



THE  
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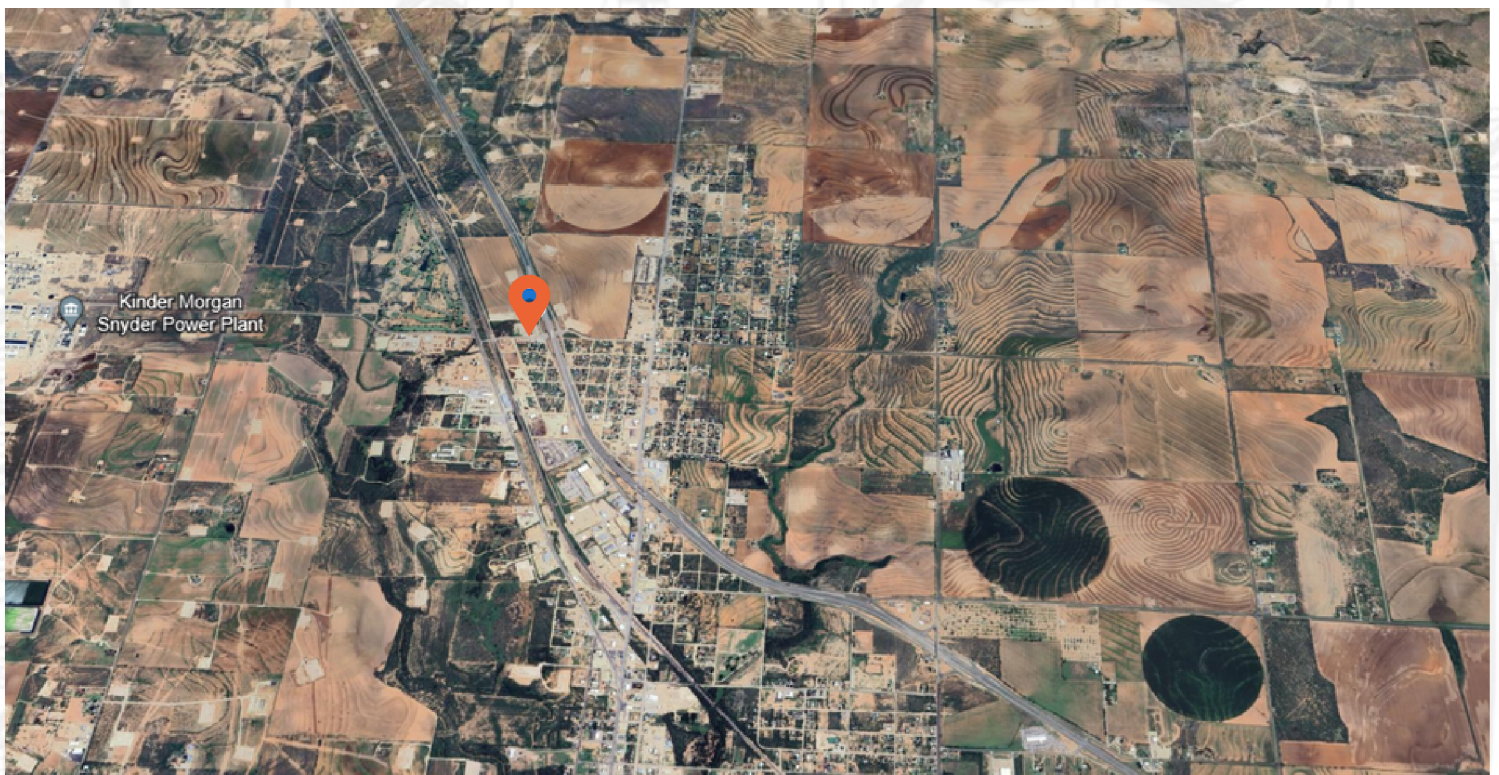
The Experts in Real Estate & Business Brokerage

2401 Huffman, Snyder, Texas 79549

**M** Murphy  
BUSINESS SALES  
Excellence in Business Transactions



# Prime Commercial Land: Truck Stop/C-Store on Hwy 84



**PRESENTED BY:**

***SALES PRICE: \$999,000***

**DAVID POWELL, CCIM**

Commercial Broker

Business Broker

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lubbockcommercial@gmail.com

**KW Commercial | Lubbock**  
**The Powell Group**

10210 Quaker Avenue  
Lubbock, TX 79424

# Property Summary



## Property Summary

Address:	2401 Huffman Snyder, Texas 79549
Zoning:	General Commercial
SF:	2,680
Land:	3.58 AC
Price:	\$999,000
Price/SF:	\$6.41/SF

## Property Highlights

- Strategic Location
- Development Flexibility
- Utility Ready

## Property Overview

This premier commercial land, previously hosting a gas station and restaurant is now available for redevelopment, being sold for its land value. Situated off Hwy 84 in Snyder, this property spans approximately 3.58 acres, offering ample space! This is an opportunity to establish or expand a convenience store or truck stop. The combination of its prime location and redevelopment readiness is possibly the ideal choice for those looking to capture or increase their market share in Texas.

Leverage this unique opportunity to create a destination point that caters to the bustling highway traffic and the Snyder community. Whether it's a state-of-the-art truck stop offering rest and refreshment services or a comprehensive convenience store providing essential goods and fuel, this location offers the foundation for a successful venture in a growing market.



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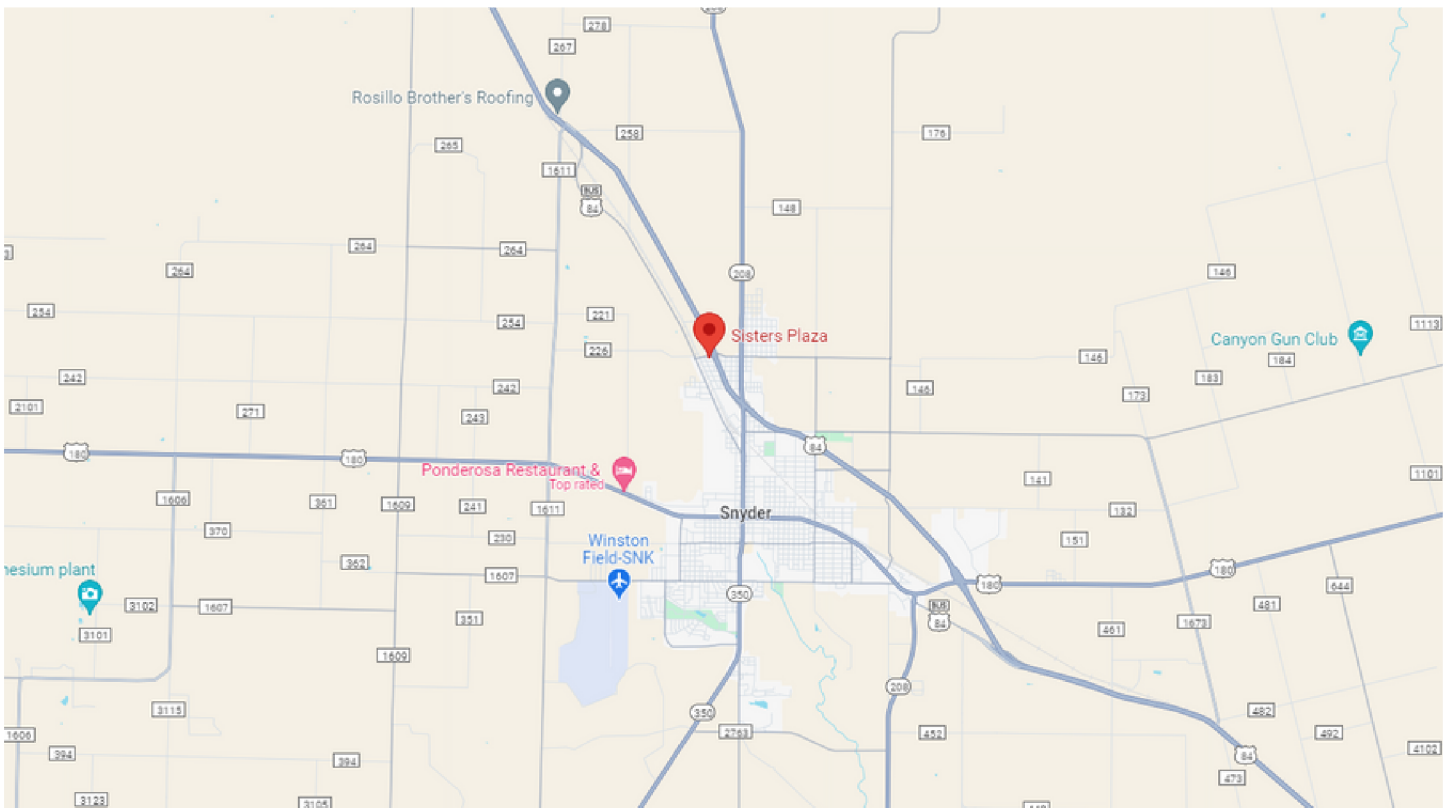
2401 Huffman, Snyder, Texas 79549

# Photos



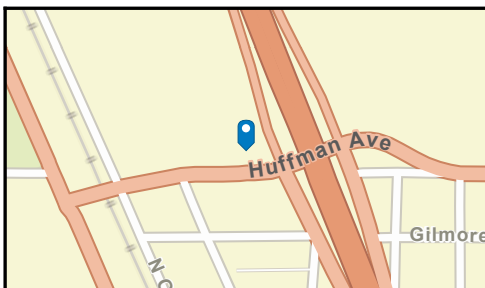
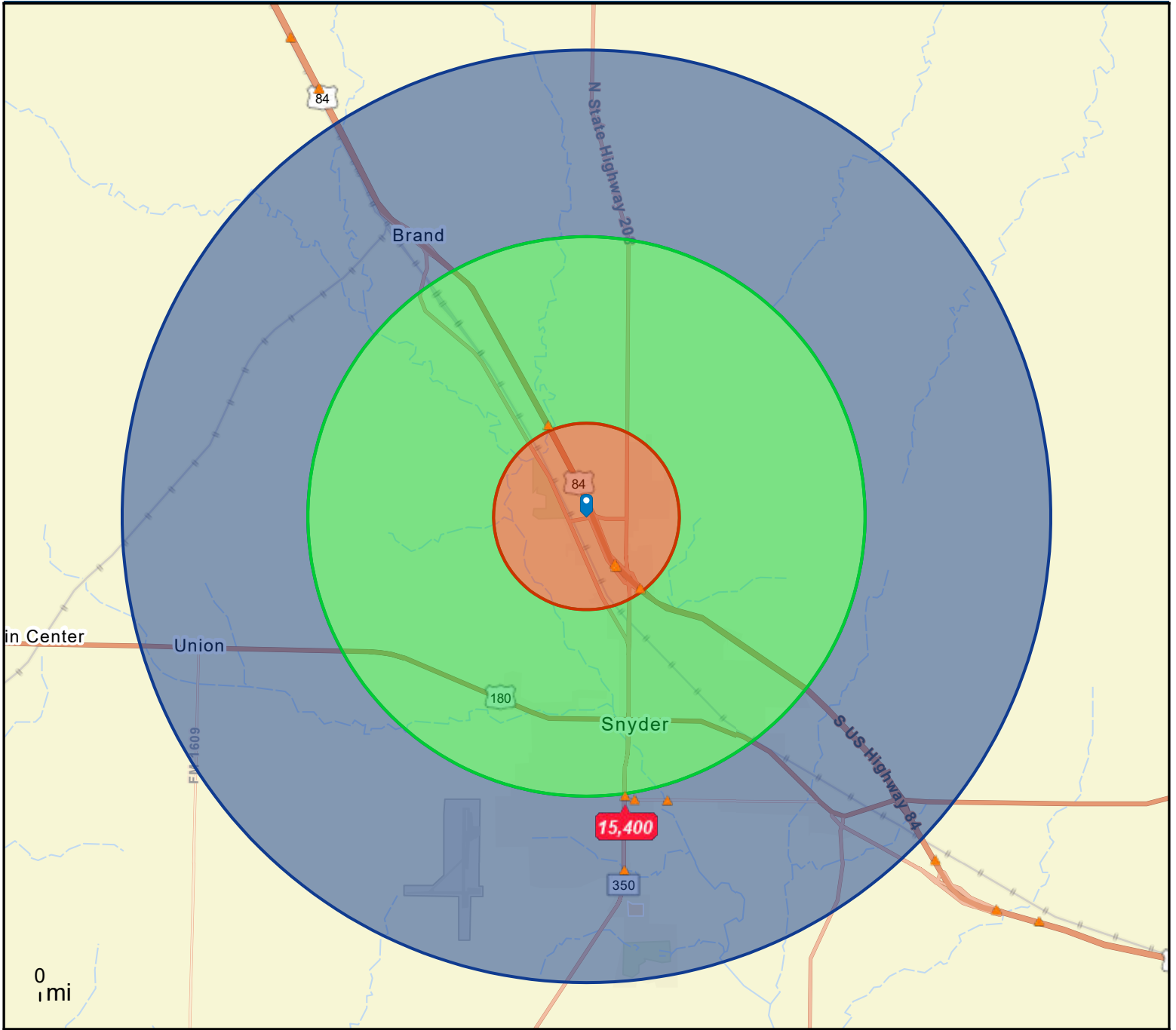
View more listings at [www.lubbockcommercialrealestate.com](http://www.lubbockcommercialrealestate.com)

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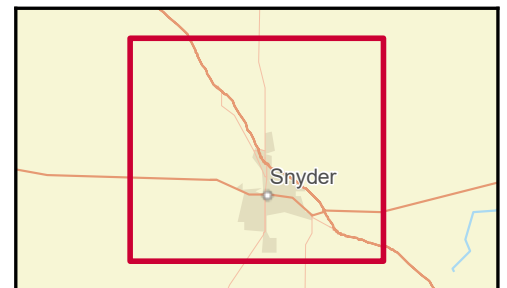


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View more listings at [www.lubbockcommercialrealestate.com](http://www.lubbockcommercialrealestate.com)



- 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 (Q4 2023).



# Executive Summary

2401 Huffman Ave, Snyder, Texas, 79549 2  
 2401 Huffman Ave, Snyder, Texas, 79549  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 32.74882  
 Longitude: -100.92614

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	825	6,047	12,793
2020 Population	752	6,106	12,995
2023 Population	762	6,098	12,921
2028 Population	748	6,040	12,811
2010-2020 Annual Rate	-0.92%	0.10%	0.16%
2020-2023 Annual Rate	0.41%	-0.04%	-0.18%
2023-2028 Annual Rate	-0.37%	-0.19%	-0.17%
2020 Male Population	51.7%	50.4%	49.6%
2020 Female Population	48.3%	49.6%	50.4%
2020 Median Age	36.8	35.3	35.5
2023 Male Population	51.8%	51.1%	49.9%
2023 Female Population	48.2%	48.9%	50.1%
2023 Median Age	36.2	37.0	37.0

In the identified area, the current year population is 12,921. In 2020, the Census count in the area was 12,995. The rate of change since 2020 was -0.18% annually. The five-year projection for the population in the area is 12,811 representing a change of -0.17% annually from 2023 to 2028. Currently, the population is 49.9% male and 50.1% female.

### Median Age

The median age in this area is 37.0, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	55.9%	54.6%	60.6%
2023 Black Alone	1.3%	2.9%	3.2%
2023 American Indian/Alaska Native Alone	1.6%	1.2%	0.9%
2023 Asian Alone	0.3%	0.7%	0.7%
2023 Pacific Islander Alone	0.1%	0.0%	0.1%
2023 Other Race	23.0%	22.6%	18.3%
2023 Two or More Races	17.8%	18.0%	16.3%
2023 Hispanic Origin (Any Race)	54.9%	53.8%	47.8%

Persons of Hispanic origin represent 47.8% of the population in the identified area compared to 19.4% 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 78.5 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	58	71	66
2010 Households	266	2,226	4,769
2020 Households	244	2,177	4,796
2023 Households	261	2,190	4,774
2028 Households	259	2,184	4,765
2010-2020 Annual Rate	-0.86%	-0.22%	0.06%
2020-2023 Annual Rate	2.09%	0.18%	-0.14%
2023-2028 Annual Rate	-0.15%	-0.05%	-0.04%
2023 Average Household Size	2.92	2.76	2.64

The household count in this area has changed from 4,796 in 2020 to 4,774 in the current year, a change of -0.14% annually. The five-year projection of households is 4,765, a change of -0.04% annually from the current year total. Average household size is currently 2.64, compared to 2.65 in the year 2020. The number of families in the current year is 3,223 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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	12.4%	12.3%	12.7%
<b>Median Household Income</b>			
2023 Median Household Income	\$41,283	\$50,979	\$53,898
2028 Median Household Income	\$45,477	\$59,078	\$62,344
2023-2028 Annual Rate	1.95%	2.99%	2.95%
<b>Average Household Income</b>			
2023 Average Household Income	\$68,594	\$77,441	\$77,896
2028 Average Household Income	\$81,301	\$87,467	\$87,102
2023-2028 Annual Rate	3.46%	2.46%	2.26%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$25,574	\$27,819	\$28,814
2028 Per Capita Income	\$30,832	\$31,668	\$32,453
2023-2028 Annual Rate	3.81%	2.63%	2.41%
<b>GINI Index</b>			
2023 Gini Index	45.5	43.2	40.5

### Households by Income

Current median household income is \$53,898 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$62,344 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$77,896 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$87,102 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$28,814 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$32,453 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	183	184	177
2010 Total Housing Units	356	2,782	5,593
2010 Owner Occupied Housing Units	190	1,682	3,425
2010 Renter Occupied Housing Units	76	545	1,343
2010 Vacant Housing Units	90	556	824
2020 Total Housing Units	330	2,654	5,517
2020 Owner Occupied Housing Units	180	1,577	3,306
2020 Renter Occupied Housing Units	64	600	1,490
2020 Vacant Housing Units	71	454	742
2023 Total Housing Units	330	2,653	5,520
2023 Owner Occupied Housing Units	223	1,680	3,536
2023 Renter Occupied Housing Units	38	510	1,238
2023 Vacant Housing Units	69	463	746
2028 Total Housing Units	330	2,649	5,488
2028 Owner Occupied Housing Units	223	1,684	3,550
2028 Renter Occupied Housing Units	36	500	1,215
2028 Vacant Housing Units	71	465	723

### Socioeconomic Status Index

2023 Socioeconomic Status Index	37.8	40.2	44.2
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Currently, 64.1% of the 5,520 housing units in the area are owner occupied; 22.4%, renter occupied; and 13.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 5,517 housing units in the area and 13.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.02%. Median home value in the area is \$113,738, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.96% annually to \$119,303.

**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 2023 and 2028. 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.



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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