

# SPACES FOR LEASE

1923 Marsha Sharp Fwy  
Lubbock, TX 79424



## PROPERTY FEATURES:

- Prime retail/office spaces
- Lease type: NNN
- Unit price: \$12 sqft/yr
- Two 1st generation spaces available
- One 2nd generation space available
- Neighboring Walmart Supercenter
- Visibility from Marsha Sharp FWY
- Convenient access to major routes



1923 MARSHA SHARP FREEWAY  
LUBBOCK, TX 79415



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Discover an exceptional opportunity at this prime retail/office space, ideally situated near Texas Tech University and Downtown Lubbock! This highly coveted location offers a blend of 1st generation and 2nd generation spaces available for lease. Nestled along the access road of Marsha Sharp Freeway and neighboring Walmart Supercenter, this center boasts outstanding visibility and convenient access to major routes such as I27, US 82, and US 84.



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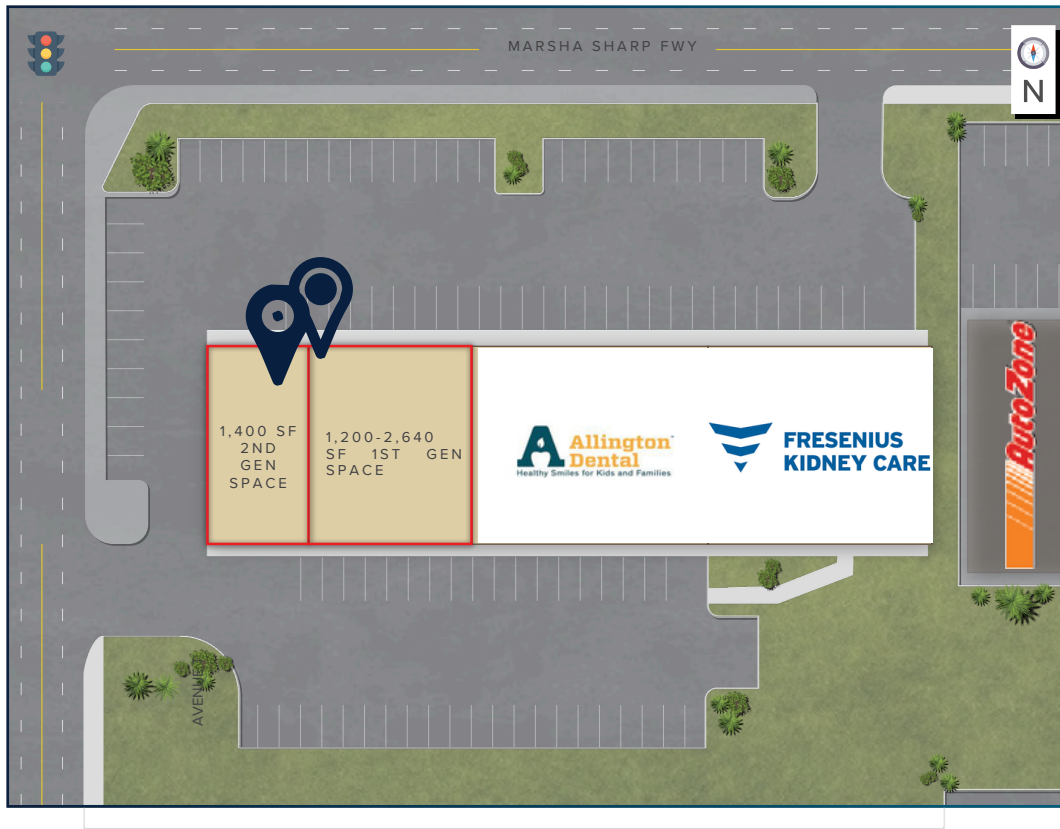
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1,200 SF - 2,640 SF  
AVAILABLE



±33,000 VPD  
(MARSHA SHARP FWY)

±20,000 VPD  
(AVENUE Q)

## AREA ATTRACTIONS



± 36,551  
STUDENTS



Join Fresenius and Allington Dental at this prime retail/office location located right off of Marsha Sharp Fwy outparceled to Walmart Supercenter.

The spaces available consists of one second generation and two first generation spaces on the west end of the Overton Plaza center.

Tenants will enjoy ample parking, monumental signage, and excellent visibility from the over 30,000 VPD on Marsha Sharp Fwy.

In addition, tenants will be able to capture a large amount of the local market share thanks to the close proximity of the student housing developments in the immediate area.

This space is perfect for any retail, service or medical users.



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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Est. Population	11,793	71,836	159,581
Family Households	1,353	12,736	33,817
Median HH Income	\$33,682	\$48,285	\$56,896
Avg HH Size	2.37	2.54	2.55



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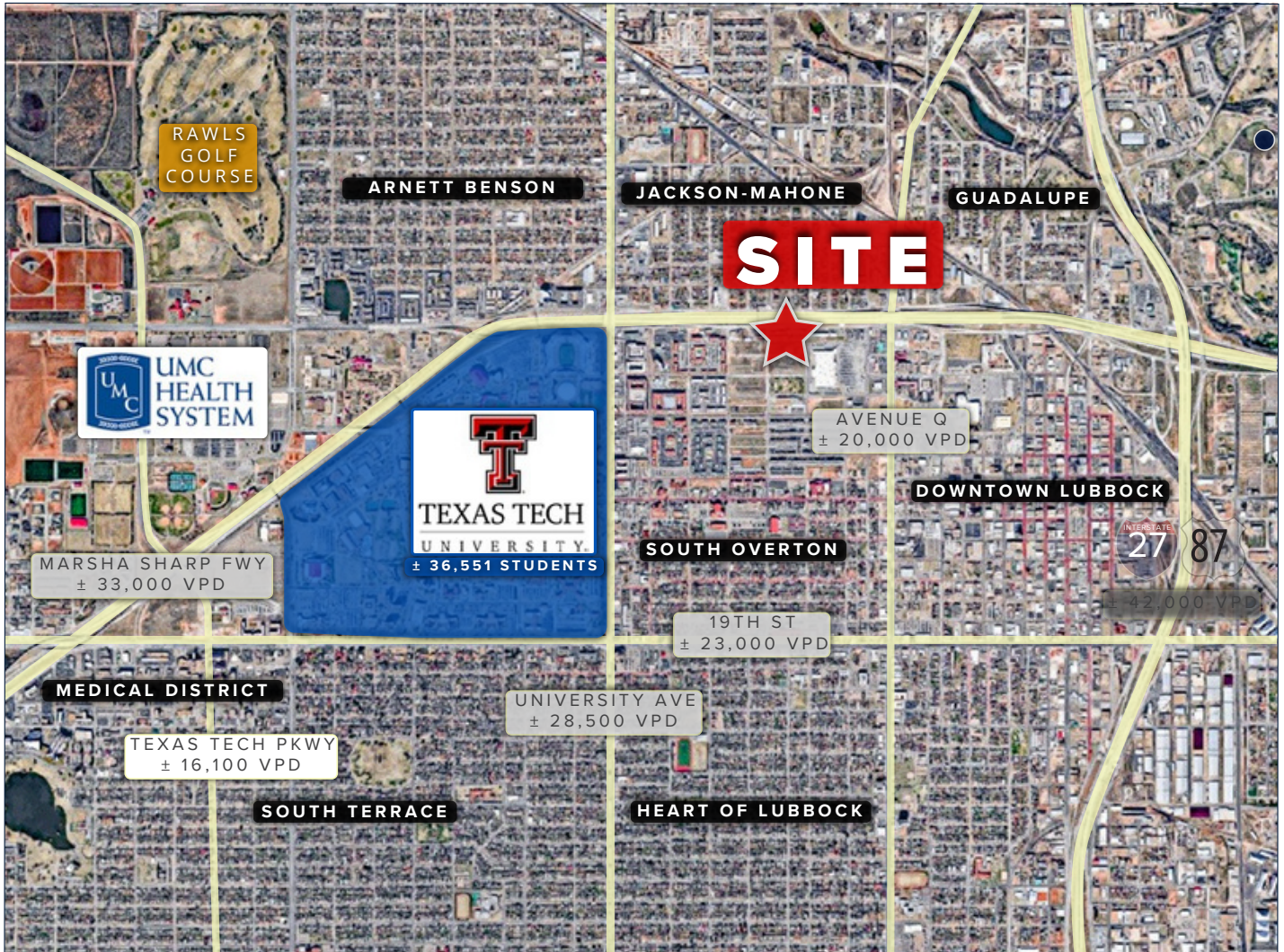


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# Executive Summary

Lubbock City, TX 3  
Lubbock City, TX (4845000)  
Geography: Place

Prepared by Esri

	Lubbock city,...
2010 Population	231,861
2020 Population	257,147
2022 Population	263,561
2027 Population	271,919
2010-2020 Annual Rate	1.04%
2020-2022 Annual Rate	1.10%
2022-2027 Annual Rate	0.63%
2022 Male Population	49.2%
2022 Female Population	50.8%
2022 Median Age	32.1

In the identified area, the current year population is 263,561. In 2020, the Census count in the area was 257,147. The rate of change since 2020 was 1.10% annually. The five-year projection for the population in the area is 271,919 representing a change of 0.63% annually from 2022 to 2027. Currently, the population is 49.2% male and 50.8% female.

The median age in this area is 32.1, compared to U.S. median age of 38.9.

2022 White Alone	58.6%
2022 Black Alone	10.2%
2022 American Indian/Alaska Native Alone	1.1%
2022 Asian Alone	3.7%
2022 Pacific Islander Alone	0.1%
2022 Other Race	11.7%
2022 Two or More Races	14.5%
2022 Hispanic Origin (Any Race)	36.1%

Persons of Hispanic origin represent 36.1% of the population in the identified area compared to 19.0% 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 79.0 in the identified area, compared to 71.6 for the U.S. as a whole.

2022 Wealth Index 2010	69
Households 2020 Households	89,261
2022 Households 2027	100,566
Households 2010-2020	103,069
Annual Rate 2020-2022	106,501
Annual Rate 2022-2027	1.20%
Annual Rate 2022 Average	1.10%
Household Size	0.66%
	2.46

The household count in this area has changed from 100,566 in 2020 to 103,069 in the current year, a change of 1.10% annually. The five-year projection of households is 106,501, a change of 0.66% annually from the current year total. Average household size is currently 2.46, compared to 2.45 in the year 2020. The number of families in the current year is 59,846 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.  
Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

April 04, 2023



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	Lubbock city,...
2022 Percent of Income for Mortgage	16.9%
2022 Median Household Income	\$57,763
2027 Median Household Income	\$66,717
2022-2027 Annual Rate	2.92%
2022 Average Household Income	\$82,216
2027 Average Household Income	\$95,486
2022-2027 Annual Rate	3.04%
2022 Per Capita Income	\$32,330
2027 Per Capita Income	\$37,576
2022-2027 Annual Rate	3.05%

Current median household income is \$57,763 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$66,717 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$82,216 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$95,486 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$32,330 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$37,576 in five years, compared to \$47,064 for all U.S. households

2022 Housing Affordability Index	130
2010 Total Housing Units	96,702
2010 Owner Occupied Housing Units	48,926
2010 Renter Occupied Housing Units	40,337
2010 Vacant Housing Units	7,441
2020 Total Housing Units	111,250
2020 Vacant Housing Units	10,684
2022 Total Housing Units	115,235
2022 Owner Occupied Housing Units	56,678
2022 Renter Occupied Housing Units	46,391
2022 Vacant Housing Units	12,166
2027 Total Housing Units	120,523
2027 Owner Occupied Housing Units	59,122
2027 Renter Occupied Housing Units	47,379
2027 Vacant Housing Units	14,022

Currently, 49.2% of the 115,235 housing units in the area are owner occupied; 40.3%, renter occupied; and 10.6% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 111,250 housing units in the area and 9.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.58%. Median home value in the area is \$185,623, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 7.19% annually to \$262,673.

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.  
U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

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# 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;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

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