



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

6050 50th Street, Lubbock, Texas 79407



# Commercial Land behind Canyon West!



**PRESENTED BY:**

**Price: \$699,000.00**

**DAVID POWELL, CCIM**

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

10210 Quaker Avenue  
Lubbock, TX 79424



6050 50th Street, Lubbock, Texas 79407

# Property Summary



## Property Summary

Address: 6050 50th Street  
Lubbock, TX 79407

Zoning: LI

Size: 2.986 AC  
130,070 SF

Sales Price: \$699,000

Price/SF: \$5.37

## Property Highlights

- Rapid Growth Location
- Nearby Access to Major Thoroughfares



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## Property Overview

**Unlock the potential at 50th St & Milwaukee located directly behind Canyon West Shopping Center!**

This premier location offers seamless access to major commercial arteries, including Marsha Sharp Freeway, Milwaukee Avenue, and nearby W Loop 289, placing it at the crossroads of convenience and opportunity.

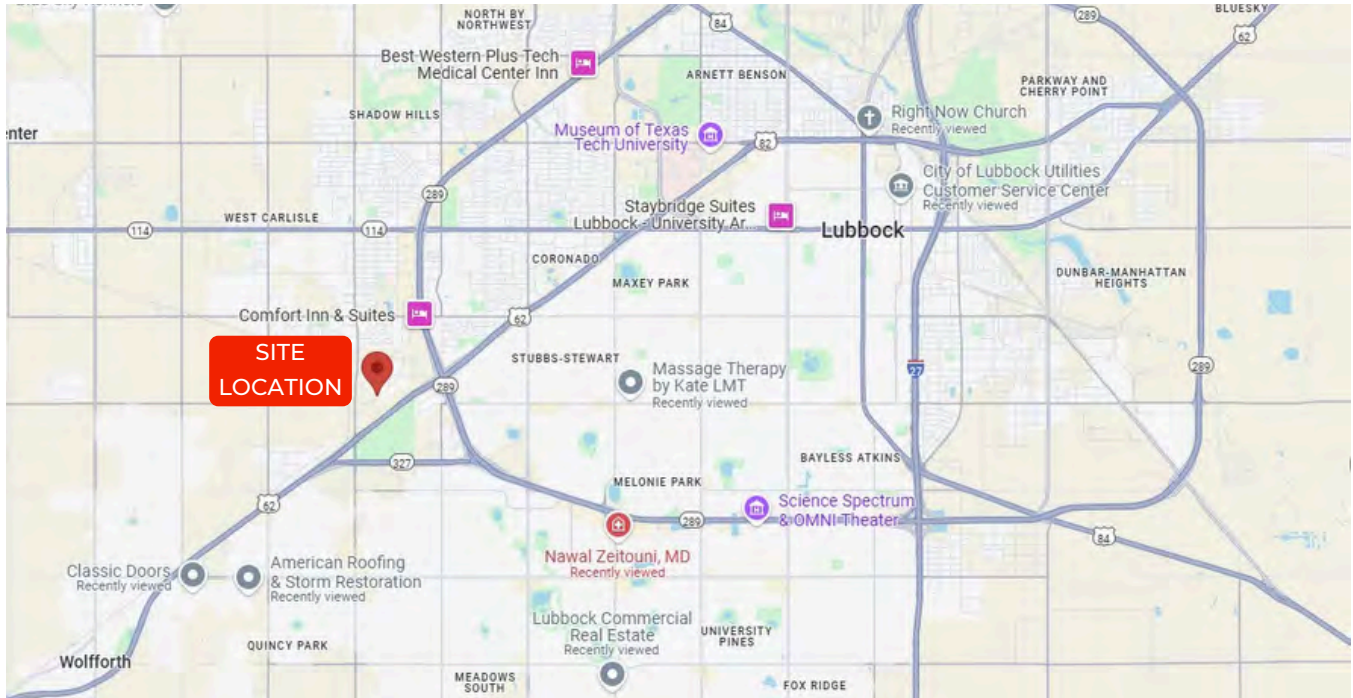
Just minutes from the developing Covenant Park at 82nd and Marsha Sharp, this location is positioned in one of the fastest-growing areas in the region. Benefit from proximity to major traffic corridors, ensuring smooth logistics and transportation accesses for business. The surrounding area has experienced a surge in commercial development, making it ideal for national investors, builders, and developers seeking high-demand opportunities.

Don't miss the opportunity to capitalize on this location primed for growth. Contact us today to discuss the investment potential for your portfolio and to schedule a site visit.

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



# Location Map



*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 current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.*



# Location Map



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## Aerial Photos



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## Aerial Photos



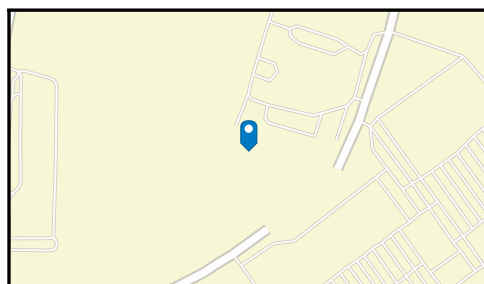
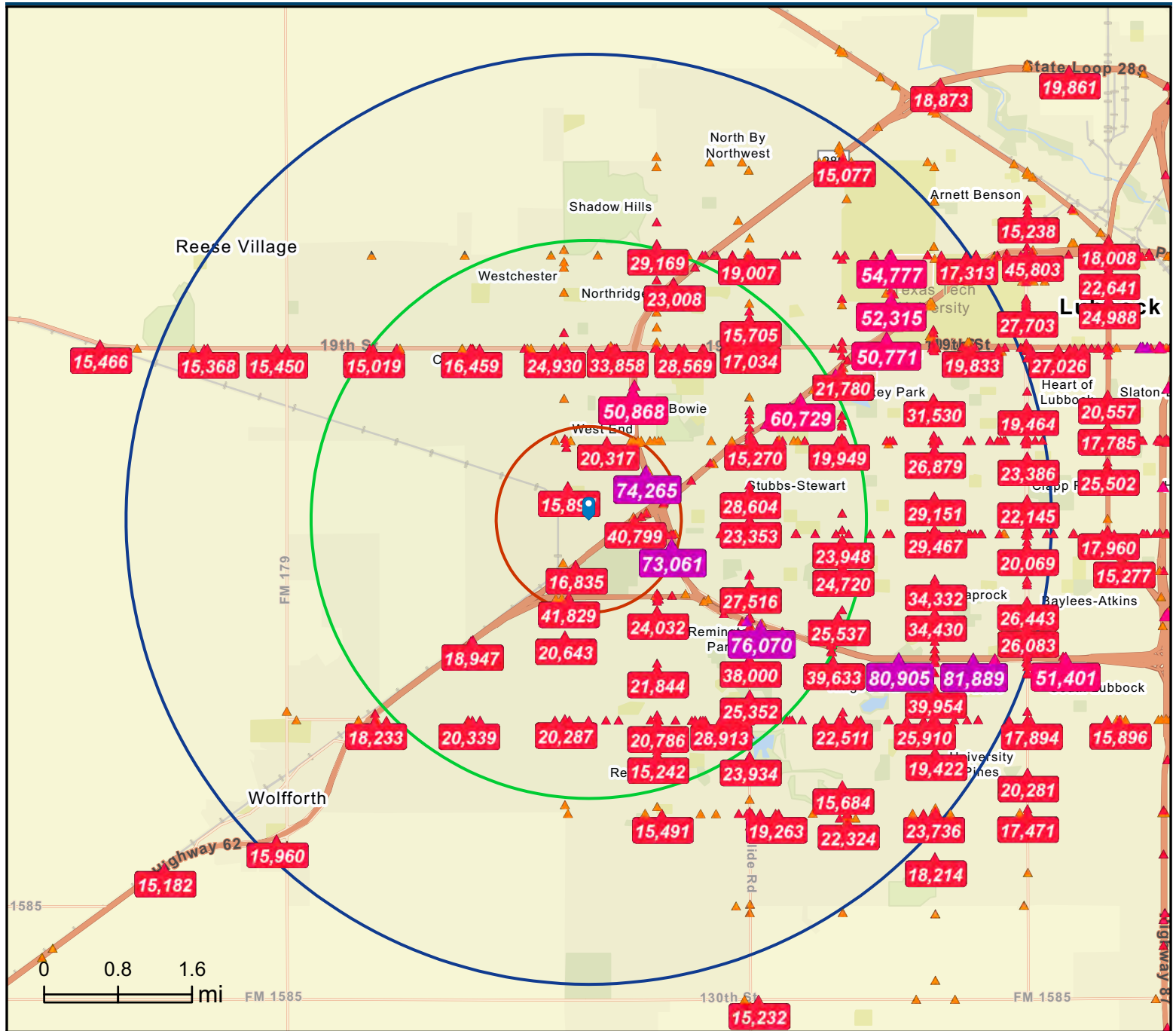
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# Traffic Count Map

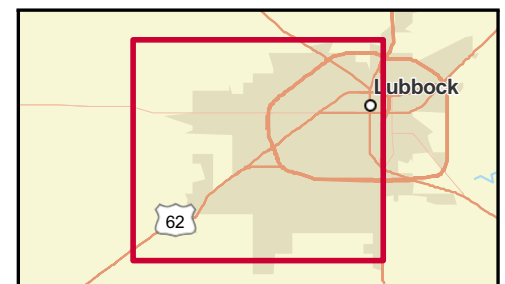
79407  
79407, Lubbock, Texas  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.55101  
Longitude: -101.95253



**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 (Q3 2024).

January 24, 2025

## Executive Summary

79407  
 79407, Lubbock, Texas  
 Rings: 1, 3, 5 mile radii

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 Latitude: 33.55101  
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|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2010 Population        | 2,993  | 69,839  | 153,485 |
| 2020 Population        | 4,525  | 79,339  | 172,695 |
| 2024 Population        | 4,423  | 82,029  | 178,230 |
| 2029 Population        | 5,072  | 84,588  | 184,230 |
| 2010-2020 Annual Rate  | 4.22%  | 1.28%   | 1.19%   |
| 2020-2024 Annual Rate  | -0.54% | 0.79%   | 0.75%   |
| 2024-2029 Annual Rate  | 2.78%  | 0.62%   | 0.66%   |
| 2020 Male Population   | 48.3%  | 48.3%   | 48.4%   |
| 2020 Female Population | 51.7%  | 51.7%   | 51.6%   |
| 2020 Median Age        | 31.9   | 33.1    | 34.0    |
| 2024 Male Population   | 48.4%  | 49.0%   | 49.1%   |
| 2024 Female Population | 51.6%  | 51.0%   | 50.9%   |
| 2024 Median Age        | 32.6   | 33.4    | 34.2    |

In the identified area, the current year population is 178,230. In 2020, the Census count in the area was 172,695. The rate of change since 2020 was 0.75% annually. The five-year projection for the population in the area is 184,230 representing a change of 0.66% annually from 2024 to 2029. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 34.2, compared to U.S. median age of 39.3.

### Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2024 White Alone                         | 61.4% | 63.4% | 65.7% |
| 2024 Black Alone                         | 6.4%  | 6.5%  | 6.0%  |
| 2024 American Indian/Alaska Native Alone | 1.0%  | 1.0%  | 0.9%  |
| 2024 Asian Alone                         | 5.0%  | 3.5%  | 3.6%  |
| 2024 Pacific Islander Alone              | 0.0%  | 0.1%  | 0.1%  |
| 2024 Other Race                          | 11.3% | 10.7% | 9.5%  |
| 2024 Two or More Races                   | 14.8% | 14.8% | 14.3% |
| 2024 Hispanic Origin (Any Race)          | 36.2% | 35.0% | 31.7% |

Persons of Hispanic origin represent 31.7% of the population in the identified area compared to 19.6% 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 73.6 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

|                             |        |        |        |
|-----------------------------|--------|--------|--------|
| 2024 Wealth Index           | 64     | 66     | 84     |
| 2010 Households             | 1,278  | 29,135 | 61,891 |
| 2020 Households             | 2,272  | 33,703 | 70,781 |
| 2024 Households             | 2,233  | 35,284 | 73,804 |
| 2029 Households             | 2,590  | 37,008 | 77,476 |
| 2010-2020 Annual Rate       | 5.92%  | 1.47%  | 1.35%  |
| 2020-2024 Annual Rate       | -0.41% | 1.08%  | 0.99%  |
| 2024-2029 Annual Rate       | 3.01%  | 0.96%  | 0.98%  |
| 2024 Average Household Size | 1.98   | 2.31   | 2.39   |

The household count in this area has changed from 70,781 in 2020 to 73,804 in the current year, a change of 0.99% annually. The five-year projection of households is 77,476, a change of 0.98% annually from the current year total. Average household size is currently 2.39, compared to 2.41 in the year 2020. The number of families in the current year is 43,481 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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|                                     | 1 mile   | 3 miles   | 5 miles   |
|-------------------------------------|----------|-----------|-----------|
| <b>Mortgage Income</b>              |          |           |           |
| 2024 Percent of Income for Mortgage | 19.6%    | 20.8%     | 20.8%     |
| <b>Median Household Income</b>      |          |           |           |
| 2024 Median Household Income        | \$64,885 | \$65,002  | \$72,058  |
| 2029 Median Household Income        | \$70,933 | \$76,392  | \$80,975  |
| 2024-2029 Annual Rate               | 1.80%    | 3.28%     | 2.36%     |
| <b>Average Household Income</b>     |          |           |           |
| 2024 Average Household Income       | \$89,461 | \$88,047  | \$99,976  |
| 2029 Average Household Income       | \$99,812 | \$101,841 | \$115,195 |
| 2024-2029 Annual Rate               | 2.21%    | 2.95%     | 2.87%     |
| <b>Per Capita Income</b>            |          |           |           |
| 2024 Per Capita Income              | \$42,587 | \$37,890  | \$41,385  |
| 2029 Per Capita Income              | \$48,274 | \$44,574  | \$48,419  |
| 2024-2029 Annual Rate               | 2.54%    | 3.30%     | 3.19%     |
| <b>GINI Index</b>                   |          |           |           |
| 2024 Gini Index                     | 39.9     | 42.2      | 42.2      |
| <b>Households by Income</b>         |          |           |           |

Current median household income is \$72,058 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$80,975 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$99,976 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$115,195 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$41,385 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$48,419 in five years, compared to \$51,203 for all U.S. households.

|                                    |       |        |        |
|------------------------------------|-------|--------|--------|
| <b>Housing</b>                     |       |        |        |
| 2024 Housing Affordability Index   | 114   | 107    | 107    |
| 2010 Total Housing Units           | 1,462 | 31,242 | 66,221 |
| 2010 Owner Occupied Housing Units  | 655   | 15,574 | 35,871 |
| 2010 Renter Occupied Housing Units | 623   | 13,561 | 26,020 |
| 2010 Vacant Housing Units          | 184   | 2,107  | 4,330  |
| 2020 Total Housing Units           | 2,452 | 36,907 | 77,358 |
| 2020 Owner Occupied Housing Units  | 893   | 16,053 | 38,095 |
| 2020 Renter Occupied Housing Units | 1,379 | 17,650 | 32,686 |
| 2020 Vacant Housing Units          | 171   | 3,218  | 6,671  |
| 2024 Total Housing Units           | 2,420 | 39,034 | 81,196 |
| 2024 Owner Occupied Housing Units  | 921   | 17,228 | 40,349 |
| 2024 Renter Occupied Housing Units | 1,312 | 18,056 | 33,455 |
| 2024 Vacant Housing Units          | 187   | 3,750  | 7,392  |
| 2029 Total Housing Units           | 2,766 | 40,819 | 85,139 |
| 2029 Owner Occupied Housing Units  | 986   | 18,436 | 43,316 |
| 2029 Renter Occupied Housing Units | 1,604 | 18,573 | 34,160 |
| 2029 Vacant Housing Units          | 176   | 3,811  | 7,663  |
| <b>Socioeconomic Status Index</b>  |       |        |        |
| 2024 Socioeconomic Status Index    | 53.4  | 49.9   | 51.0   |

Currently, 49.7% of the 81,196 housing units in the area are owner occupied; 41.2%, renter occupied; and 9.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 77,358 housing units in the area and 8.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.15%. Median home value in the area is \$238,999, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.45% annually to \$311,633.

**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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

January 24, 2025



# About Lubbock



Lubbock, Texas, located on the Llano Estacado, is a thriving, dynamic city with a population of 318,679 (MSA). Ranked the 10th largest city in Texas, Lubbock is the second largest city west of Interstate 35 and boasts a projected annual growth rate of 3% through 2028. The city's central location in the Texas High Plains places it at the crossroads of economic, healthcare, and educational influence, making it a key hub for the region. With a youthful median age of 30 years and an average income of \$82,415, Lubbock offers a workforce that is both skilled and eager to grow. The region's labor force is diverse and includes industries such as healthcare, agriculture, manufacturing, education, and retail.

Lubbock's economy is one of the most diverse in Texas, supporting multiple industries that contribute to its expanding growth. Texas Tech University and its associated Health Sciences campus serve as major employers, along with Covenant Health System, Lubbock ISD, and United Supermarkets. With over 55,000 college students and nearly 15,000 graduates entering the workforce annually, Lubbock remains a prime destination for businesses seeking both talent and economic stability.

The city has earned recognition as one of the best places in the U.S. to start a small business, backed by the success of Texas Tech's Innovation Hub, which has supported over 100,000 innovators and entrepreneurs since its inception. The availability of qualified workers, coupled with an affordable cost of living and a favorable business climate, makes Lubbock an attractive option for commercial property buyers and leasers.

Several major developments are currently underway, including Leprino Foods, which will create 600 new jobs upon its opening in January 2025, and expansions by XFab, WL Plastics, and DuraLine, among others. With these developments comes increased demand for commercial real estate, offering opportunities in both industrial and retail sectors.

The city's well-developed transportation infrastructure, including the Lubbock Preston Smith International Airport, provides easy access to national and international markets. With more than 60 daily commercial arrivals and departures, Lubbock is a strategic location for businesses looking to expand their reach. Additionally, Lubbock is serviced by major highways and railroads, solidifying its position as a logistics hub for West Texas and Eastern New Mexico.



# About Lubbock

## *Lubbock's Vibrant Quality of Life*

While Lubbock is a business-friendly city, it also offers a lifestyle that attracts families, young professionals, and retirees alike. Recognized as a top city for work-life balance, it provides an exceptional environment for both living and working. Its diverse cultural scene is highlighted by the Buddy Holly Hall of Performing Arts and Sciences, the First Friday Art Trail, and a growing craft beer and wine industry with six award-winning wineries located near the city.

The city's commitment to affordable living and below-average cost of housing make Lubbock an attractive destination for families and individuals seeking a high quality of life. Recent rankings place Lubbock among the top 10 cities in the U.S. for raising a family. The presence of four universities and a robust community college system ensures a continuous supply of educated and skilled workers.

The city is also known for its scenic outdoor spaces, including Ransom Canyon, Buffalo Springs Lake, and several parks and bike lanes throughout the city, making it an ideal location for individuals seeking both urban amenities and outdoor adventures. With over 265 days of sunshine annually, Lubbock's arid climate is perfect for year-round outdoor activities, from hiking and biking to stand-up paddleboarding.



## *A Community on the Rise*

Lubbock is experiencing rapid growth and transformation, with the city's population increasing yearly. The combination of its strategic location, affordable living, thriving economy, and vibrant lifestyle has made it a destination for people seeking opportunities and an excellent quality of life. Whether you are looking to invest in commercial real estate, start a business, or raise a family, Lubbock offers a uniquely larger-than-life experience that continues to attract new residents and businesses.

Lubbock is not just a place to do business—it's a place to live, work, and thrive. With a supportive community, a growing economy, and ample opportunities for business and personal growth, Lubbock is poised for continued success. Join the thousands who are moving to this vibrant city each year and become part of its exciting future.







# 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.

|   |             |                             |              |
|---|-------------|-----------------------------|--------------|
| Keller Williams Realty  | 0494693     | klrw238@kw.com              | 806-771-7710 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                       | Phone        |
| Pamela Titzell  | 0465722     | pamtitzell@kw.com           | 806-771-7710 |
| Designated Broker of Firm   | License No. | Email                       | Phone        |
| Pamela Titzell  | 0465722     | pamelatitzell@kw.com        | 806-771-7710 |
| Licensed Supervisor of Sales Agent/<br>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