



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

6705 100<sup>th</sup> Street, Lubbock, Texas 79424

**Murphy**  
BUSINESS SALES  
Excellence in Business Transactions



# 27 55' Lots for Sale in Southwest Lubbock



**PRESENTED BY:**

**SALES PRICE: \$1,450,000.00**

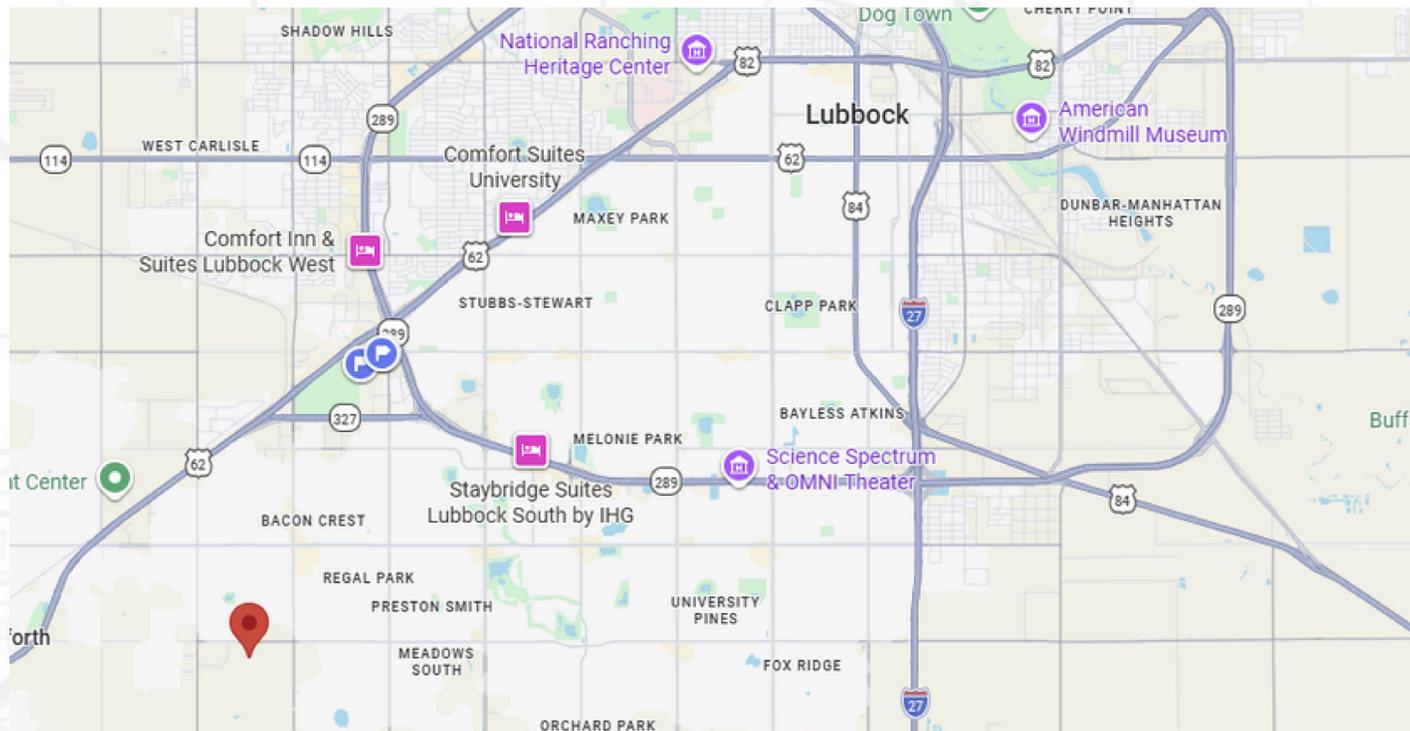
**DAVID POWELL, CCIM**

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

10210 Quaker Avenue  
Lubbock, TX 79424

# Property Summary



## Property Summary

**Address:** 6705 100<sup>th</sup> Street  
Lubbock, TX 79424

**Price:** \$1,450,000

**Lots:** 27 Lots

**Size (AC):** 5

**Zoning:** SF-2

## Property Highlights

- Located in rapidly growing South Lubbock
- Platting & Roads paid by Seller

## Property Overview

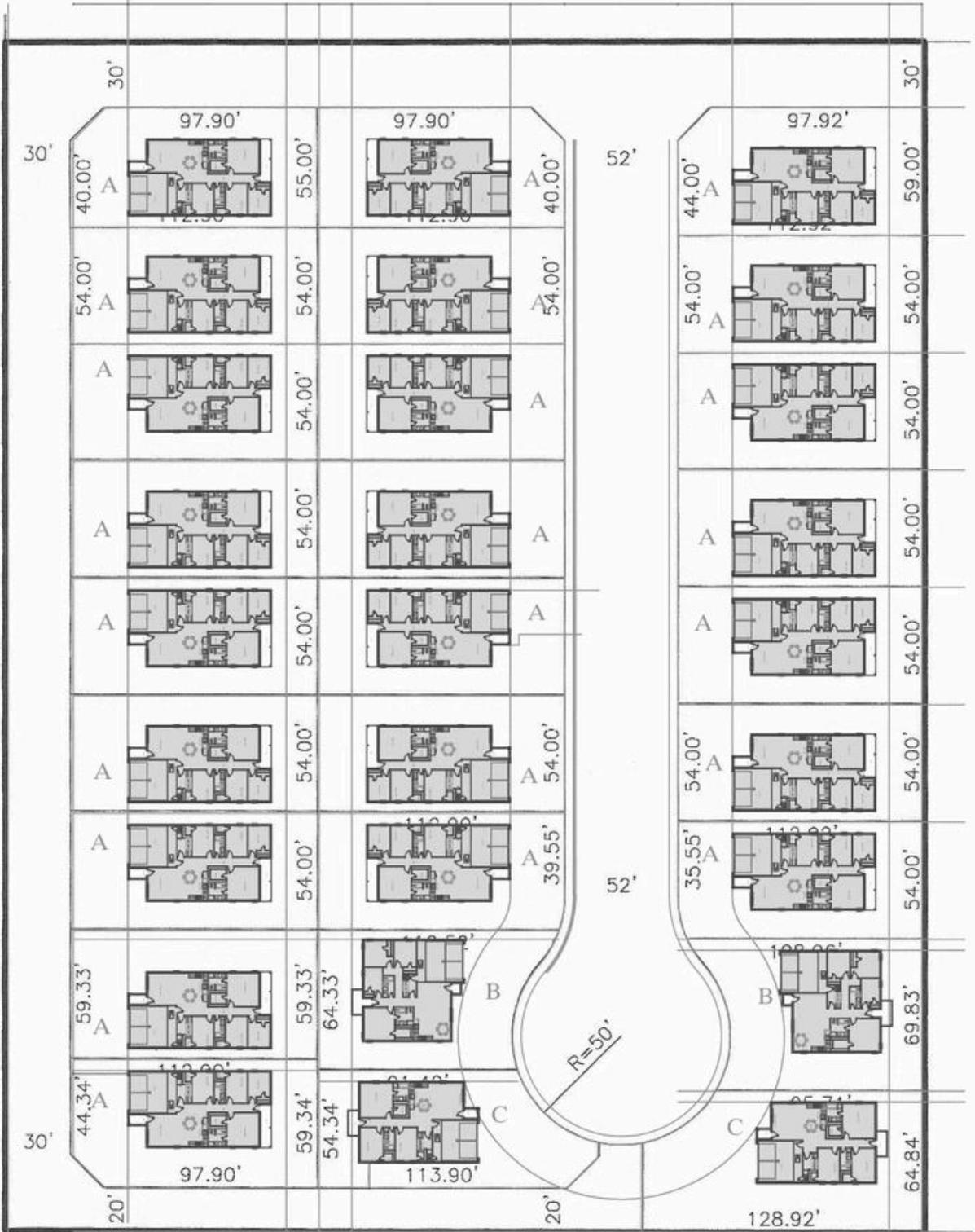
A prime ±217,800 SF development opportunity in the rapidly expanding South Lubbock corridor, positioned off 98<sup>th</sup> Street, between Milwaukee Avenue and Upland Avenue. Sites have utilities to each lot. Streets and platting will be finished by Seller before closing. The site is surrounded by continued residential growth and strong household income demographics. Within a three-mile radius, the population exceeds 50,000 residents and continues to grow, a high growth submarket of South Lubbock where rooftops, income and traffic continue to trend upward. Average household incomes in the area exceed \$116,000 within three miles. The property benefits from strong traffic counts along 98th Street. Located in one of Lubbock's most active growth areas, this tract offers excellent access, visibility, and proximity to established neighborhoods and schools. SF-2 Zoning allows for single family homes and multiplex (3-4 duplex).



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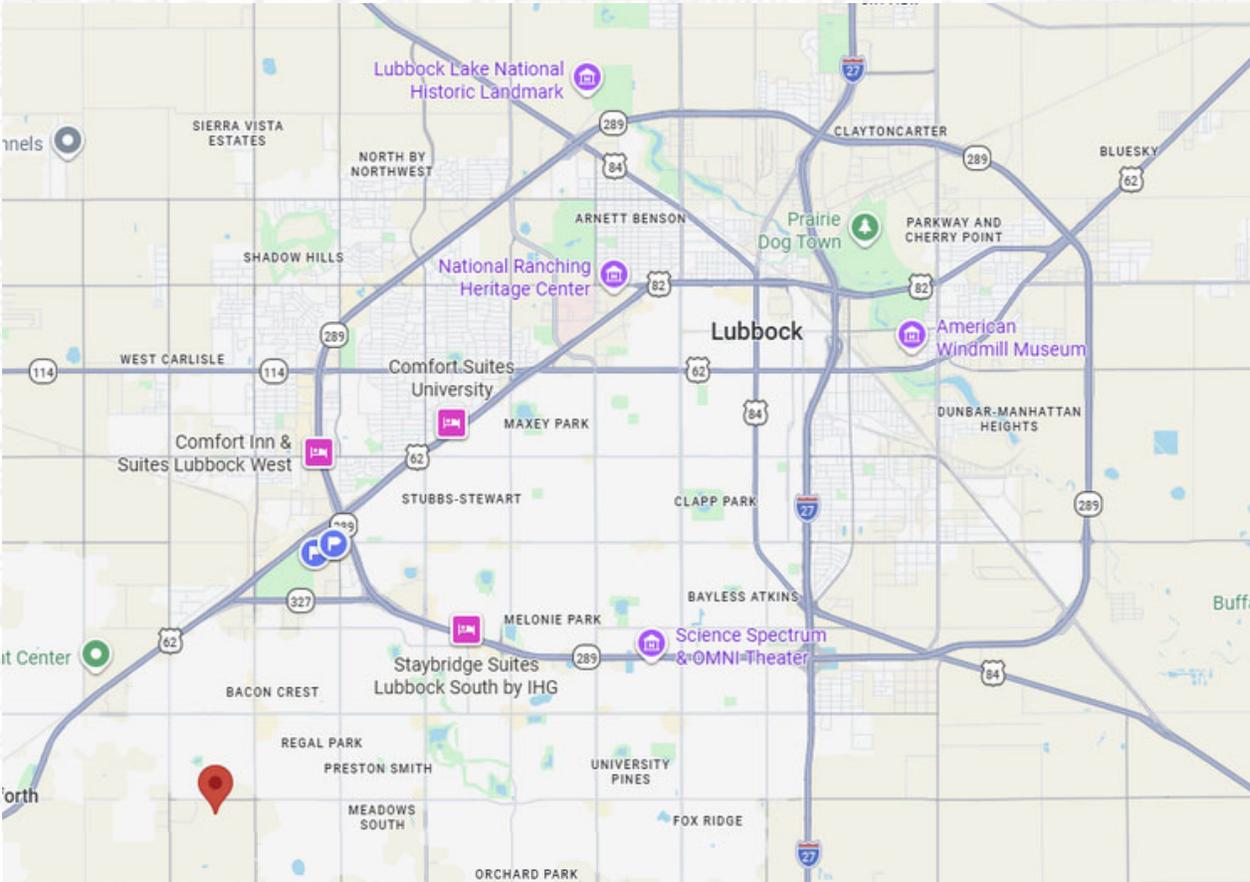
# Plat



100th and Quincy Street

12-14-2022 DESIGN  
9-16-23 APPROVED

# Maps

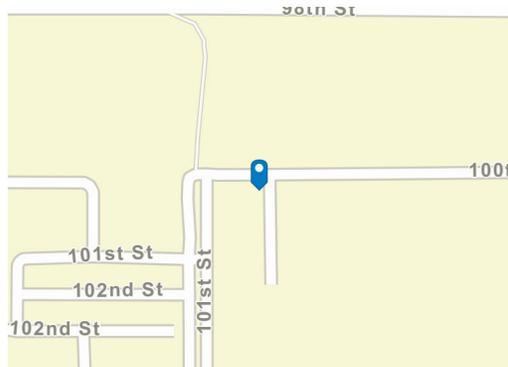
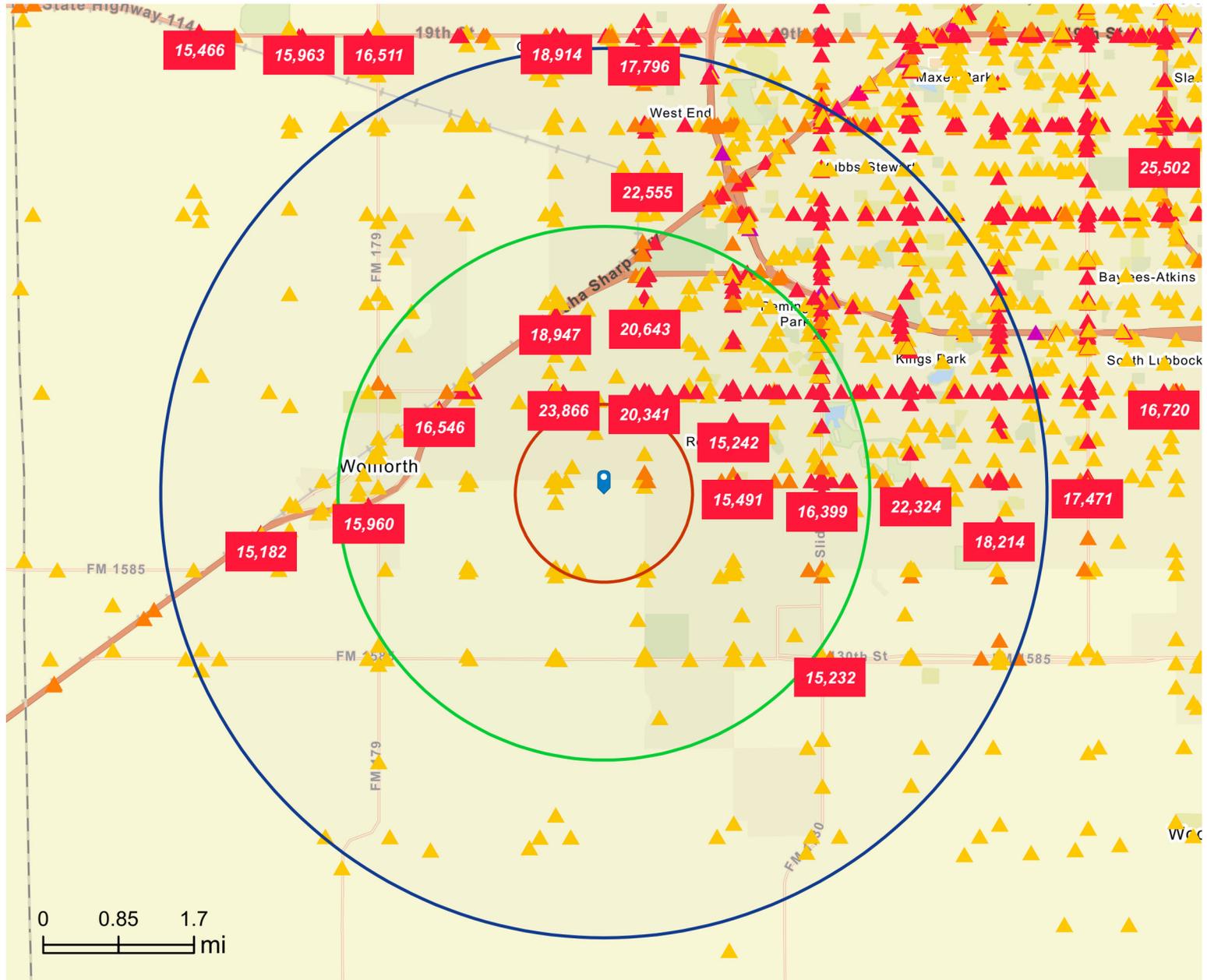


# Traffic Count Map

6705 100th St, Lubbock, Texas, 79424

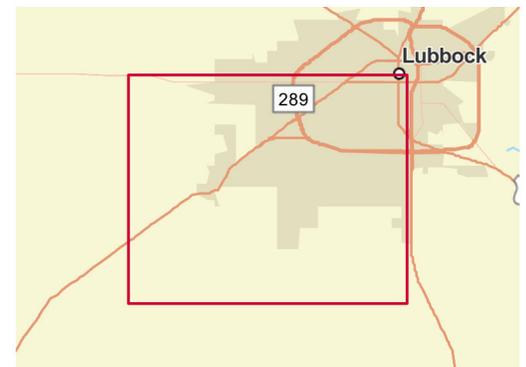


Rings: 1, 3, 5 mile radii



## 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



[Source:](#) Traffic Counts (2025)

# Executive Summary

6705 100th St, Lubbock, Texas, 79424



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	4,719	33,463	89,527
2020 Population	9,097	47,406	114,249
2025 Population	9,375	50,499	122,769
2030 Population	9,837	52,886	127,985
2010-2020 Annual Rate	6.78%	3.54%	2.47%
2020-2025 Annual Rate	0.58%	1.21%	1.38%
2025-2030 Annual Rate	0.97%	0.93%	0.84%

Age	1 mile	3 miles	5 miles
2025 Median Age	34.0	37.8	36.6
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	68.9%	72.4%	69.5%
Black Alone	3.6%	3.3%	4.4%
American Indian Alone	0.7%	0.6%	0.8%
Asian Alone	5.5%	4.3%	3.3%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	7.1%	6.2%	8.3%
Two or More Races	14.2%	13.1%	13.7%
Hispanic Origin	27.7%	24.0%	28.7%
Diversity Index	69.7	65.2	69.7

Households	1 mile	3 miles	5 miles
2010 Total Households	1,629	12,987	36,559
2020 Total Households	3,079	18,317	46,657
2025 Total Households	3,272	20,260	51,547
2030 Total Households	3,506	21,661	54,843
2010-2020 Annual Rate	6.57%	3.50%	2.47%
2020-2025 Annual Rate	1.16%	1.94%	1.92%
2025-2030 Annual Rate	1.39%	1.35%	1.25%
2025 Average Household Size	2.86	2.48	2.37
Wealth Index	88	101	90

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

<b>Mortgage Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Percent of Income for Mortgage	17.7%	18.1%	21.3%

<b>Median Household Income</b>			
2025 Median Household Income	\$96,773	\$95,143	\$78,534
2030 Median Household Income	\$105,496	\$104,718	\$87,611
2025-2030 Annual Rate	1.74%	1.94%	2.21%

<b>Average Household Income</b>			
2025 Average Household Income	\$112,515	\$116,752	\$106,757
2030 Average Household Income	\$127,015	\$130,119	\$117,564

<b>Per Capita Income</b>			
2025 Per Capita Income	\$41,467	\$47,158	\$44,995
2030 Per Capita Income	\$47,863	\$53,648	\$50,569
2025-2030 Annual Rate	2.91%	2.61%	2.36%

<b>Income Equality</b>			
2025 Gini Index	41.1	43.8	46.0

<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	55.8	58.6	54.2

<b>Housing Unit Summary</b>			
Housing Affordability Index	117	113	95
2010 Total Housing Units	1,700	13,511	38,909
2010 Owner Occupied Hus (%)	82.8%	79.0%	65.8%
2010 Renter Occupied Hus (%)	17.3%	21.0%	34.2%
2010 Vacant Housing Units (%)	4.2%	3.9%	6.0%
2020 Housing Units	3,214	19,293	50,352
2020 Owner Occupied HUs (%)	74.8%	72.1%	60.9%
2020 Renter Occupied HUs (%)	25.2%	27.9%	39.1%
Vacant Housing Units	4.8%	5.3%	7.3%
2025 Housing Units	3,424	21,353	55,821
Owner Occupied Housing Units	76.5%	72.5%	62.2%
Renter Occupied Housing Units	23.5%	27.5%	37.8%
Vacant Housing Units	4.4%	5.1%	7.7%
2030 Total Housing Units	3,687	22,761	58,905
2030 Owner Occupied Housing Units	2,741	15,963	34,698
2030 Renter Occupied Housing Units	765	5,697	20,145
2030 Vacant Housing Units	181	1,100	4,062



# 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.

<u>Keller Williams Realty</u>	<u>494693</u>	<u>klrw238@kw.com</u>	<u>8067717710</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Pamela Titzell</u>	<u>465722</u>	<u>pamtitzell@kw.com</u>	<u>8067717710</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Pamela Titzell</u>	<u>465722</u>	<u>pamtitzell@kw.com</u>	<u>8067717710</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>David Powell</u>	<u>257988</u>	<u>lubbockcommercial@gmail.com</u>	<u>(806) 239-0804</u>
Name of Sales Agent/Associate	License No.	Email	Phone

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

\_\_\_\_\_  
Date