



THE
POWELL GROUP
The Experts in Real Estate & Business Brokerage

4926 50th Street, Lubbock, Texas



Restaurant Space for Lease or Sale

Price Improvement!



PRESENTED BY:

SALES PRICE: \$575,000.00

DAVID POWELL, CCIM

Commercial Broker

Business Broker

(806) 239-0804

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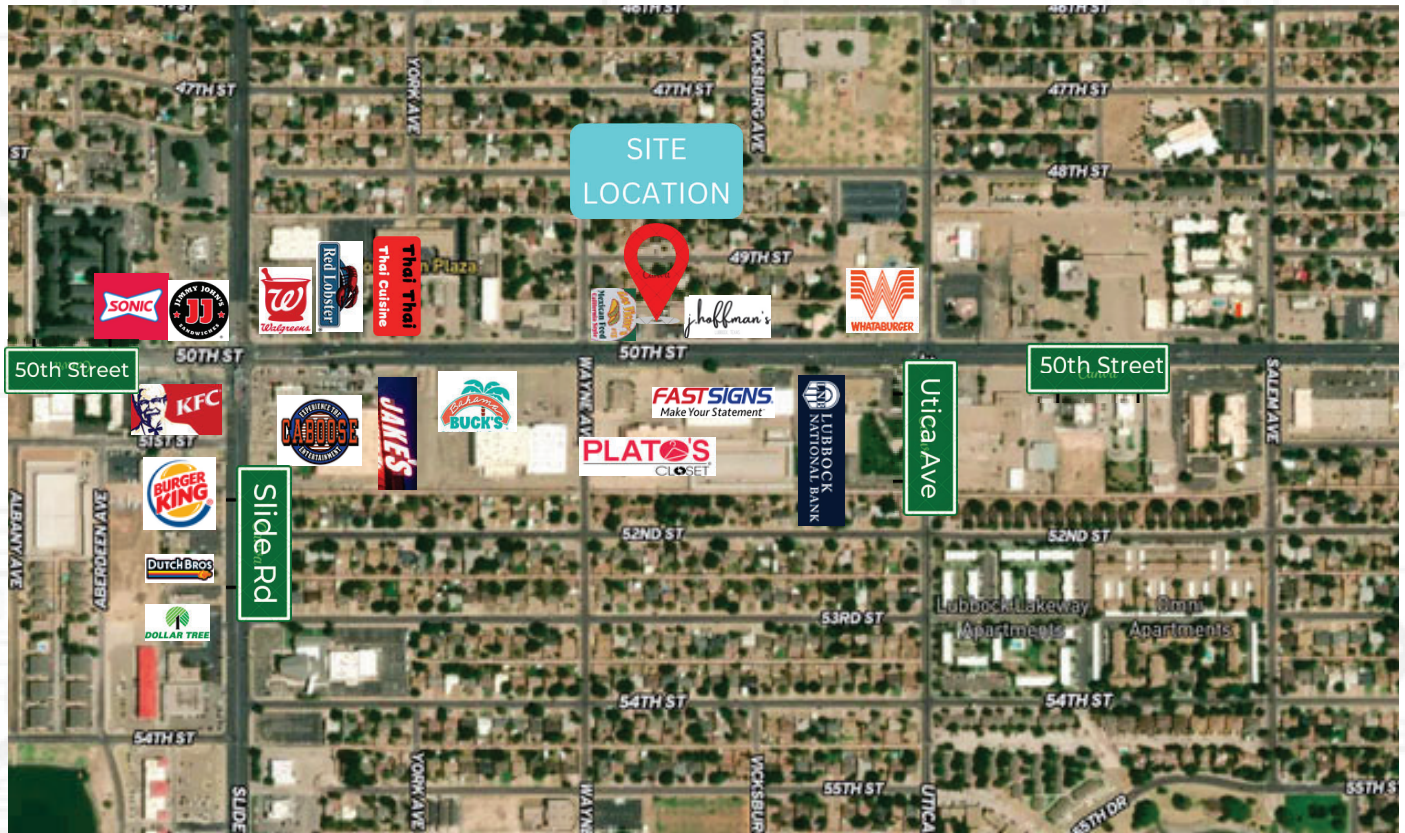
KW Commercial | Lubbock

The Powell Group

10210 Quaker Avenue

Lubbock, TX 79424

Property Summary



Property Summary

Address: 4926 50th Street
Lubbock, TX 79414

Zoning: NC
Built: 1969
SF: 2,065 SF
Land: 13,133 SF
Parking: 19 spaces

Lease Price: \$3,958/Mo NNN
Lease Price/SF: \$23.00
Sale Price: \$575,000.00
Sale Price/SF: \$278.45

Property Overview

PRICE IMPROVEMENT!!!!

The Powell Group is pleased to offer for sale or lease this freestanding restaurant on 50th Street near Slide Road in Lubbock, Texas. The property is zoned Neighborhood Commercial and was previously home to a Pizza Hut. It includes a drive-thru window and ample parking (19 dedicated spaces). Seller is willing to sell AS-IS at \$575,000 or lease with TI. Ideally positioned for restauranteurs or other business investors.

Property Highlights

- Drive-Thru
- High Traffic Area
- Excellent Visibility



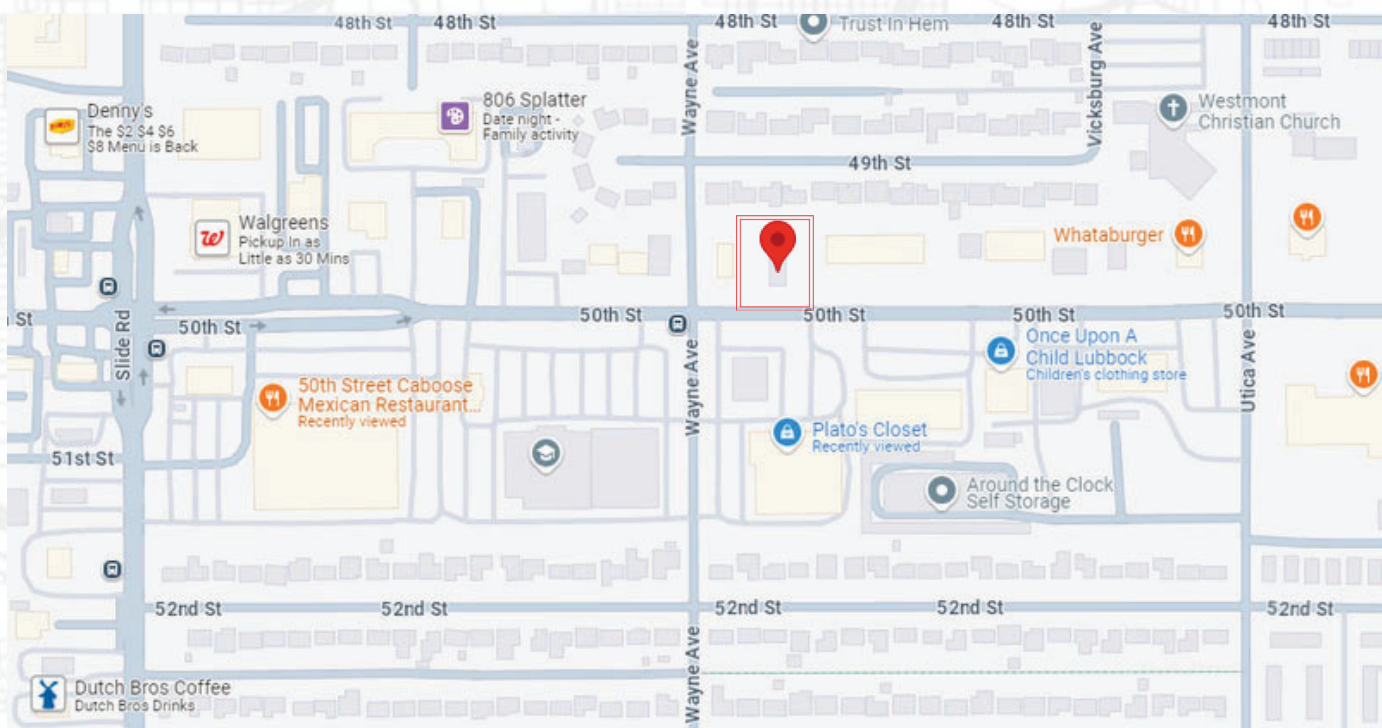
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View more listings at www.lubbockcommercialrealestate.com

4926 50th Street, Lubbock, Texas

Aerial Maps



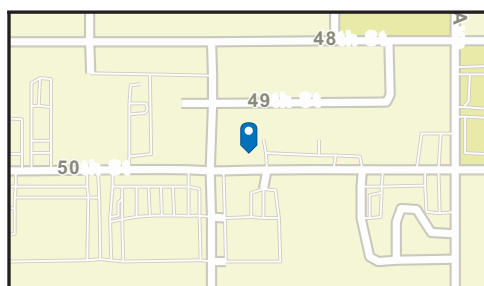
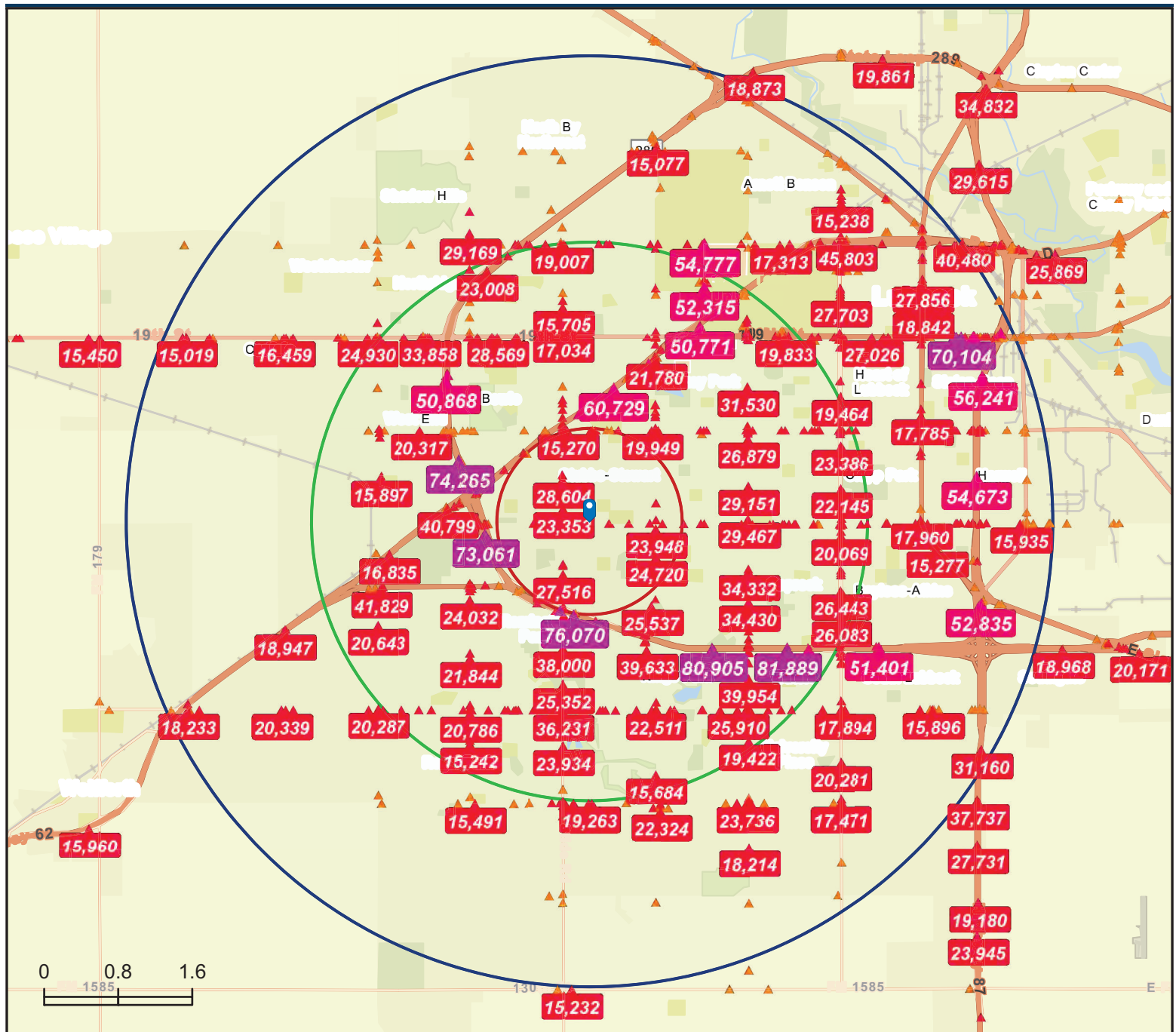
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Traffic Count Map

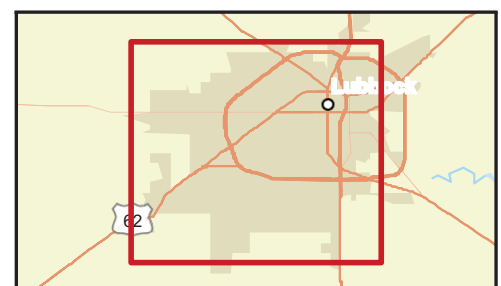
4926 50th St, Lubbock, Texas, 79414 2
4926 50th St, Lubbock, Texas, 79414
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.54908
Longitude: -101.91740



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: ©2024 Kalibrate Technologies (Q2 2024).

September 25, 2024



Executive Summary (Esri 2024)

4926 50th St, Lubbock, Texas, 79414 2
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Rings: 1, 3, 5 mile radii

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Latitude: 33.54908
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	1 mile	3 miles	5 miles
Population			
2000 Population	16,598	100,993	182,005
2010 Population	17,086	103,968	212,764
2017 Population	17,255	106,701	244,554
2022 Population	17,443	109,467	251,902
2000-2010 Annual Rate			
2010-2017 Annual Rate			
2017-2022 Annual Rate	0.22%	0.51%	0.59%
2017 Male Population	48.8%	49.2%	49.6%
2017 Female Population	51.2%	50.8%	50.4%
2017 Median Age	32.1	34.6	32.2

In the identified area, the current year population is 17,255. In 2010, the Census count in the area was 17,086. The rate of change since 2010 was 17,443 annually. The five-year projection for the population in the area is 0.22% representing a change of 48.8% annually from 2017 to 2022. Currently, the population is 51.2% male and female.

Median Age			
The median age in this area is 32.1, compared to U.S. median age of 38.2.			

Race and Ethnicity			
2017 White Alone	55.2%	64.8%	60.0%
2017 Black Alone	9.1%	6.6%	8.3%
2017 American Indian/Alaska Native Alone	1.3%	1.0%	1.1%
2017 Asian Alone	2.5%	2.9%	4.1%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	15.2%	10.6%	11.8%
2017 Two or More Races	16.7%	14.1%	14.7%
2017 Hispanic Origin (Any Race)	44.1%	33.0%	36.7%

Persons of Hispanic origin represent 44.1% of the population in the identified area compared to 18.1% 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 81.5 in the identified area, compared to 64.0 for the U.S. as a whole.

Households			
2000 Households	7,269	42,401	71,908
2010 Households	7,339	43,435	82,845
2017 Total Households	7,476	45,865	97,388
2022 Total Households	7,687	47,815	102,000
2000-2010 Annual Rate			
2010-2017 Annual Rate			
2017-2022 Annual Rate	0.56%	0.84%	0.93%
2017 Average Household Size	2.30	2.29	2.41

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



Executive Summary (Esri 2024)

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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$51,410	\$64,083	\$62,165
2022 Median Household Income	\$59,820	\$75,888	\$73,191
2017-2022 Annual Rate	3.08%	3.44%	3.32%
Average Household Income			
2017 Average Household Income	\$65,689	\$92,338	\$90,641
2022 Average Household Income	\$75,918	\$106,547	\$104,349
2017-2022 Annual Rate	2.94%	2.90%	2.86%
Per Capita Income			
2017 Per Capita Income	\$28,458	\$39,538	\$36,230
2022 Per Capita Income	\$33,454	\$46,361	\$42,381
2017-2022 Annual Rate	3.29%	3.24%	3.19%
Households by Income			
Current median household income is \$51,410 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$59,820 in five years, compared to \$62,316 for all U.S. households			
Current average household income is \$65,689 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$75,918 in five years, compared to \$91,585 for all U.S. households			
Current per capita income is \$28,458 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$33,454 in five years, compared to \$34,828 for all U.S. households			
Housing			
2000 Total Housing Units	7,747	44,901	77,776
2000 Owner Occupied Housing Units	3,313	24,340	39,553
2000 Renter Occupied Housing Units	3,956	18,061	32,355
2000 Vacant Housing Units	478	2,500	5,868
2010 Total Housing Units	7,946	46,537	89,657
2010 Owner Occupied Housing Units	3,144	24,003	45,062
2010 Renter Occupied Housing Units	4,195	19,431	37,783
2010 Vacant Housing Units	607	3,102	6,812
2017 Total Housing Units	8,393	50,980	108,280
2017 Owner Occupied Housing Units	2,848	23,045	49,338
2017 Renter Occupied Housing Units	4,628	22,820	48,050
2017 Vacant Housing Units	917	5,115	10,892
2022 Total Housing Units	8,643	53,095	113,321
2022 Owner Occupied Housing Units	3,085	24,515	53,046
2022 Renter Occupied Housing Units	4,602	23,301	48,954
2022 Vacant Housing Units	956	5,280	11,321

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



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.

11-2-2015



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Powell	0257988	lubbockcommercial@gmail.com	806-239-0804
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date