



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

4303 N FM 2528, Lubbock, Texas 79416

**Murphy**  
BUSINESS SALES  
Excellence in Business Transactions



# Class A Industrial for Sale



**PRESENTED BY:**

***SALES PRICE: \$875,000.00***

**DAVID POWELL, CCIM**

Commercial Broker

Business Broker

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**KW Commercial | Lubbock**

**The Powell Group**

10210 Quaker Avenue

Lubbock, TX 79424

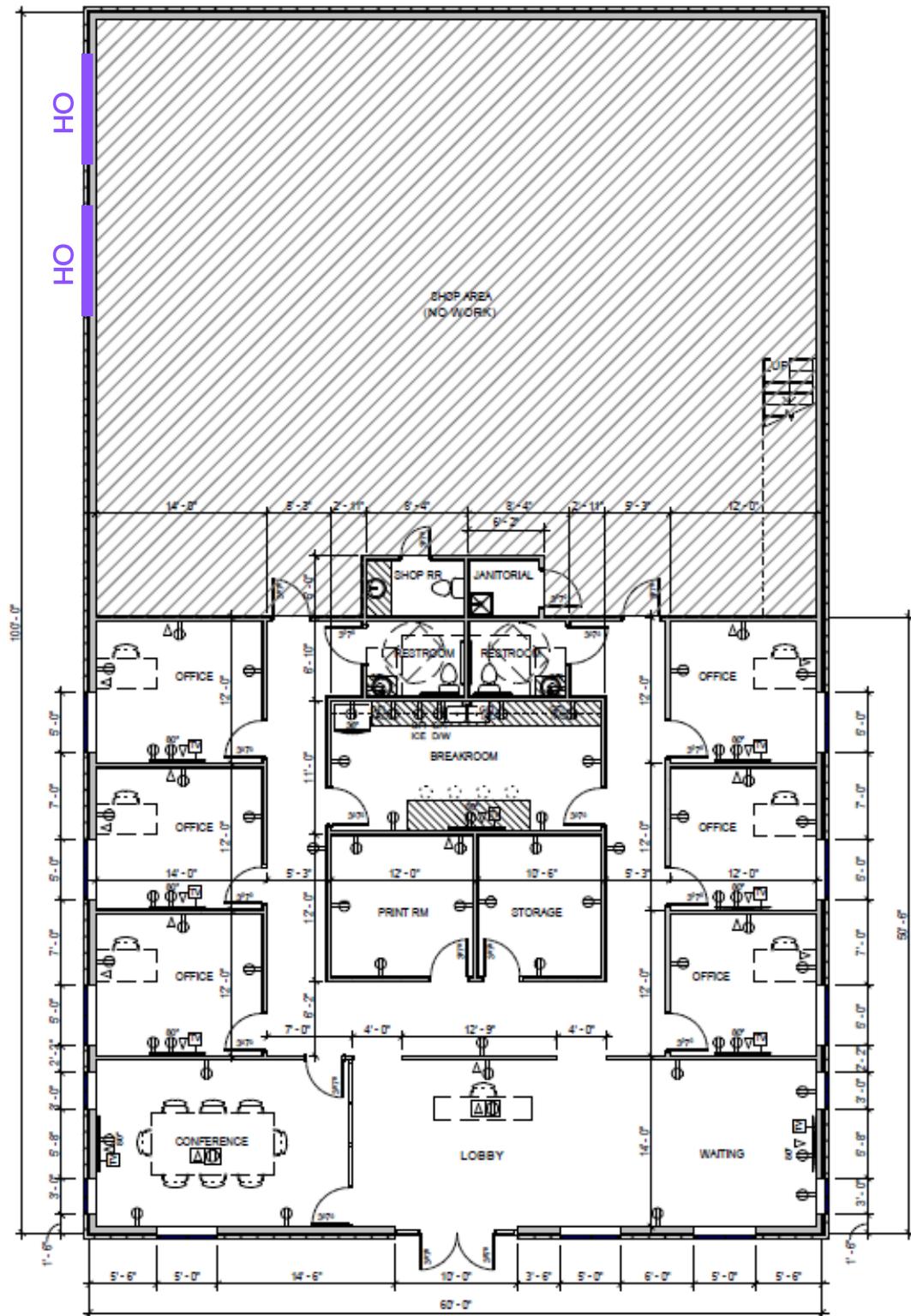
# Property Summary

Address:	4303 N FM 2528 Lubbock, TX 79416	Size (SF):	6,000
Price:	\$875,000	Office (SF):	3,000
\$/SF:	\$145.83	Warehouse (SF):	3,000
Year Built:	2021	Lot AC:	1.13
Fenced w/Electric Gate		OH Doors:	(2) 12x14'
		Zoning:	Outside City Limits

## Property Overview

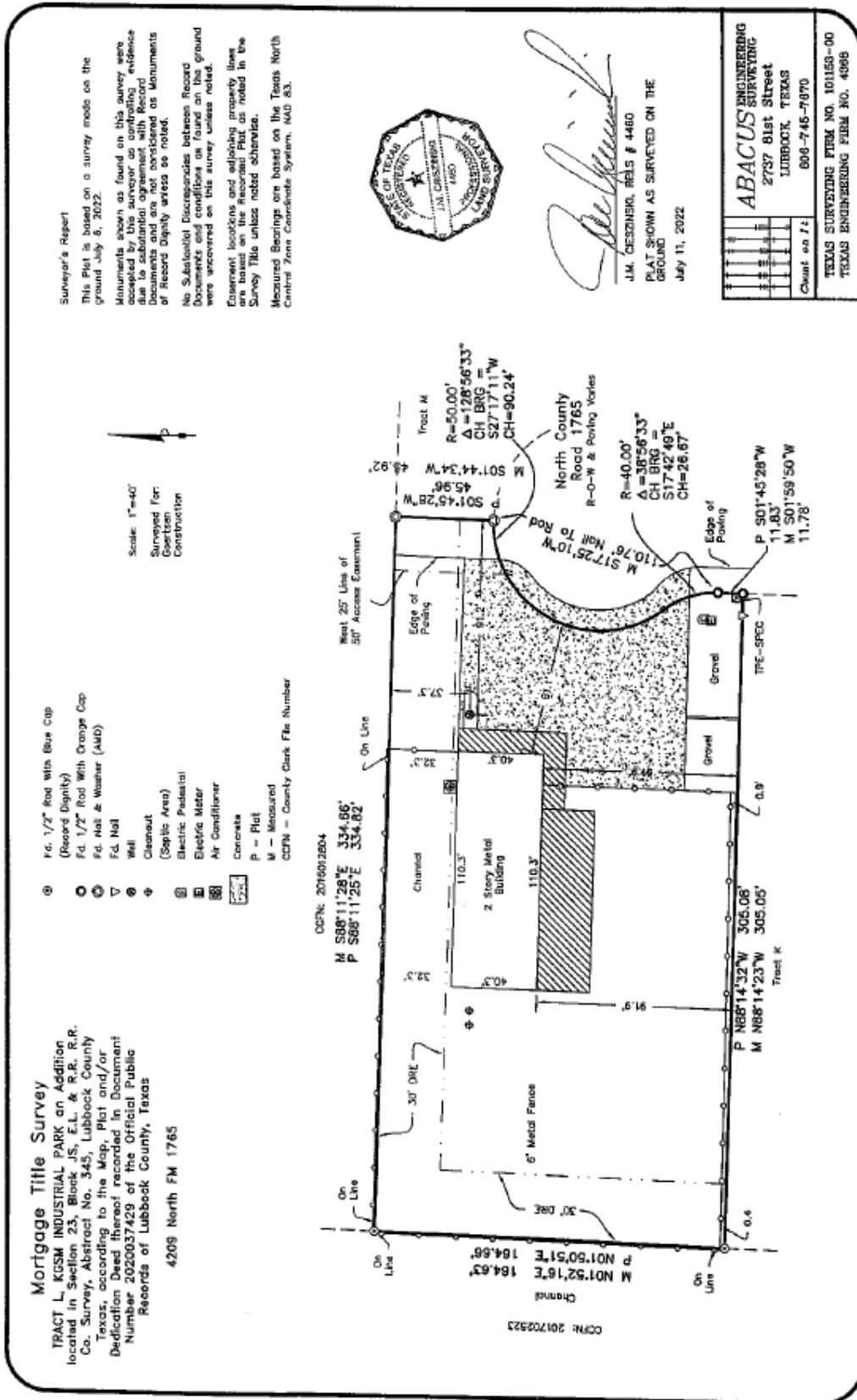
This beautiful Class A commercial building offers a professional, well-maintained environment ideal for a variety of business uses. Constructed of metal, steel, rock with 6" reinforced concrete throughout (driveway and fenced area). The property features a welcoming reception area, six private offices, a spacious conference room, a kitchen, a file room, a copy room, three bathrooms—two in the office area and one in the shop—along with striking 14' ceilings in the lobby that create an impressive first impression. Designed with both functionality and comfort in mind, the building includes two HVAC units—one dedicated to the conference and reception areas—for efficient temperature control throughout. The property is serviced by well water and a softener/reverse osmosis system and septic system. The landscaping is fully sprinklered with turfed front lawn. It includes a state of the art security alarm system conveying with sale. There are also security cameras in place. The lot is fully fenced, with a 16' remote-operated gate with an automatic exit sensor for convenience and controlled access. Four covered parking spaces. The warehouse area is heated with a gas heater and includes two overhead doors equipped with remote controls, offering both functionality and secure accessibility. Furniture is not included in the sale price but may be negotiated separately. The Vexus phone system and service will remain with the property, supported by fiber optic internet.

# Floorplan



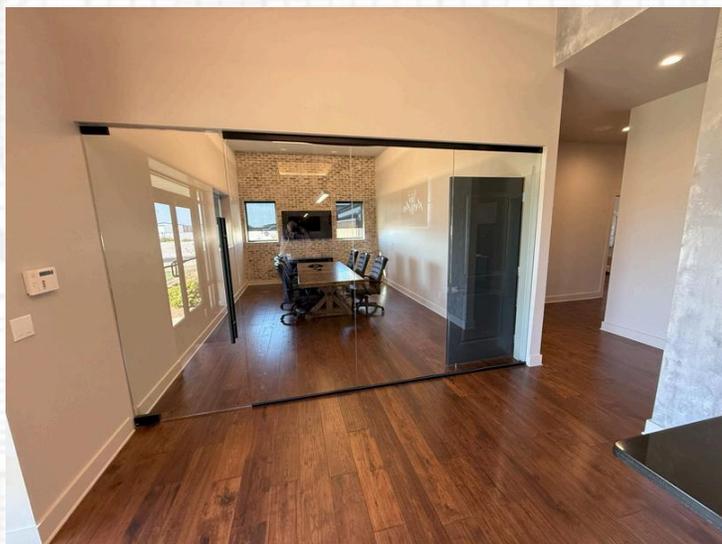
**1** FLOOR PLAN  
SCALE: 1/8" = 1'-0"

# Survey



4303 N FM 2528, Lubbock, Texas 79416

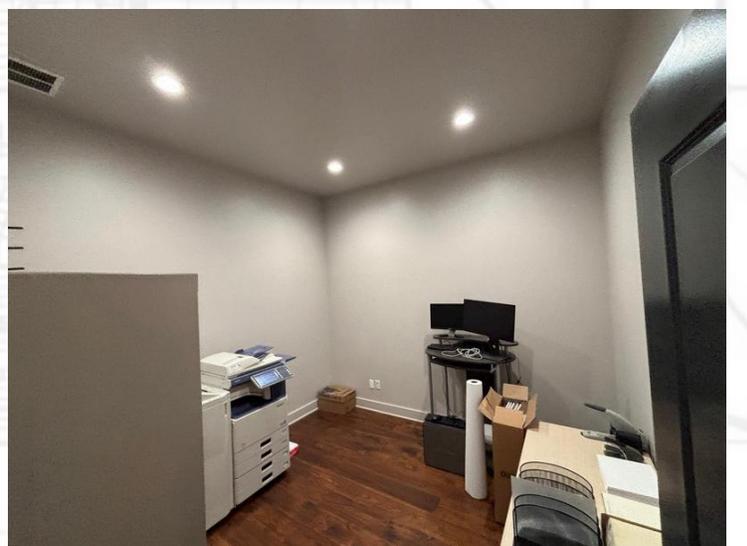
# Photos



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

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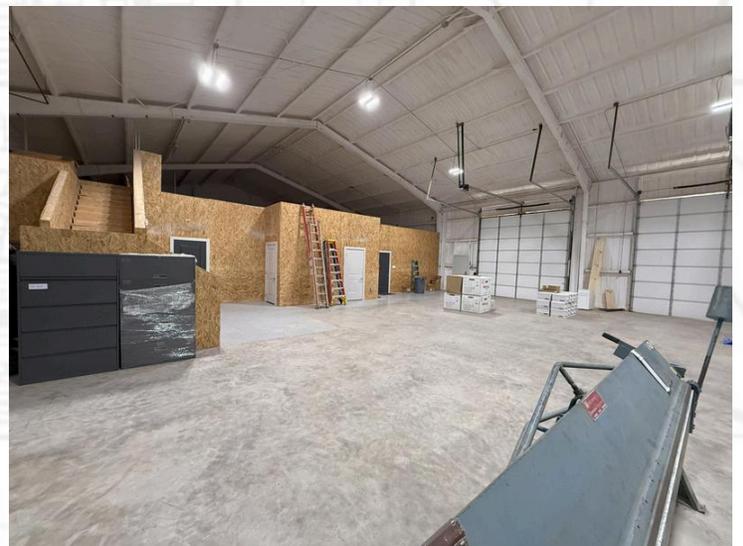
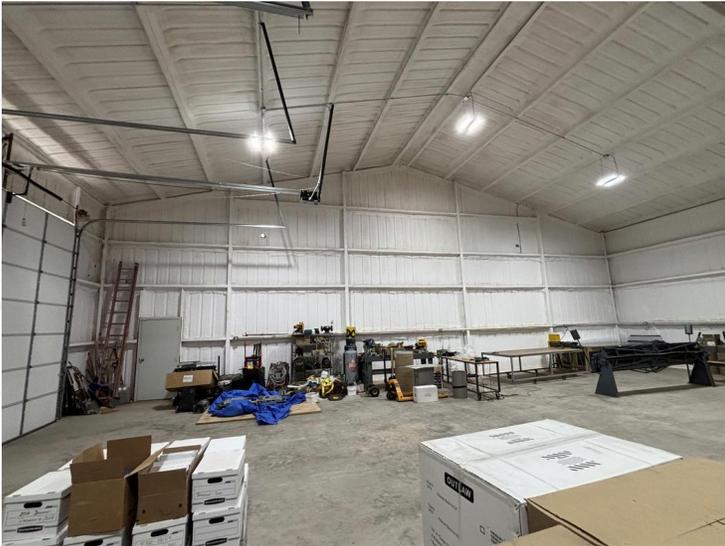
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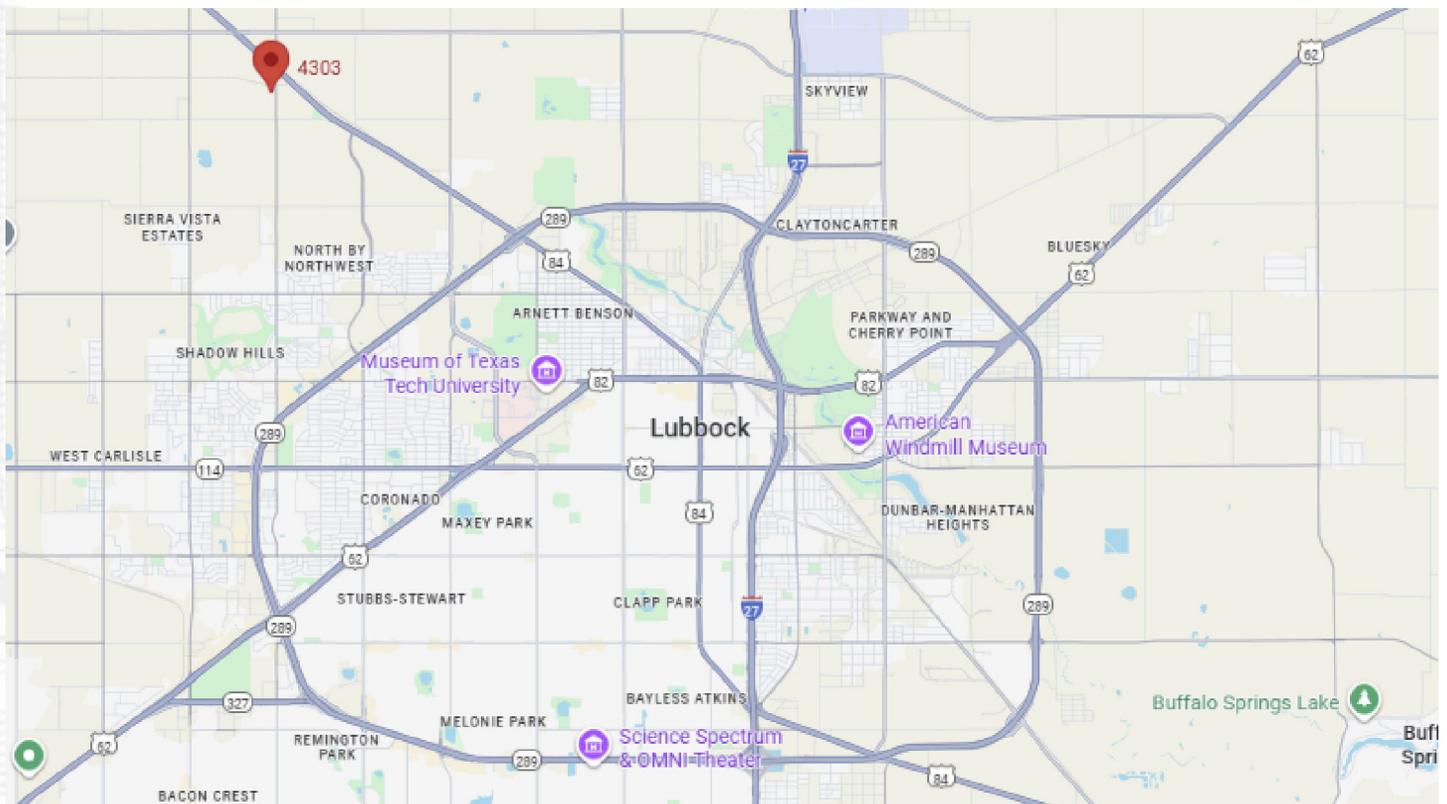
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# Location Maps

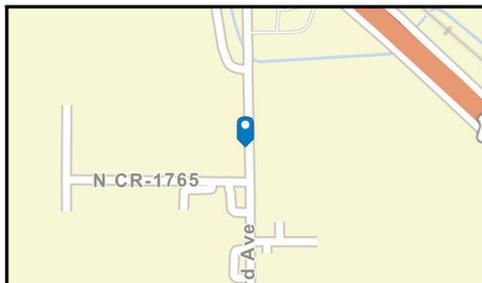
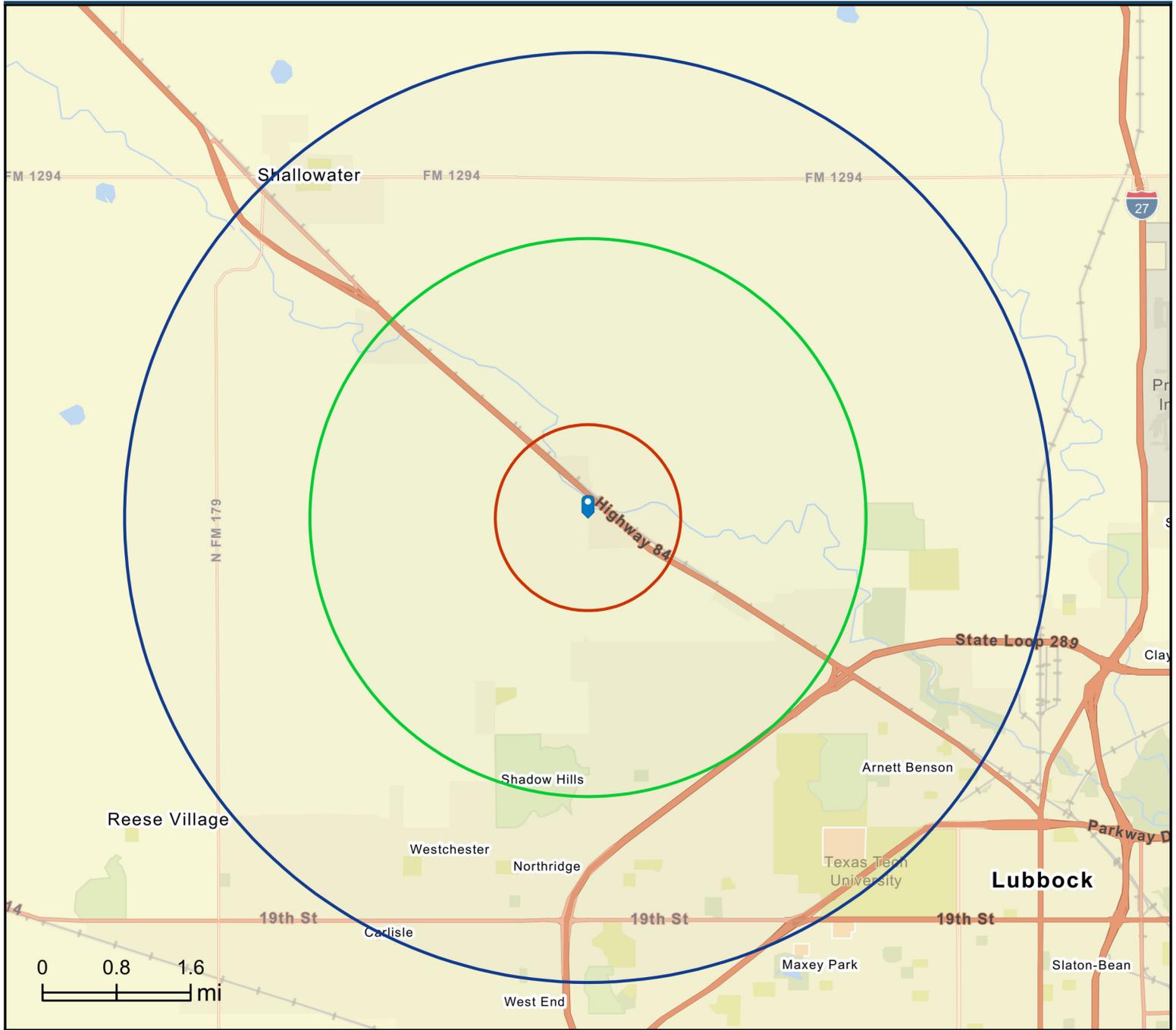


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

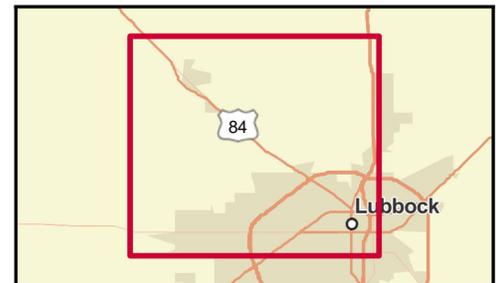
# Traffic Count Map

4303 N FM 2528, Lubbock, Texas, 79416  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.64067  
Longitude: -101.93993



- 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: ©2025 Kalibrate Technologies (Q1 2025).

October 22, 2025

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	346	11,174	55,599
2020 Population	421	14,232	60,621
2025 Population	384	15,138	62,790
2030 Population	396	15,929	65,062
2010-2020 Annual Rate	1.98%	2.45%	0.87%
2020-2025 Annual Rate	-1.74%	1.18%	0.67%
2025-2030 Annual Rate	0.62%	1.02%	0.71%
2020 Male Population	49.2%	47.3%	48.7%
2020 Female Population	50.8%	52.7%	51.3%
2020 Median Age	38.1	29.1	30.0
2025 Male Population	49.5%	47.8%	49.2%
2025 Female Population	50.5%	52.2%	50.8%
2025 Median Age	38.6	29.8	30.8

In the identified area, the current year population is 62,790. In 2020, the Census count in the area was 60,621. The rate of change since 2020 was 0.67% annually. The five-year projection for the population in the area is 65,062 representing a change of 0.71% annually from 2025 to 2030. Currently, the population is 49.2% male and 50.8% female.

### Median Age

The median age in this area is 30.8, compared to U.S. median age of 39.6.

### Race and Ethnicity

2025 White Alone	78.1%	58.7%	58.9%
2025 Black Alone	0.8%	8.8%	7.2%
2025 American Indian/Alaska Native Alone	0.5%	1.0%	1.1%
2025 Asian Alone	0.3%	4.8%	4.2%
2025 Pacific Islander Alone	0.0%	0.2%	0.2%
2025 Other Race	8.9%	10.3%	12.5%
2025 Two or More Races	11.5%	16.1%	16.0%
2025 Hispanic Origin (Any Race)	26.3%	36.1%	40.3%

Persons of Hispanic origin represent 40.3% of the population in the identified area compared to 19.7% 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 79.5 in the identified area, compared to 72.7 for the U.S. as a whole.

### Households

2025 Wealth Index	85	49	53
2010 Households	119	4,249	21,802
2020 Households	140	5,449	23,899
2025 Households	143	6,070	25,804
2030 Households	150	6,547	27,298
2010-2020 Annual Rate	1.64%	2.52%	0.92%
2020-2025 Annual Rate	0.40%	2.08%	1.47%
2025-2030 Annual Rate	0.96%	1.52%	1.13%
2025 Average Household Size	2.66	2.43	2.39

The household count in this area has changed from 23,899 in 2020 to 25,804 in the current year, a change of 1.47% annually. The five-year projection of households is 27,298, a change of 1.13% annually from the current year total. Average household size is currently 2.39, compared to 2.49 in the year 2020. The number of families in the current year is 13,907 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 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

## Executive Summary

4303 N FM 2528, Lubbock, Texas, 79416  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.64067  
Longitude: -101.93993

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	26.8%	26.6%	25.2%
<b>Median Household Income</b>			
2025 Median Household Income	\$75,000	\$59,735	\$54,595
2030 Median Household Income	\$91,182	\$63,729	\$59,263
2025-2030 Annual Rate	3.98%	1.30%	1.65%
<b>Average Household Income</b>			
2025 Average Household Income	\$100,006	\$75,836	\$76,460
2030 Average Household Income	\$113,823	\$81,732	\$82,827
2025-2030 Annual Rate	2.62%	1.51%	1.61%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$34,690	\$29,860	\$31,610
2030 Per Capita Income	\$40,395	\$32,950	\$34,960
2025-2030 Annual Rate	3.09%	1.99%	2.04%
<b>GINI Index</b>			
2025 Gini Index	42.3	42.7	46.8

**Households by Income**  
Current median household income is \$54,595 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$59,263 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$76,460 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$82,827 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$31,610 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$34,960 in five years, compared to \$50,744 for all U.S. households.

<b>Housing</b>			
2025 Housing Affordability Index	76	76	80
2010 Total Housing Units	147	4,575	23,678
2010 Owner Occupied Housing Units	95	1,991	10,547
2010 Renter Occupied Housing Units	24	2,258	11,254
2010 Vacant Housing Units	28	326	1,876
2020 Total Housing Units	172	6,016	26,412
2020 Owner Occupied Housing Units	116	2,491	10,485
2020 Renter Occupied Housing Units	24	2,958	13,414
2020 Vacant Housing Units	15	536	2,503
2025 Total Housing Units	182	6,709	28,645
2025 Owner Occupied Housing Units	119	2,735	11,410
2025 Renter Occupied Housing Units	24	3,335	14,394
2025 Vacant Housing Units	39	639	2,841
2030 Total Housing Units	193	7,261	30,241
2030 Owner Occupied Housing Units	126	2,972	12,352
2030 Renter Occupied Housing Units	23	3,575	14,946
2030 Vacant Housing Units	43	714	2,943
<b>Socioeconomic Status Index</b>			
2025 Socioeconomic Status Index	57.2	49.2	45.0

Currently, 39.8% of the 28,645 housing units in the area are owner occupied; 50.2% are renter occupied; and 9.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 26,412 housing units in the area and 9.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.56%. Median home value in the area is \$219,391, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 5.36% annually to \$284,901.

**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 2025 and 2030. 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.

2-10-2025



## 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.

## 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. **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.

**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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date