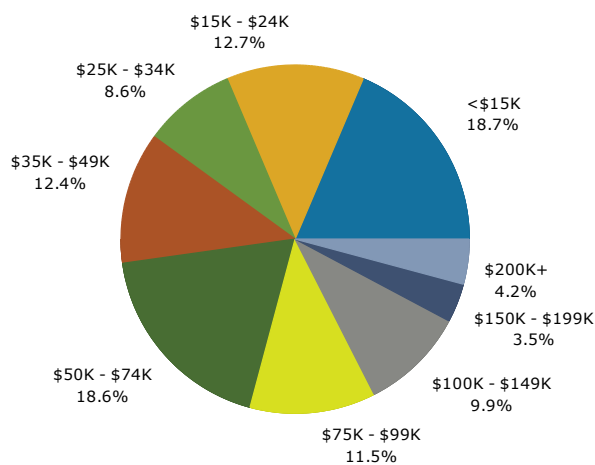
Trends 2023-2028



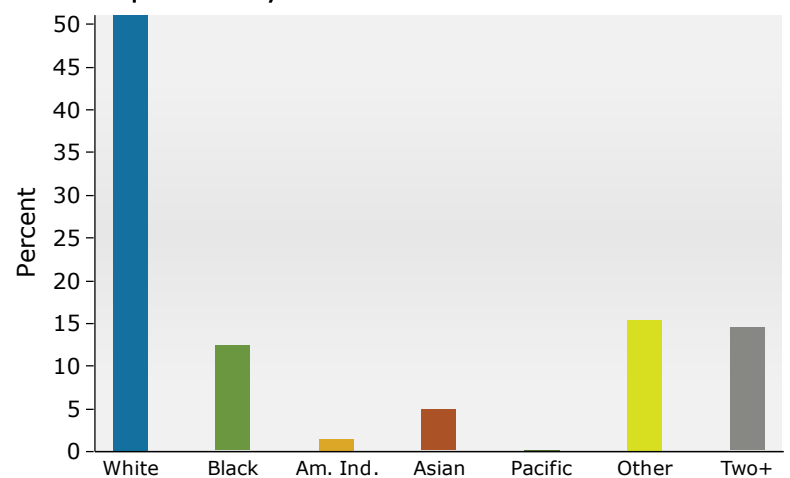
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 42.4%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

December 01, 2023



Demographic and Income Profile

2232 Indiana Ave, Lubbock, Texas, 79410
Ring band: 3 - 5 mile radius

Prepared by Esri
Latitude: 33.57373
Longitude: -101.88867

Summary	Census 2010	Census 2020	2023	2028
Population	92,068	99,531	101,250	103,411
Households	37,250	41,848	43,014	44,528
Families	23,162	25,169	24,998	25,791
Average Household Size	2.45	2.35	2.33	2.30
Owner Occupied Housing Units	21,194	21,110	23,266	24,209
Renter Occupied Housing Units	16,055	20,738	19,748	20,319
Median Age	31.1	34.1	33.7	34.5

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.42%	0.97%	0.30%
Households	0.69%	1.15%	0.49%
Families	0.63%	1.16%	0.44%
Owner HHs	0.80%	1.38%	0.66%
Median Household Income	2.21%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	5,515	12.8%	5,250	11.8%
\$15,000 - \$24,999	4,228	9.8%	3,668	8.2%
\$25,000 - \$34,999	3,771	8.8%	3,479	7.8%
\$35,000 - \$49,999	5,229	12.2%	4,986	11.2%
\$50,000 - \$74,999	7,449	17.3%	7,638	17.2%
\$75,000 - \$99,999	5,897	13.7%	6,399	14.4%
\$100,000 - \$149,999	6,154	14.3%	7,151	16.1%
\$150,000 - \$199,999	1,936	4.5%	2,537	5.7%
\$200,000+	2,835	6.6%	3,419	7.7%

Median Household Income	\$57,154	\$63,767
Average Household Income	\$84,904	\$95,895
Per Capita Income	\$35,951	\$41,153

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,105	7.7%	6,294	6.3%	6,751	6.7%	7,036	6.8%
5 - 9	6,450	7.0%	6,203	6.2%	6,548	6.5%	6,506	6.3%
10 - 14	5,751	6.2%	6,501	6.5%	6,387	6.3%	6,315	6.1%
15 - 19	6,191	6.7%	6,434	6.5%	6,282	6.2%	6,332	6.1%
20 - 24	10,733	11.7%	9,618	9.7%	9,844	9.7%	10,361	10.0%
25 - 34	14,645	15.9%	15,930	16.0%	17,119	16.9%	15,889	15.4%
35 - 44	10,087	11.0%	12,172	12.2%	12,583	12.4%	14,011	13.5%
45 - 54	11,414	12.4%	10,196	10.2%	9,687	9.6%	10,227	9.9%
55 - 64	9,563	10.4%	11,194	11.2%	10,881	10.7%	9,760	9.4%
65 - 74	5,419	5.9%	8,819	8.9%	8,978	8.9%	9,446	9.1%
75 - 84	3,457	3.8%	4,358	4.4%	4,613	4.6%	5,691	5.5%
85+	1,254	1.4%	1,812	1.8%	1,577	1.6%	1,836	1.8%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	68,516	74.4%	60,186	60.5%	59,332	58.6%	57,482	55.6%
Black Alone	9,708	10.5%	10,878	10.9%	11,816	11.7%	13,229	12.8%
American Indian Alone	562	0.6%	873	0.9%	906	0.9%	983	1.0%
Asian Alone	2,009	2.2%	2,726	2.7%	3,133	3.1%	3,766	3.6%
Pacific Islander Alone	72	0.1%	81	0.1%	82	0.1%	85	0.1%
Some Other Race Alone	8,890	9.7%	10,756	10.8%	11,331	11.2%	12,212	11.8%
Two or More Races	2,311	2.5%	14,031	14.1%	14,650	14.5%	15,654	15.1%
Hispanic Origin (Any Race)	27,089	29.4%	34,923	35.1%	36,376	35.9%	37,934	36.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

December 01, 2023

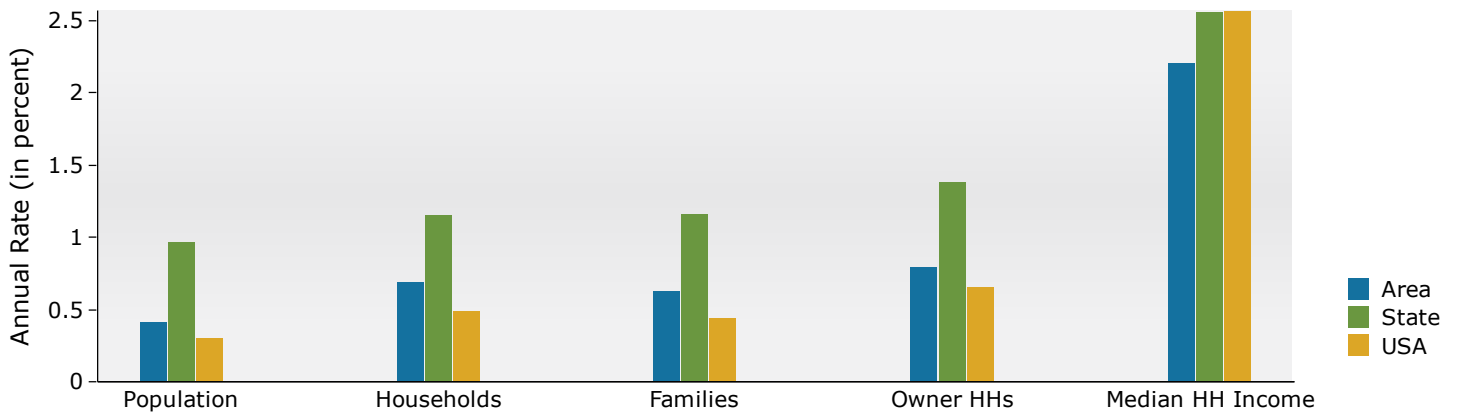


Demographic and Income Profile

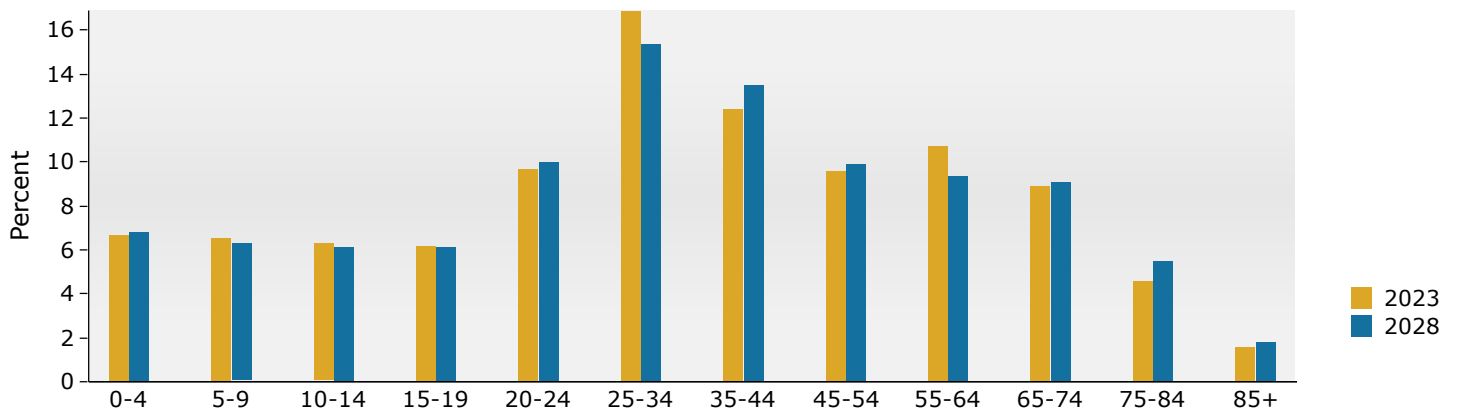
2232 Indiana Ave, Lubbock, Texas, 79410
Ring band: 3 - 5 mile radius

Prepared by Esri
Latitude: 33.57373
Longitude: -101.88867

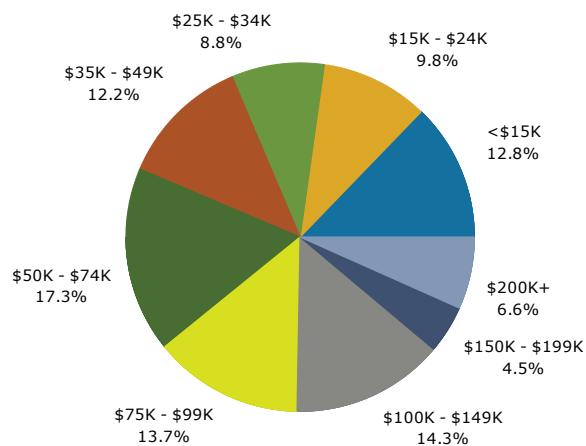
Trends 2023-2028



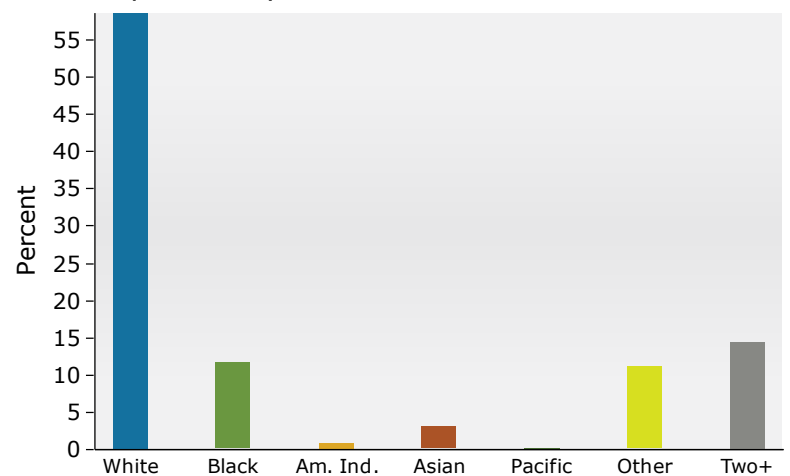
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 35.9%



Medical Expenditures

2232 Indiana Ave, Lubbock, Texas, 79410
Ring band: 0 - 1 mile radius

Prepared by Esri
Latitude: 33.57373
Longitude: -101.88867

Demographic Summary		2023	2028
Population		8,632	8,786
Households		3,567	3,662
Families		1,443	1,475
Median Household Income		\$40,291	\$47,313
Males per 100 Females		105.3	103.7
Population by Age			
Population <5 Years		4.1%	4.3%
Population 65+ Years		15.2%	17.0%
Median Age		29.1	29.5
		Spending Potential Index	Average Amount Spent
Health Care			Total
		66	\$4,846.02
Medical Care		66	\$1,602.76
Physician Services	66	\$182.24	\$650,067
Dental Services	65	\$291.93	\$1,041,299
Eyecare Services	67	\$58.28	\$207,876
Lab Tests, X-rays	69	\$54.03	\$192,742
Hospital Room and Hospital Services	68	\$171.32	\$611,110
Convalescent or Nursing Home Care	78	\$25.30	\$90,261
Other Medical Services (1)	65	\$114.45	\$408,228
Nonprescription Drugs	67	\$114.55	\$408,588
Prescription Drugs	69	\$254.61	\$908,203
Nonprescription Vitamins	61	\$85.28	\$304,195
Medicare Prescription Drug Premium	65	\$87.76	\$313,052
Eyeglasses and Contact Lenses	68	\$75.36	\$268,820
Hearing Aids	57	\$22.83	\$81,422
Medical Equipment for General Use	68	\$6.59	\$23,516
Other Medical Supplies/Equipment (2)	67	\$58.22	\$207,679
Health Insurance		66	\$3,243.26
Blue Cross/Blue Shield	64	\$850.03	\$3,032,074
Fee for Service Health Plan	68	\$668.95	\$2,386,135
HMO	64	\$512.95	\$1,829,686
Medicare Payments	67	\$697.49	\$2,487,932
Long Term Care Insurance	65	\$42.12	\$150,234
Dental Care Insurance	67	\$119.73	\$427,084
Vision Care Insurance	71	\$31.16	\$111,161
Prescription Drug Insurance	68	\$4.64	\$16,548
Other Single Service Insurance (3)	72	\$12.33	\$43,981
Medicaid Premiums	75	\$8.55	\$30,491
Tricare/Military Premiums	83	\$10.13	\$36,134
Children's Health Ins Program Premiums	66	\$1.42	\$5,054

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) Other Medical Services includes Services by Medical Professionals other than Physicians, Outpatient Hospital Care, Blood Donation, and Ambulance, Dialysis, Emergency Room, Oxygen or Rescue Services.

(2) Other Medical Supplies/Equipment includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use, and Rental of Supportive and Convalescent Medical Equipment.

(3) Other Single Service Insurance Other Single Service Insurance includes health insurance coverage that provides for only one type of service, other than dental care, vision care, prescriptions, and long-term care

Source: Esri forecasts for 2023 and 2028; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

December 01, 2023



Medical Expenditures

2232 Indiana Ave, Lubbock, Texas, 79410
Ring band: 1 - 3 mile radius

Prepared by Esri
Latitude: 33.57373
Longitude: -101.88867

Demographic Summary		2023	2028
Population		101,187	101,413
Households		37,896	38,407
Families		19,278	19,429
Median Household Income		\$46,411	\$52,078
Males per 100 Females		99.9	99.5
Population by Age			
Population <5 Years		5.9%	6.0%
Population 65+ Years		13.8%	14.9%
Median Age		29.2	29.3
		Spending Potential Index	Average Amount Spent
Health Care		66	\$4,828.15
			Total
Medical Care		66	\$1,591.19
Physician Services	65	\$180.21	\$6,829,261
Dental Services	65	\$291.63	\$11,051,746
Eyecare Services	67	\$58.87	\$2,230,898
Lab Tests, X-rays	68	\$52.62	\$1,994,230
Hospital Room and Hospital Services	67	\$168.09	\$6,369,948
Convalescent or Nursing Home Care	75	\$24.34	\$922,352
Other Medical Services (1)	63	\$111.73	\$4,234,026
Nonprescription Drugs	67	\$114.64	\$4,344,215
Prescription Drugs	69	\$252.69	\$9,575,927
Nonprescription Vitamins	62	\$85.52	\$3,240,839
Medicare Prescription Drug Premium	67	\$90.43	\$3,426,827
Eyeglasses and Contact Lenses	66	\$72.99	\$2,765,953
Hearing Aids	59	\$23.65	\$896,101
Medical Equipment for General Use	67	\$6.52	\$247,270
Other Medical Supplies/Equipment (2)	66	\$57.27	\$2,170,205
Health Insurance		65	\$3,236.96
Blue Cross/Blue Shield	64	\$851.84	\$32,281,359
Fee for Service Health Plan	66	\$654.80	\$24,814,208
HMO	63	\$506.50	\$19,194,457
Medicare Payments	68	\$709.06	\$26,870,642
Long Term Care Insurance	64	\$40.91	\$1,550,408
Dental Care Insurance	66	\$117.46	\$4,451,397
Vision Care Insurance	70	\$30.55	\$1,157,735
Prescription Drug Insurance	70	\$4.78	\$180,995
Other Single Service Insurance (3)	71	\$12.10	\$458,597
Medicaid Premiums	73	\$8.31	\$314,950
Tricare/Military Premiums	80	\$9.70	\$367,521
Children's Health Ins Program Premiums	65	\$1.39	\$52,832

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) Other Medical Services includes Services by Medical Professionals other than Physicians, Outpatient Hospital Care, Blood Donation, and Ambulance, Dialysis, Emergency Room, Oxygen or Rescue Services.

(2) Other Medical Supplies/Equipment includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use, and Rental of Supportive and Convalescent Medical Equipment.

(3) Other Single Service Insurance Other Single Service Insurance includes health insurance coverage that provides for only one type of service, other than dental care, vision care, prescriptions, and long-term care

Source: Esri forecasts for 2023 and 2028; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

December 01, 2023



Medical Expenditures

2232 Indiana Ave, Lubbock, Texas, 79410
Ring band: 3 - 5 mile radius

Prepared by Esri
Latitude: 33.57373
Longitude: -101.88867

Demographic Summary		2023	2028
Population		101,250	103,411
Households		43,014	44,528
Families		24,998	25,791
Median Household Income		\$57,154	\$63,767
Males per 100 Females		95.1	94.4
Population by Age			
Population <5 Years		6.7%	6.8%
Population 65+ Years		15.0%	16.4%
Median Age		33.7	34.5
	Spending Potential Index	Average Amount Spent	Total
Health Care	80	\$5,850.74	\$251,663,688
Medical Care	80	\$1,931.72	\$83,091,126
Physician Services	81	\$223.13	\$9,597,910
Dental Services	79	\$358.74	\$15,430,978
Eyecare Services	82	\$71.96	\$3,095,248
Lab Tests, X-rays	82	\$63.44	\$2,728,901
Hospital Room and Hospital Services	83	\$208.73	\$8,978,482
Convalescent or Nursing Home Care	84	\$27.09	\$1,165,361
Other Medical Services (1)	79	\$138.74	\$5,967,885
Nonprescription Drugs	82	\$139.32	\$5,992,843
Prescription Drugs	81	\$297.54	\$12,798,319
Nonprescription Vitamins	76	\$105.31	\$4,529,843
Medicare Prescription Drug Premium	77	\$104.19	\$4,481,468
Eyeglasses and Contact Lenses	79	\$87.56	\$3,766,363
Hearing Aids	72	\$29.05	\$1,249,437
Medical Equipment for General Use	84	\$8.18	\$351,866
Other Medical Supplies/Equipment (2)	80	\$68.73	\$2,956,222
Health Insurance	79	\$3,919.02	\$168,572,562
Blue Cross/Blue Shield	80	\$1,066.42	\$45,870,888
Fee for Service Health Plan	83	\$817.52	\$35,164,603
HMO	76	\$614.86	\$26,447,397
Medicare Payments	77	\$807.31	\$34,725,565
Long Term Care Insurance	76	\$49.06	\$2,110,317
Dental Care Insurance	82	\$146.50	\$6,301,409
Vision Care Insurance	86	\$37.65	\$1,619,555
Prescription Drug Insurance	79	\$5.43	\$233,726
Other Single Service Insurance (3)	85	\$14.51	\$624,219
Medicaid Premiums	77	\$8.82	\$379,581
Tricare/Military Premiums	96	\$11.75	\$505,260
Children's Health Ins Program Premiums	74	\$1.58	\$68,096

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

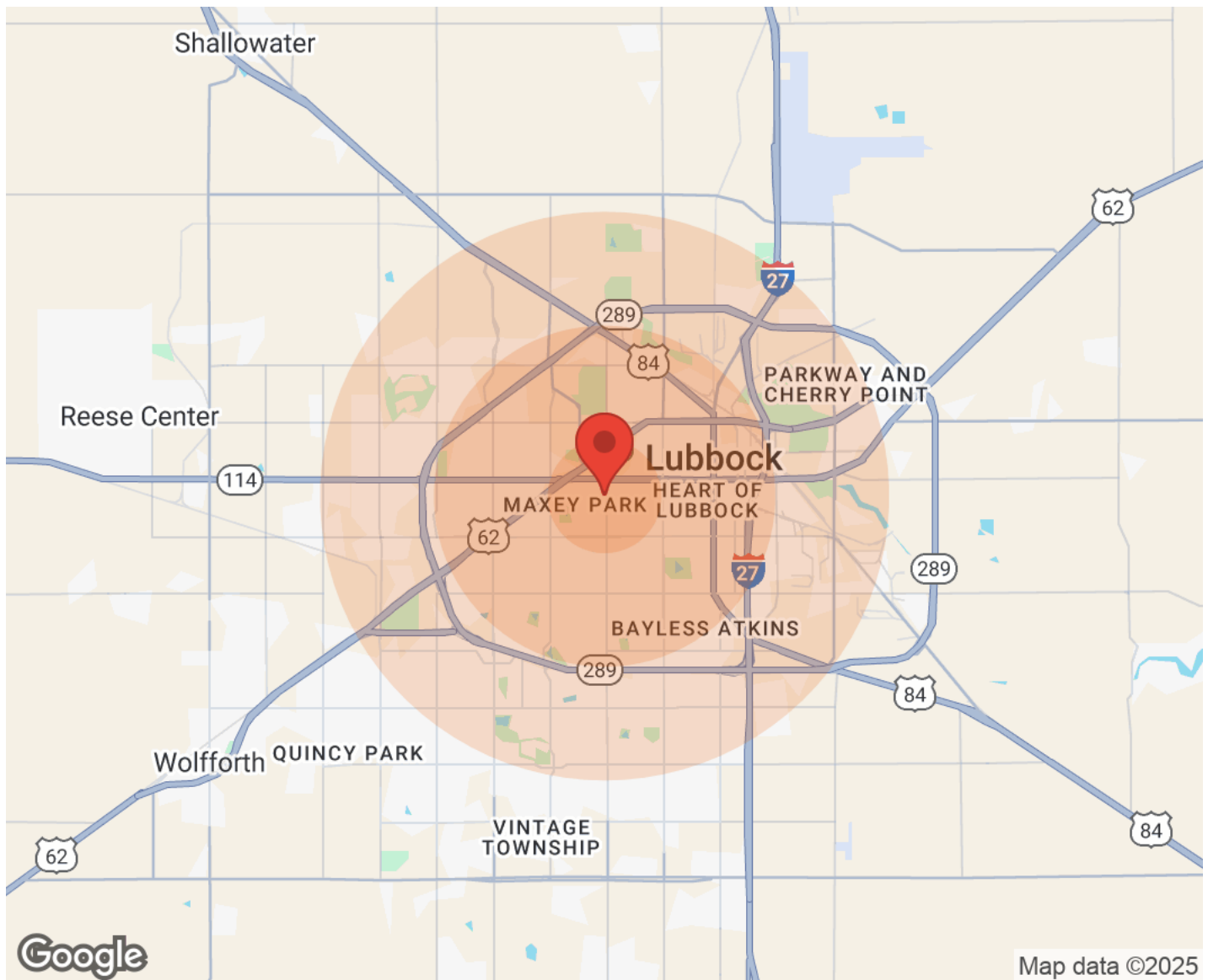
(1) Other Medical Services includes Services by Medical Professionals other than Physicians, Outpatient Hospital Care, Blood Donation, and Ambulance, Dialysis, Emergency Room, Oxygen or Rescue Services.

(2) Other Medical Supplies/Equipment includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use, and Rental of Supportive and Convalescent Medical Equipment.

(3) Other Single Service Insurance Other Single Service Insurance includes health insurance coverage that provides for only one type of service, other than dental care, vision care, prescriptions, and long-term care

Source: Esri forecasts for 2023 and 2028; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

December 01, 2023



Population	1 Mile	3 Miles	5 Miles
Male	5,630	56,338	98,597
Female	6,228	56,137	100,403
Total Population	11,858	112,475	199,000

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,552	21,500	39,345
Ages 15-24	1,271	14,115	25,799
Ages 25-54	6,530	52,942	91,208
Ages 55-64	1,120	10,621	19,637
Ages 65+	1,385	13,297	23,011

Race	1 Mile	3 Miles	5 Miles
White	10,856	89,560	156,728
Black	351	5,566	13,303
Am In/AK Nat	15	179	253
Hawaiian	1	14	19
Hispanic	2,104	43,585	69,564
Multi-Racial	1,024	30,722	51,676

Income	1 Mile	3 Miles	5 Miles
Median	\$35,457	\$35,383	\$38,092
< \$15,000	612	9,099	15,213
\$15,000-\$24,999	386	6,160	10,896
\$25,000-\$34,999	499	6,041	9,831
\$35,000-\$49,999	489	6,715	12,256
\$50,000-\$74,999	564	6,854	12,965
\$75,000-\$99,999	357	3,209	7,302
\$100,000-\$149,999	364	2,514	5,665
\$150,000-\$199,999	109	593	1,504
> \$200,000	163	795	1,664

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,126	47,872	86,641
Occupied	3,787	43,593	80,079
Owner Occupied	1,885	21,118	40,921
Renter Occupied	1,902	22,475	39,158
Vacant	339	4,279	6,562

DISCLAIMER

2232 Indiana Ave #2

2232 Indiana Avenue | Lubbock, TX 79410

All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.