



**THE
POWELL GROUP**
The Experts in Real Estate & Business Brokerage

5520 126th Street, Lubbock, Texas 79424



8 AC Industrial between Slide & Frankford



PRESENTED BY:

SALES PRICE: \$999,950.00

DAVID POWELL, CCIM

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

10210 Quaker Avenue
Lubbock, TX 79424

Property Summary



Property Summary

Address:	5520 126th Lubbock, TX 79424
Year Built:	2002
Size:	3,072 SF
Lot (AC):	8.02
Zoning:	Outside City Limits
Price:	\$999,950.00

Property Highlights

- Outside City Limits

Property Overview

5520 126th Street consists of three contiguous parcels totaling 8.05± acres of ready-for-development land located on 126th Street between Slide Road and Frankford Avenue, inside the new Loop 88 corridor and outside the city limits. The property has Phase I power available, an existing water well that requires a pressure tank, and an easement on the property, and offers strong accessibility in a rapidly growing area. Although concept plans were originally created for a wedding venue, the site is well suited for a variety of uses including office, warehouse, multifamily, townhomes, duplexes, or apartments. The property also includes a barn with one bathroom and shower.

2304 FM 1585, Lubbock, Texas 79423

Photos



View more listings at www.lubbockcommercialrealestate.com

2304 FM 1585, Lubbock, Texas 79423

Photos (Concept)



Seller Provided Concept Photo



Seller Provided Concept Photo

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Proposed Layouts



For Marketing Purposes Only



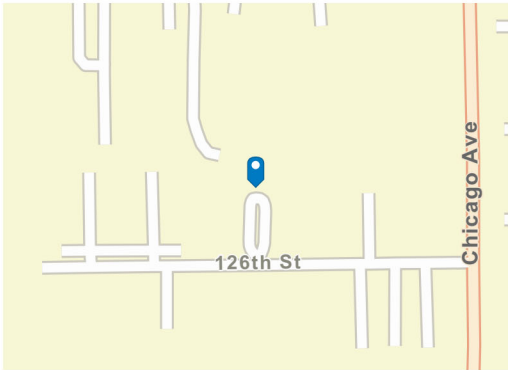
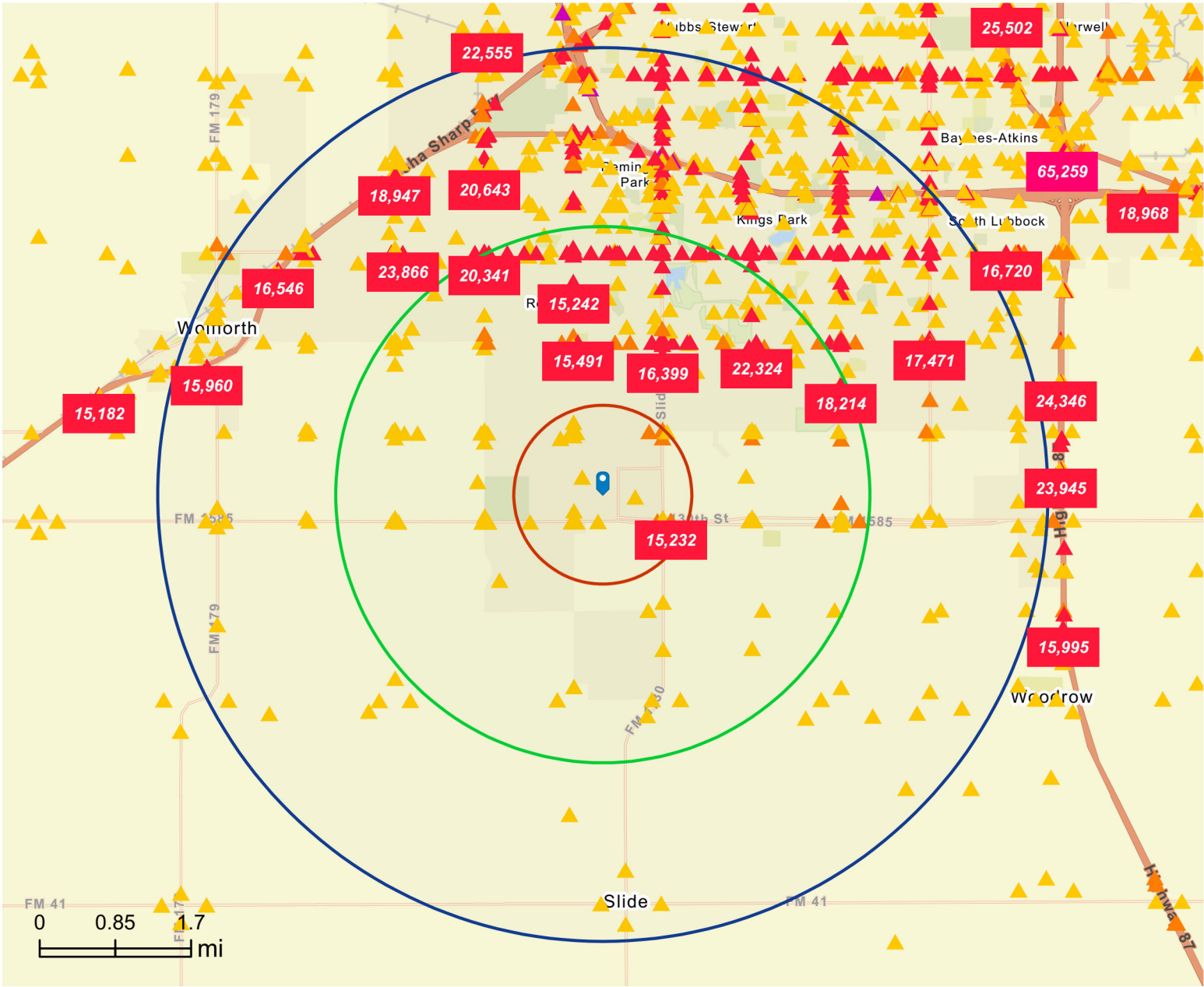
For Marketing Purposes Only

Traffic Count Map

5520 126th St, Lubbock, Texas, 79424

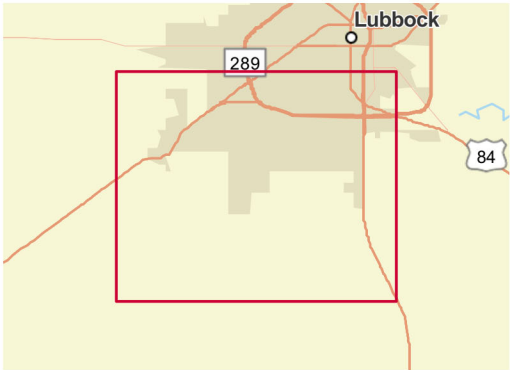


Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Executive Summary

5520 126th St, Lubbock, Texas, 79424



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	1,316	28,685	86,344
2020 Population	2,331	41,365	111,247
2025 Population	2,894	45,237	120,563
2030 Population	3,055	46,883	125,340
2010-2020 Annual Rate	5.88%	3.73%	2.57%
2020-2025 Annual Rate	4.21%	1.72%	1.54%
2025-2030 Annual Rate	1.09%	0.72%	0.78%

Age			
2025 Median Age	37.5	39.6	37.2
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	76.7%	75.9%	70.9%
Black Alone	1.9%	2.6%	4.4%
American Indian Alone	0.7%	0.6%	0.8%
Asian Alone	3.6%	3.9%	3.1%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	4.7%	5.0%	7.4%
Two or More Races	12.5%	12.1%	13.3%
Hispanic Origin	20.9%	20.9%	27.2%
Diversity Index	59.3	60.2	68.1

Households			
2010 Total Households	458	10,923	35,440
2020 Total Households	834	15,613	44,558
2025 Total Households	1,087	17,394	49,149
2030 Total Households	1,171	18,359	51,993
2010-2020 Annual Rate	6.18%	3.64%	2.32%
2020-2025 Annual Rate	5.18%	2.08%	1.89%
2025-2030 Annual Rate	1.50%	1.09%	1.13%
2025 Average Household Size	2.64	2.60	2.44
Wealth Index	117	137	97

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	18.9%	18.6%	20.7%
Median Household Income			
2025 Median Household Income	\$107,105	\$106,789	\$84,461
2030 Median Household Income	\$115,144	\$117,771	\$96,071
2025-2030 Annual Rate	1.46%	1.98%	2.61%
Average Household Income			
2025 Average Household Income	\$133,595	\$141,303	\$113,254
2030 Average Household Income	\$151,851	\$156,737	\$125,528
Per Capita Income			
2025 Per Capita Income	\$50,551	\$55,069	\$46,281
2030 Per Capita Income	\$58,576	\$62,241	\$52,195
2025-2030 Annual Rate	2.99%	2.48%	2.43%
Income Equality			
2025 Gini Index	41.8	44.1	45.4
Socioeconomic Status			
2025 Socioeconomic Status Index	63.3	60.5	54.9
Housing Unit Summary			
Housing Affordability Index	110	111	98
2010 Total Housing Units	494	11,376	37,452
2010 Owner Occupied Hus (%)	90.6%	86.0%	68.1%
2010 Renter Occupied Hus (%)	9.4%	14.0%	31.9%
2010 Vacant Housing Units (%)	7.3%	4.0%	5.4%
2020 Housing Units	916	16,427	47,800
2020 Owner Occupied HUs (%)	80.0%	80.2%	64.8%
2020 Renter Occupied HUs (%)	20.0%	19.8%	35.2%
Vacant Housing Units	5.7%	4.9%	6.7%
2025 Housing Units	1,154	18,290	52,894
Owner Occupied Housing Units	81.0%	80.0%	65.8%
Renter Occupied Housing Units	18.9%	20.0%	34.3%
Vacant Housing Units	5.8%	4.9%	7.1%
2030 Total Housing Units	1,245	19,292	55,834
2030 Owner Occupied Housing Units	962	14,895	34,741
2030 Renter Occupied Housing Units	209	3,465	17,251
2030 Vacant Housing Units	74	933	3,841



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Pamela Titzell	465722	pamtitzell@kw.com	8067717710
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
David Powell	257988	lubbockcommercial@gmail.com	(806) 239-0804
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date