



Land For Sale or Build to Suit



# 8902 University Avenue

**Dan Williams**

Broker

[dan@wcorealestate.com](mailto:dan@wcorealestate.com)

806.777.1310

**WILLIAMS & CO Real Estate**

918 Ave J Lubbock, TX 79401



# Land For Sale

8902 UNIVERSITY AVE



WILLIAMS & CO

COMMERCIAL REAL ESTATE



## PROPERTY DESCRIPTION

Discover the ultimate opportunity for your business at this retail tract of land on South University!

Set amidst a cluster of Quick-Service Restaurants, Tinseltown Movie Theater and flourishing residential developments, this 36,890-square-foot parcel is the perfect canvas to bring your business to life. With high traffic counts from the bustling residential communities and the pull of neighboring QSRs, your business is destined for success. Nearby businesses include Chic-Fil-A, Whataburger, Buffalo Wild Wings, Braum's, Dutch Bros and a new credit union being built across the street. This strategic location promises great visibility and accessibility, enabling you to capture a wide customer base.

Current zoning is AC- Auto-Urban Commercial and the front of the lot is already paved and fenced on both north and south sides.

Owners willing to do a build to suit.

## OFFERING SUMMARY

Sale Price:	\$440,836
	\$11.95/SF
Lot Size:	36,890 SF
Zoning:	AC - Auto-Urban Commercial

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,599	71,952	117,741
Total Population	13,444	169,774	280,923
Average HH Income	\$65,745	\$70,910	\$67,641

Dan Williams

Broker

dan@wcorealestate.com

806.777.1310

WILLIAMS & CO Real Estate

918 Ave J Lubbock, TX 79401



# Land For Sale

8902 UNIVERSITY AVE



**WILLIAMS & CO**  
COMMERCIAL REAL ESTATE



**Dan Williams**

Broker

[dan@wcorealestate.com](mailto:dan@wcorealestate.com)

806.777.1310

**WILLIAMS & CO Real Estate**

918 Ave J Lubbock, TX 79401



# Why Lubbock?

HOW THE HUB CITY SETS ITSELF APART



**WILLIAMS & CO**  
COMMERCIAL REAL ESTATE



## WHY LUBBOCK?

Lubbock, a gem in West Texas, is the 11th largest city in Texas with a regional population of 639,921 people. Its economy includes: manufacturing, agriculture, wholesale and retail trades as well as government, education, and healthcare. Lubbock boasts an accomplished and adept working community connecting the “Hub City” to both national and international markets. It has both affordable utility and living costs making it a model city to maintain a business. There is never a lack of market stimulation since one can find Texas Tech University, Texas Tech University Health Sciences Center, Lubbock Christian University, and the fast-growing South Plains College. When combined, these institutions boast over 50,000 undergraduate students. Along with the higher education establishments, Lubbock is the only city in the nation with a comprehensive university, a health sciences center, an agriculture college and a law school in one location, making Texas Tech University the second largest contiguous university campus in the United States.

**Dan Williams**

Broker

[dan@wcorealestate.com](mailto:dan@wcorealestate.com)

806.777.1310

**WILLIAMS & CO Real Estate**

918 Ave J Lubbock, TX 79401

# Land For Sale

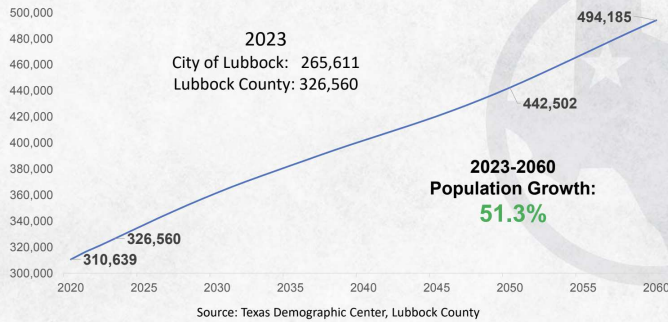
8902 UNIVERSITY AVE



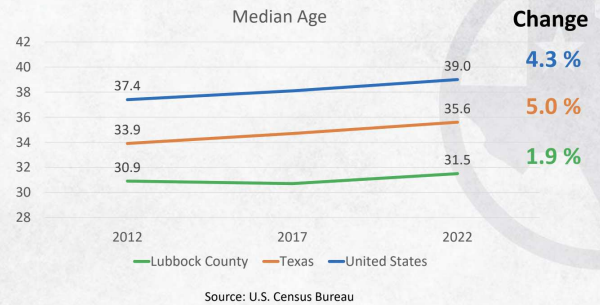
**WILLIAMS & CO**

COMMERCIAL REAL ESTATE

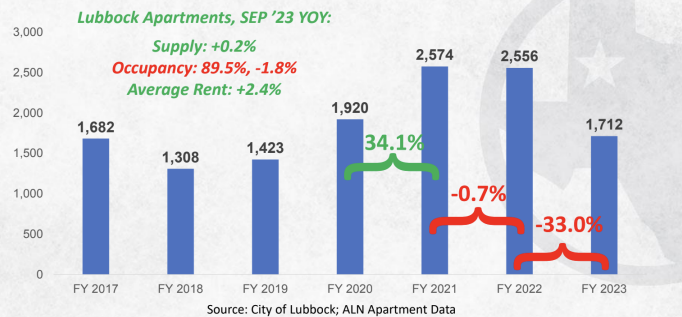
## Population Trends



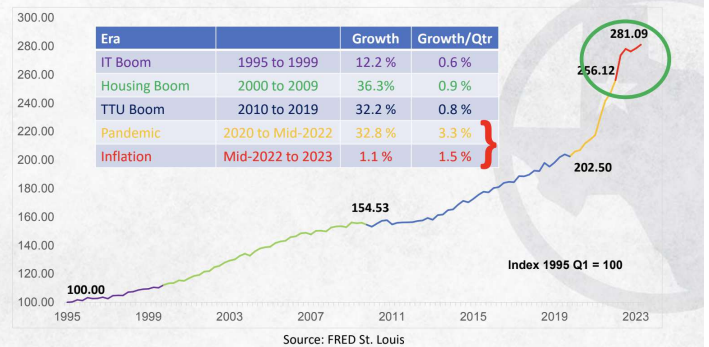
## Population Trends



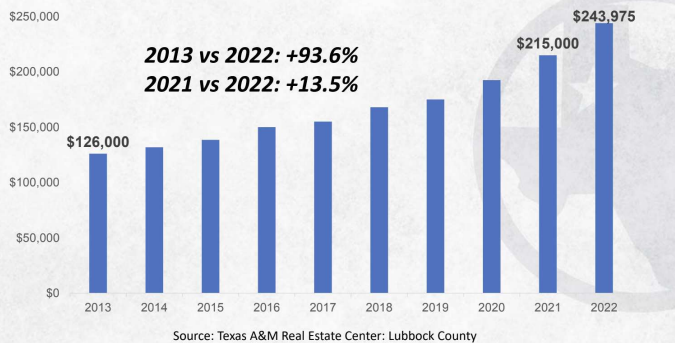
## Annual New Residential Permits



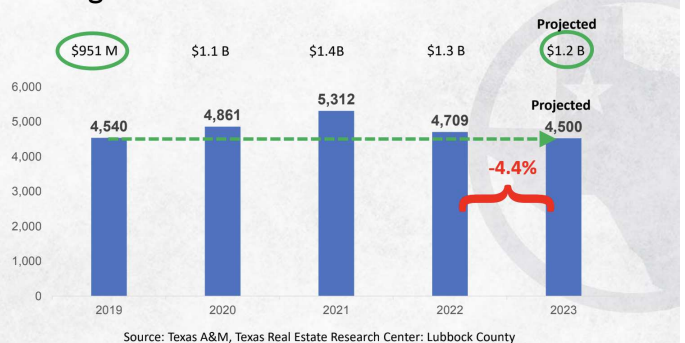
## Home Price Index – Lubbock MSA



## Median Home Prices



## Average Home Sales



**Dan Williams**

Broker

dan@wcorealestate.com

806.777.1310

**WILLIAMS & CO Real Estate**

918 Ave J Lubbock, TX 79401



# Land For Sale

8902 UNIVERSITY AVE

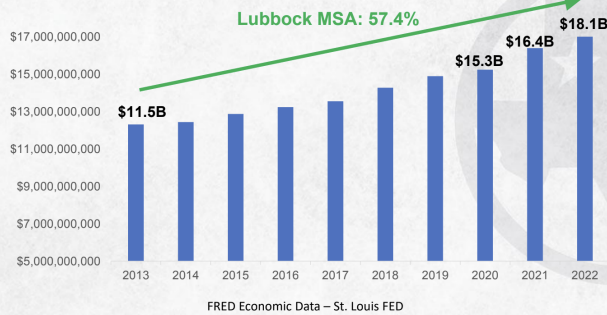


**WILLIAMS & CO**

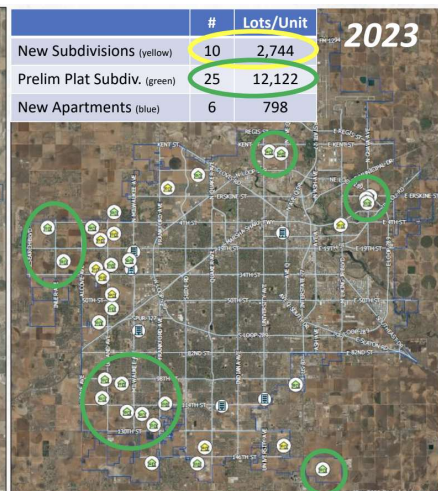
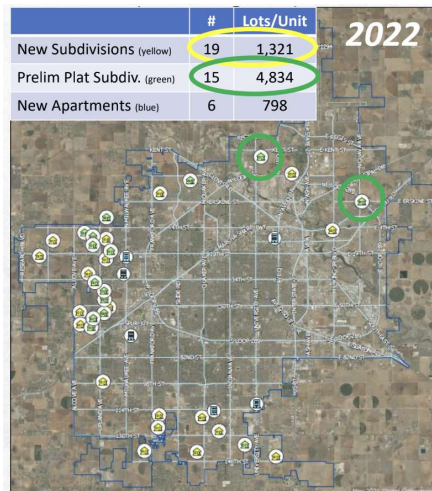
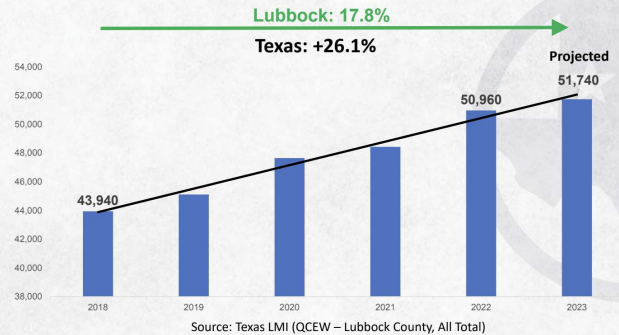
COMMERCIAL REAL ESTATE

## Annual GDP 2012-2022

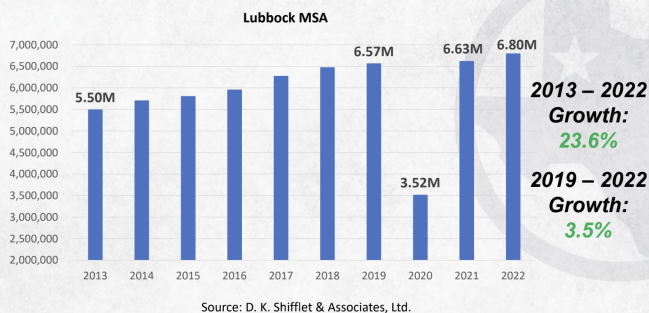
GDP (Gross Domestic Product): the total value of goods produced and services provided by Lubbock



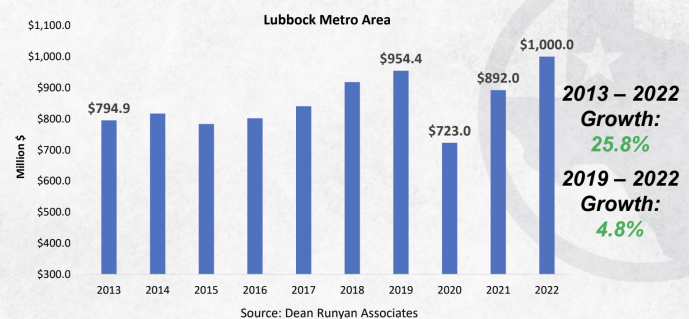
## Average Annual Wages



## Total Number of Visitors



## Visitor Spending At Destination



**Dan Williams**

Broker

dan@wcorealestate.com

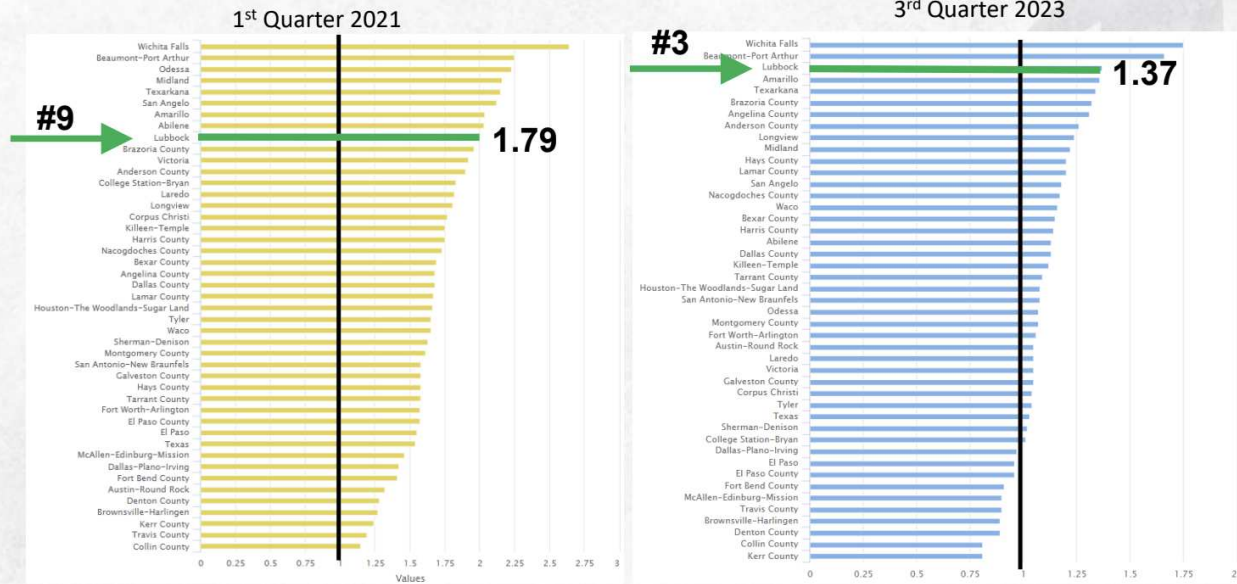
806.777.1310

**WILLIAMS & CO Real Estate**

918 Ave J Lubbock, TX 79401



### Texas Housing Affordability



### make it TOP 3 CITIES FOR NEW GRADS

“It ranks highly across the board for jobs, affordability and fun, landing in the top 27 out of 188 for each subranking. “Other cities did great in one or two areas max, but Lubbock offers the whole package,” DeJohn says. Its high placements across the board is “the best combination” and “unheard of compared to the rest of the places.”



### TOP 10 CITIES WHERE \$100,000 Goes the Furthest

Across major U.S. cities, \$100,000 can be worth as much as \$86,444 and as little as \$35,791. Lubbock ranked #5 with the study finding that \$100,000 is worth \$83,350 in the city.



### LUBBOCK SERVES AS THE ECONOMIC LIGHTHOUSE IN WEST TX

“The city’s growth trajectory ensures that property investments here will stand the test of time.”



### RANKED NO. 5 OUT OF 20

### Fastest-growing, most affordable cities in the U.S.

“Lubbock’s cost of living is quite low — the average home price is \$204,500, lower than most of the top 20 cities.”

**BUSINESS INSIDER**



Dan Williams

Broker

dan@wcorealestate.com

806.777.1310

**WILLIAMS & CO Real Estate**

918 Ave J Lubbock, TX 79401



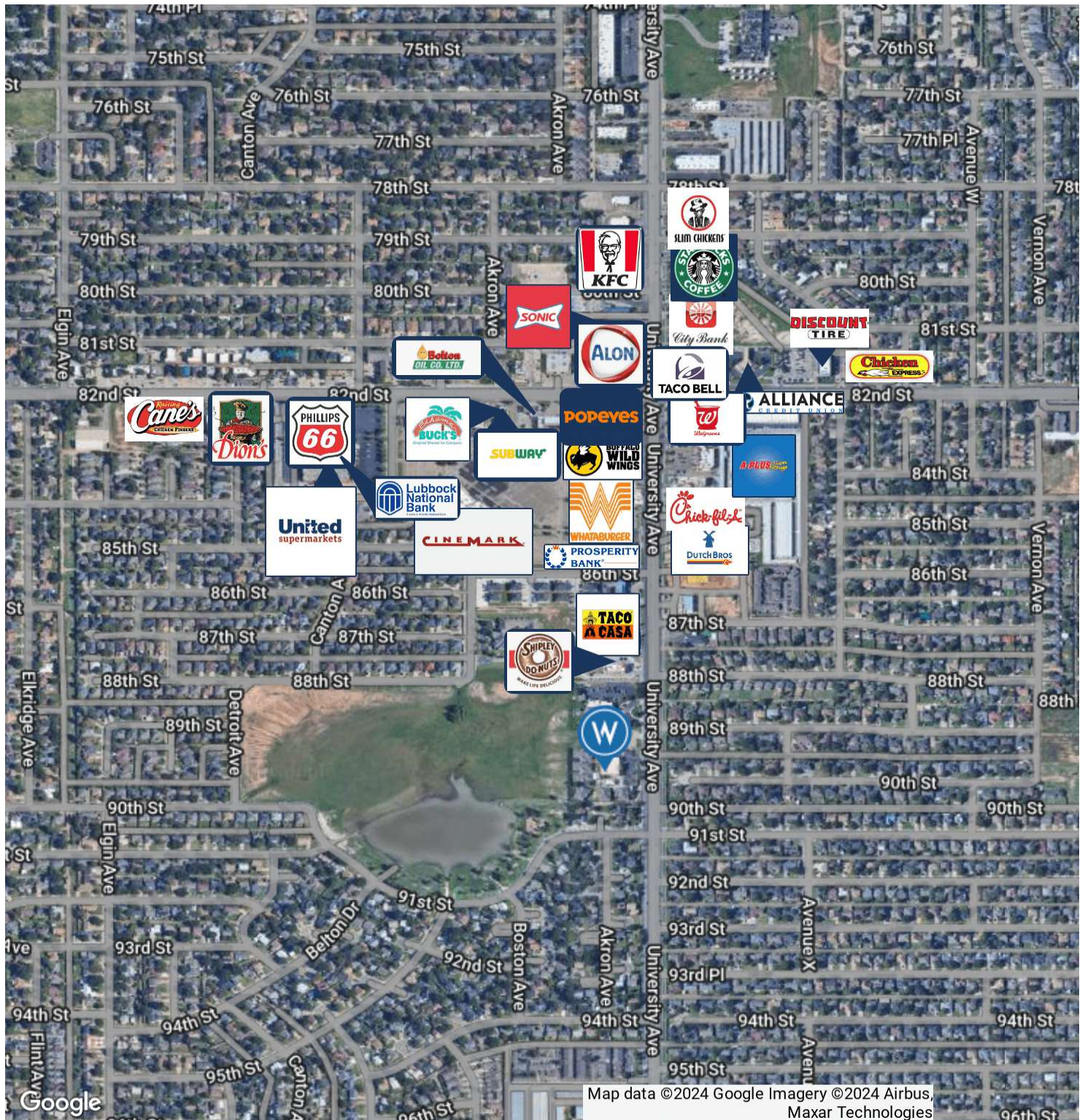
# Land For Sale

8902 UNIVERSITY AVE



**WILLIAMS & CO**

COMMERCIAL REAL ESTATE



Map data ©2024 Google Imagery ©2024 Airbus,  
Maxar Technologies

**Dan Williams**

Broker

[dan@wcorealestate.com](mailto:dan@wcorealestate.com)

806.777.1310

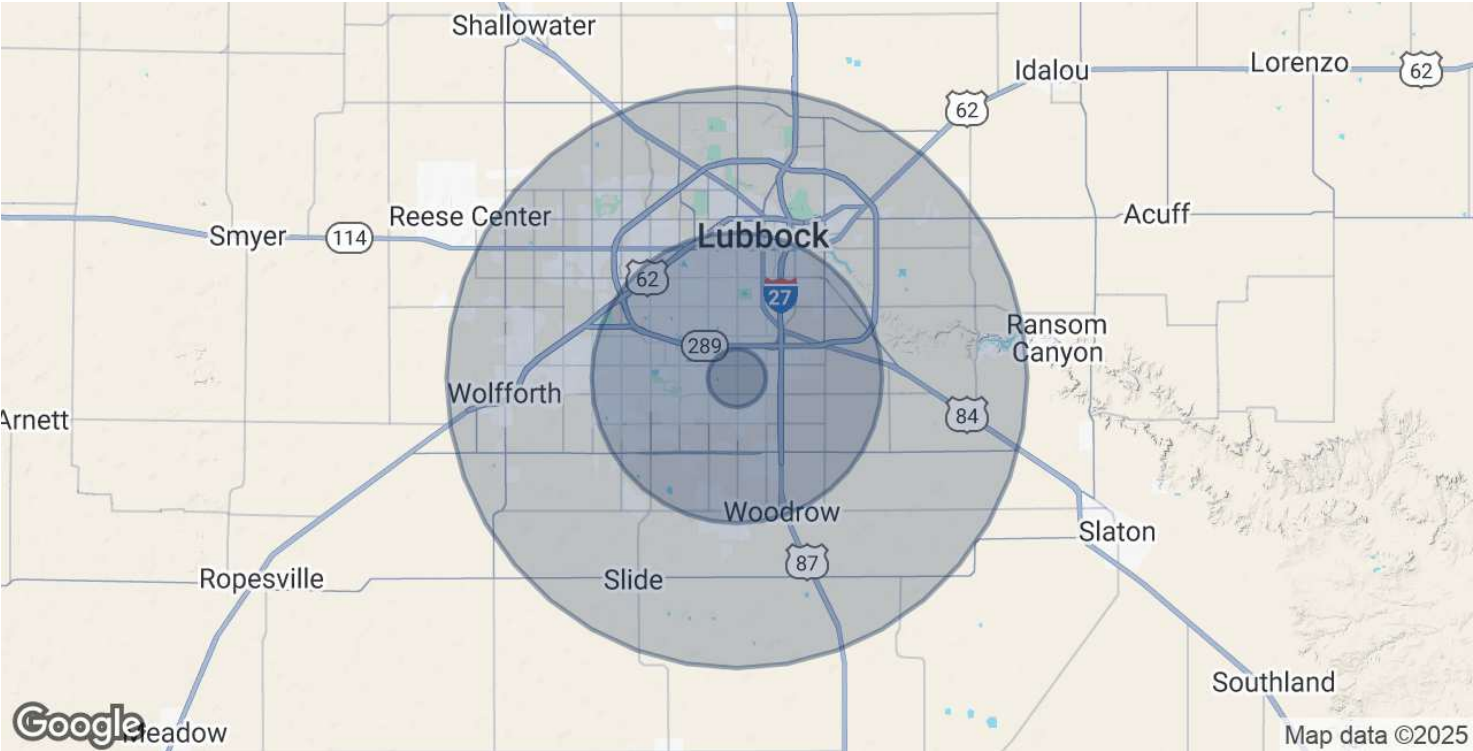
**WILLIAMS & CO Real Estate**

918 Ave J Lubbock, TX 79401



# Land For Sale

8902 UNIVERSITY AVE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,444	169,774	280,923
Average Age	33.4	34.2	33.0
Average Age (Male)	29.5	33.8	32.5
Average Age (Female)	37.9	35.7	34.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,599	71,952	117,741
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$65,745	\$70,910	\$67,641
Average House Value	\$133,176	\$154,879	\$143,089

2020 American Community Survey (ACS)

Dan Williams  
Broker  
dan@wcorealestate.com  
806.777.1310





## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

<b>Williams and Company Real Estate</b>	<b>9006022</b>	<b>dan@wcorealestate.com</b>	<b>(806)777-1310</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Dan Williams</b>	<b>550528</b>	<b>dan@wcorealestate.com</b>	<b>(806)777-1310</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Dan Williams</b>	<b>550528</b>	<b>dan@wcorealestate.com</b>	<b>(806)777-1310</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Dan Williams</b>	<b>550528</b>	<b>dan@wcorealestate.com</b>	<b>(806)777-1310</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date