



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

1725 N Nashville Ave., Lubbock, TX 79415

**Murphy**  
BUSINESS SALES  
Excellence in Business Transactions



# Industrial with Office & Fenced Yard



**PRESENTED BY:**

***SALES PRICE: \$549,000***

**DAVID POWELL, CCIM**

Commercial Broker

Business Broker

(806) 239-0804

lubbockcommercial@gmail.com

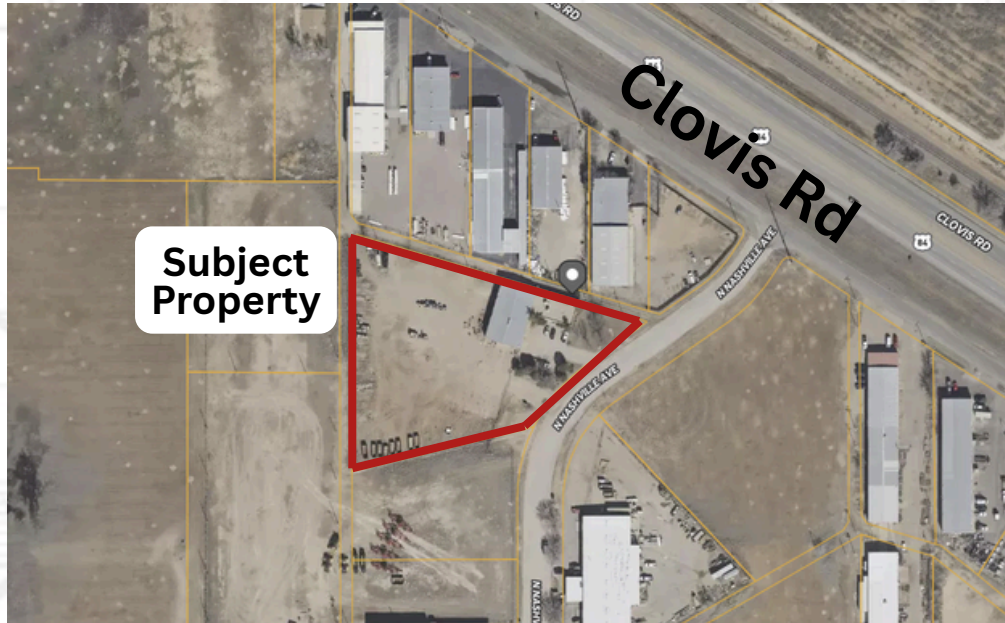
**KW Commercial | Lubbock**

**The Powell Group**

10210 Quaker Avenue

Lubbock, TX 79424

# Property Summary



## Property Summary

Address:	1725 N Nashville Lubbock, TX 7915
Year Built:	1977
Size:	8,862
Office:	2,862
Warehouse:	6000
Lot (AC):	2.65
Zoning:	SF-2
Price:	\$549,000
Price/SF:	\$61.94
Type:	Industrial

## Property Highlights

- Office & Warehouse
- Fenced Outdoor Storage Yard
- Warehouse with OH Door Access
- Convenient Access to Hwy 84 & Loop 289
- Functional Industrial Layout

## Property Overview

This property offers a functional office & industrial warehouse configuration with secured yard space and easy access to Clovis Rd/Hwy 84 and Loop 289. It is well suited for contractors, service operators, logistics users, fabricators, distribution companies, or owner-users seeking an operational facility with both office presence and warehouse utility. The site includes approximately 8,862 SF consisting of office space and warehouse facilities on approximately 2.65 acres. The office component features multiple private offices and support areas, while the warehouse offers overhead door access, open operational space, and fenced exterior storage capabilities. Positioned in North Lubbock with strong connectivity to major transportation corridors, the property provides an efficient setup for businesses requiring warehouse functionality, fleet storage, equipment staging, or day-to-day operational infrastructure.

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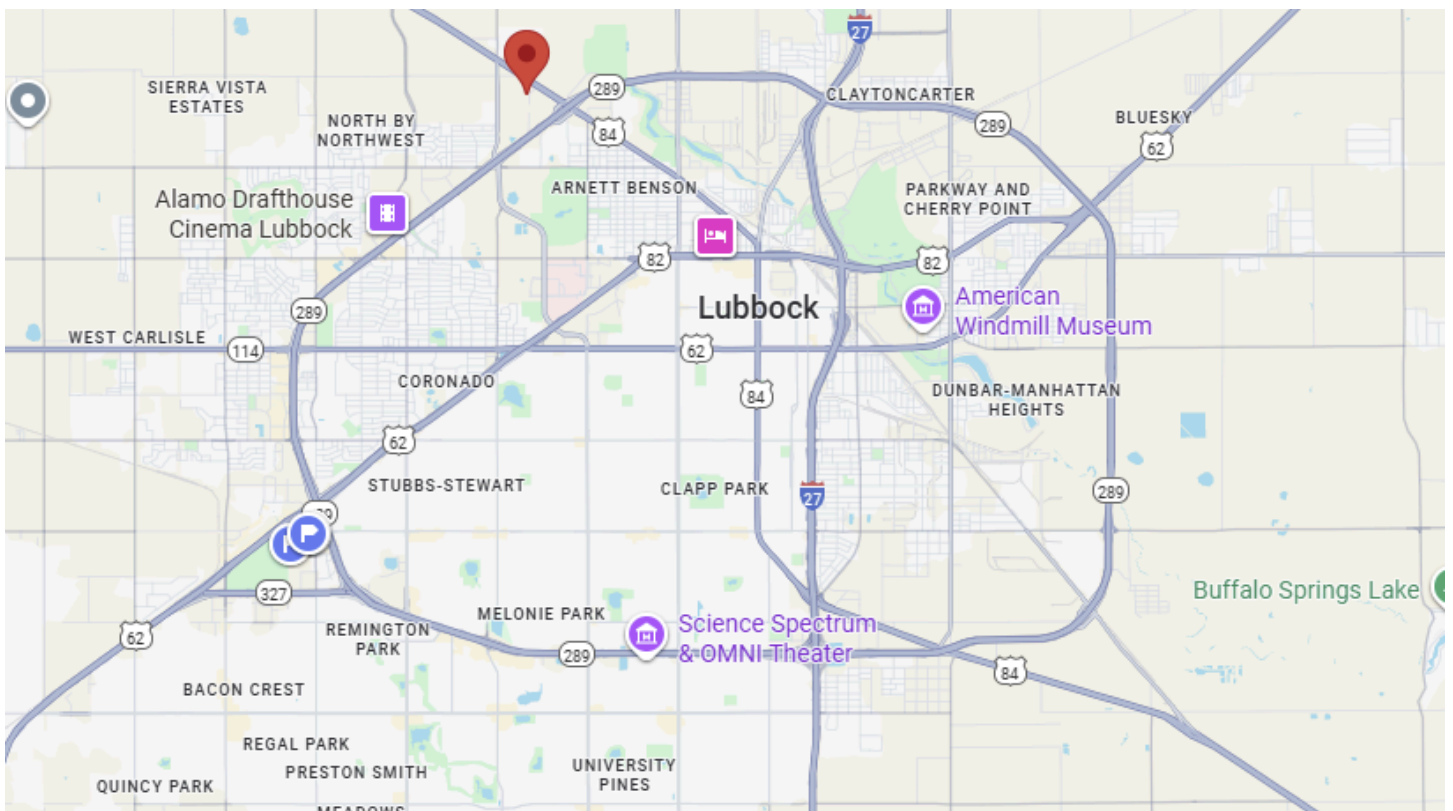
# Photos



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

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# Location Maps

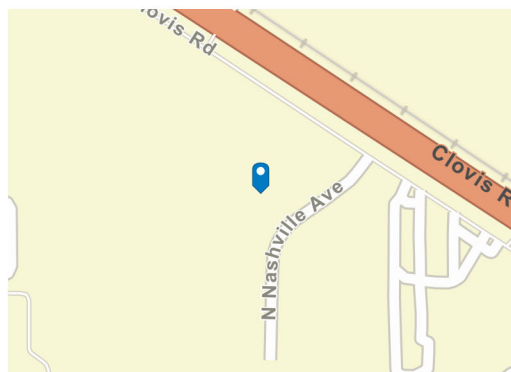


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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

1725 N Nashville Ave, Lubbock, Texas, 79415

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

1725 N Nashville Ave, Lubbock, Texas, 79415



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	4,894	41,580	117,470
2020 Population	5,976	41,446	120,765
2025 Population	6,342	42,733	121,692
2030 Population	6,457	44,142	125,014
2010-2020 Annual Rate	2.02%	-0.03%	0.28%
2020-2025 Annual Rate	1.14%	0.58%	0.15%
2025-2030 Annual Rate	0.36%	0.65%	0.54%

Age	1 mile	3 miles	5 miles
2025 Median Age	24.7	28.1	28.9
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	49.2%	53.2%	52.7%
Black Alone	12.5%	9.0%	11.7%
American Indian Alone	1.3%	1.1%	1.4%
Asian Alone	5.3%	5.6%	4.7%
Pacific Islander Alone	0.3%	0.2%	0.1%
Some Other Race Alone	13.3%	14.0%	14.3%
Two or More Races	18.1%	16.9%	15.1%
Hispanic Origin	46.7%	44.4%	41.4%
Diversity Index	84.4	82.7	82.7

Households	1 mile	3 miles	5 miles
2010 Total Households	1,860	14,810	44,028
2020 Total Households	2,332	16,345	45,764
2025 Total Households	2,622	17,504	47,997
2030 Total Households	2,727	18,455	50,471
2010-2020 Annual Rate	2.29%	0.99%	0.39%
2020-2025 Annual Rate	2.26%	1.31%	0.91%
2025-2030 Annual Rate	0.79%	1.06%	1.01%
2025 Average Household Size	2.37	2.36	2.33
Wealth Index	31	46	45

**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	37.1%	26.8%	24.2%
<b>Median Household Income</b>			
2025 Median Household Income	\$34,435	\$46,526	\$49,564
2030 Median Household Income	\$36,021	\$50,769	\$53,861
2025-2030 Annual Rate	0.90%	1.76%	1.68%
<b>Average Household Income</b>			
2025 Average Household Income	\$52,676	\$67,211	\$68,899
2030 Average Household Income	\$56,732	\$72,103	\$74,674
<b>Per Capita Income</b>			
2025 Per Capita Income	\$20,585	\$27,541	\$27,213
2030 Per Capita Income	\$22,512	\$30,145	\$30,185
2025-2030 Annual Rate	1.81%	1.82%	2.09%
<b>Income Equality</b>			
2025 Gini Index	46.9	49.0	47.1
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	42.6	43.5	43.7
<b>Housing Unit Summary</b>			
Housing Affordability Index	55	75	82
2010 Total Housing Units	2,056	16,286	48,399
2010 Owner Occupied Hus (%)	28.1%	39.1%	45.1%
2010 Renter Occupied Hus (%)	71.9%	60.9%	54.9%
2010 Vacant Housing Units (%)	9.5%	9.1%	9.0%
2020 Housing Units	2,630	18,296	51,706
2020 Owner Occupied HUs (%)	25.1%	35.2%	39.9%
2020 Renter Occupied HUs (%)	74.9%	64.8%	60.1%
Vacant Housing Units	9.5%	10.6%	11.6%
2025 Housing Units	2,966	19,663	54,371
Owner Occupied Housing Units	23.5%	35.2%	40.3%
Renter Occupied Housing Units	76.5%	64.8%	59.7%
Vacant Housing Units	11.6%	11.0%	11.7%
2030 Total Housing Units	3,107	20,812	57,231
2030 Owner Occupied Housing Units	655	6,646	20,848
2030 Renter Occupied Housing Units	2,072	11,809	29,623
2030 Vacant Housing Units	380	2,357	6,760



# 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