



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

4620 34th Street, Lubbock, Texas 79410



34th Street Location - Ready for Renovations!



PRESENTED BY:

Sales Price: \$95,000.00

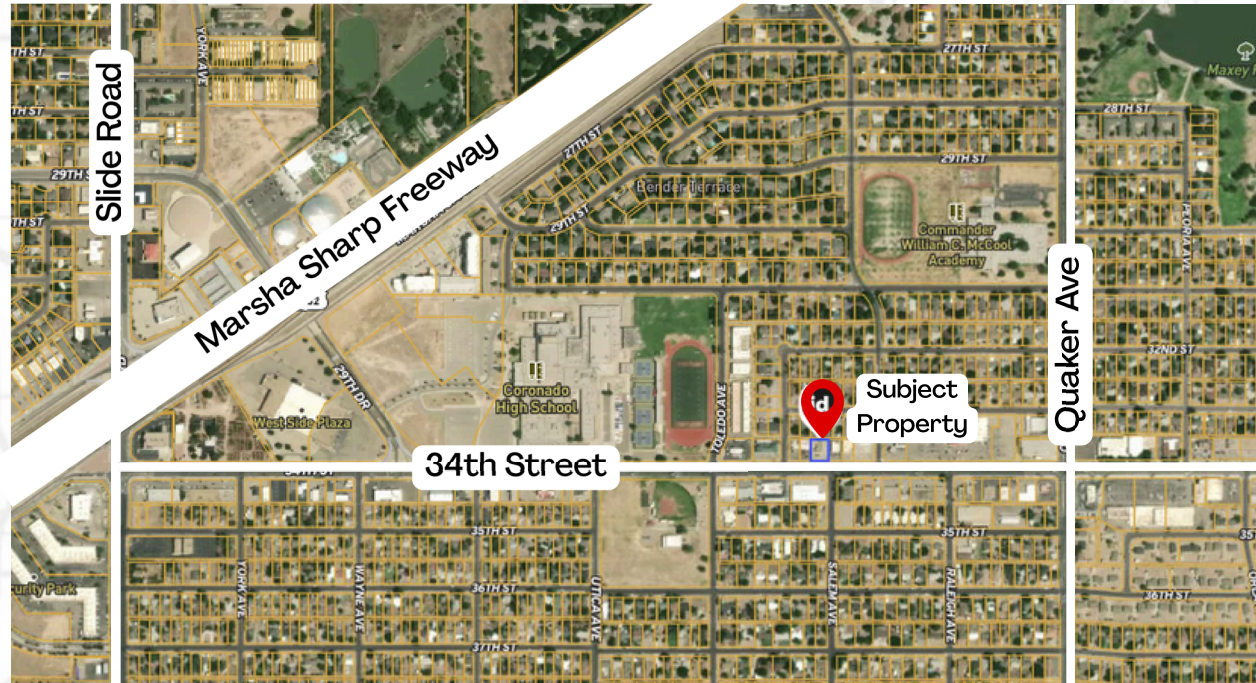
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**KW Commercial | Lubbock
The Powell Group**

10210 Quaker Avenue
Lubbock, TX 79424

Property Summary



Property Summary

Address: 4620 34th St.
Lubbock, TX 79410

Zoning: NC
Bldg SF: 1,567
Lot AC: .28

Sales Price: \$95,000
Price/SF: \$60.63

Built: 1969

Property Highlights

- Quick access to Marsha Sharp and Quaker Avenue
- Priced to move!

Property Overview

Strategically located on 34th Street, this NC-zoned property offers excellent potential for redevelopment or adaptive reuse. Just minutes from Marsha Sharp Freeway and Quaker Avenue, this property sits within proximity to Maxey Park, Coronado High School, and a strong mix of residential and commercial density. With 1,567 square feet of existing building space on a 12,000 SF lot, this site presents an ideal opportunity for owner-users, investors, entrepreneurs looking to establish or expand their footprint in a high-visibility, high-traffic location. Neighborhood Commercial zoning allows for a wide range of light retail, office, or service-based uses.

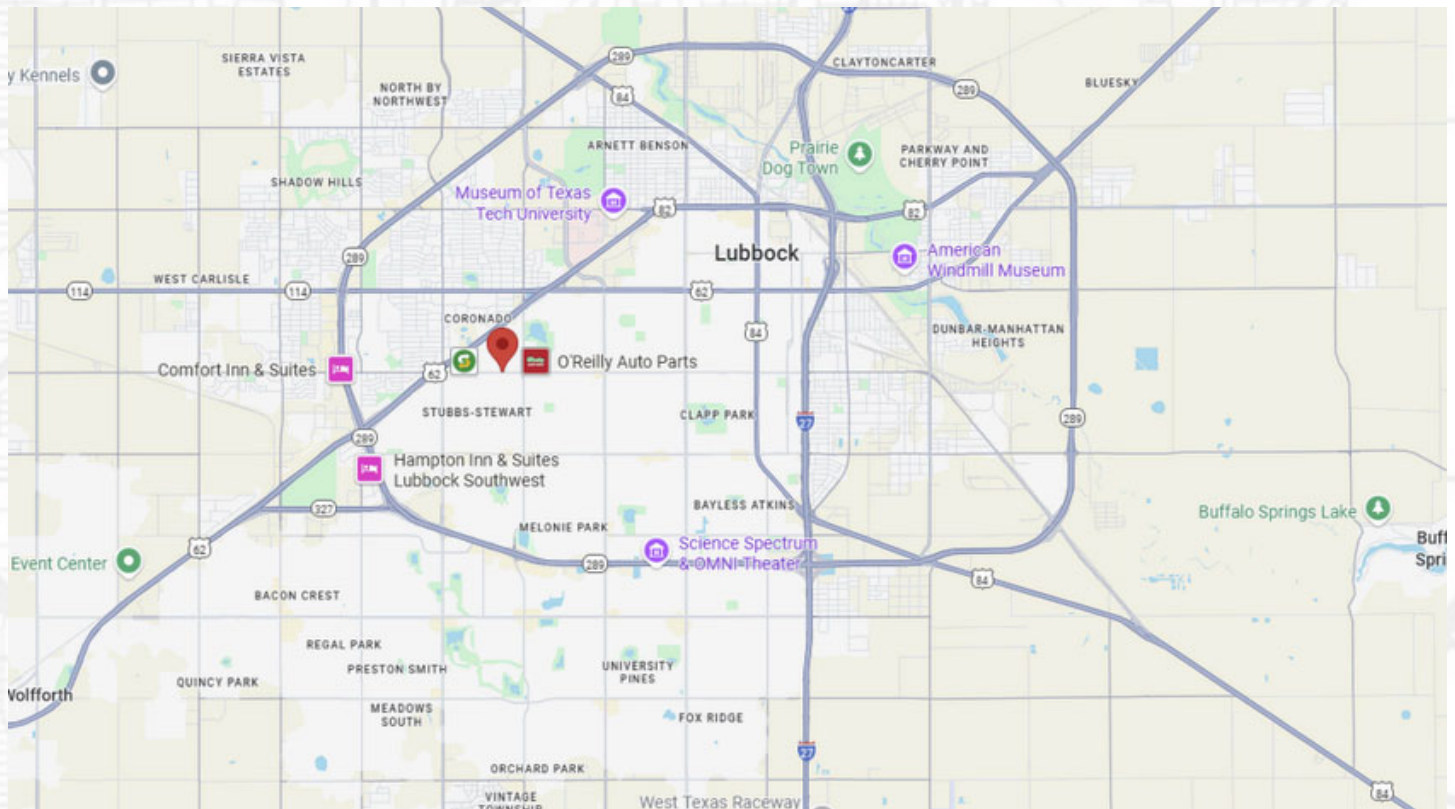
4620 34th Street, Lubbock, Texas 79410

Photos



4620 34th Street, Lubbock, Texas 79410

Location Maps



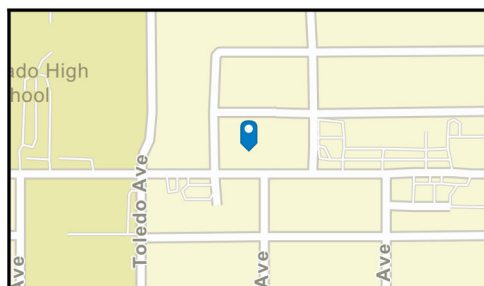
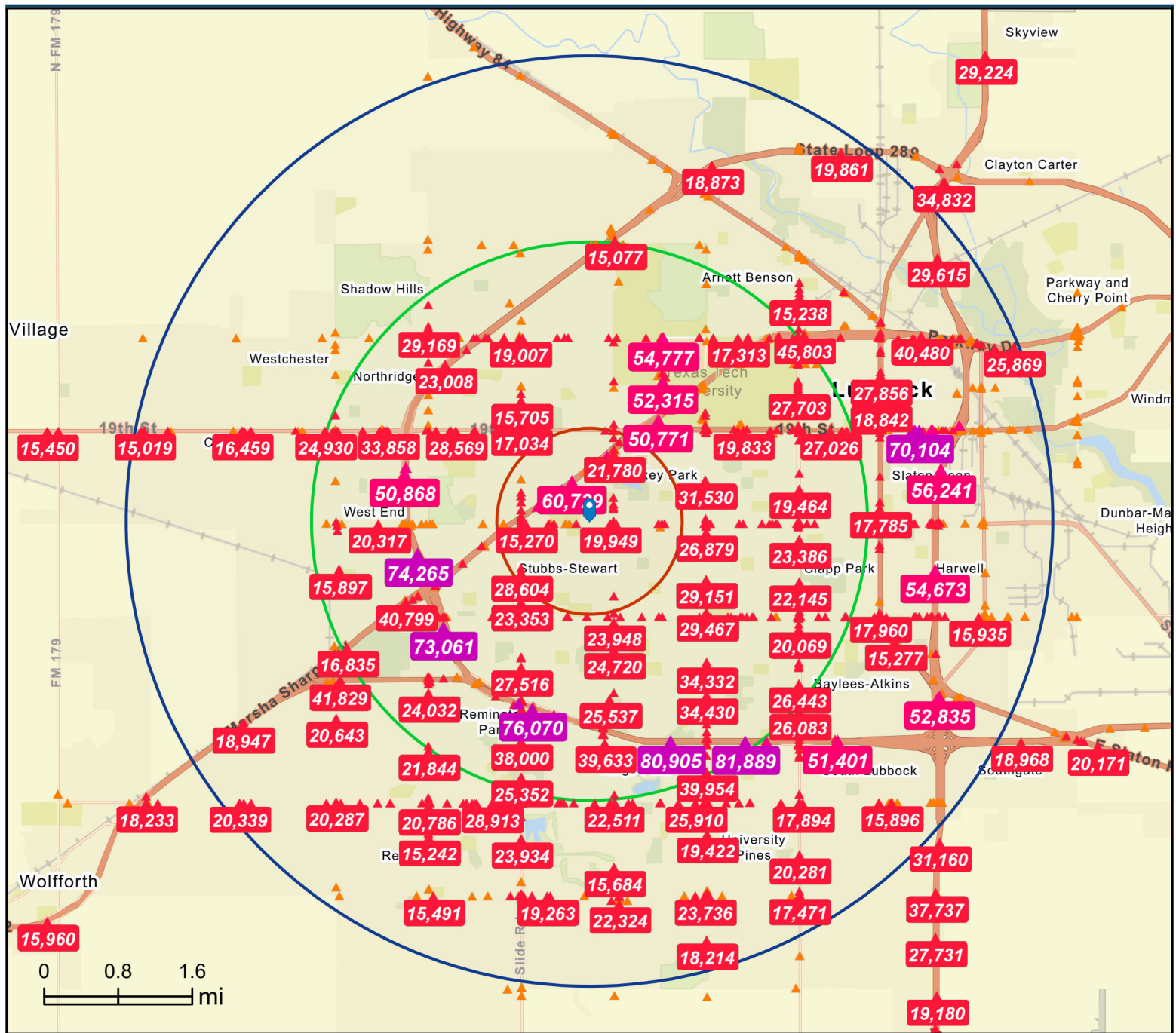
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View more listings at www.lubbockcommercialrealestate.com

Traffic Count Map

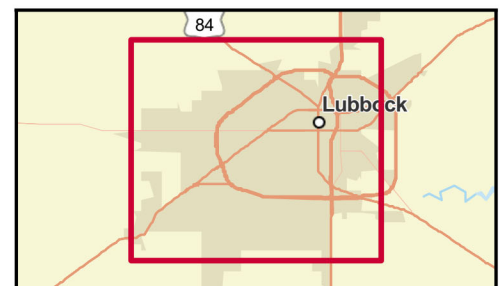
4620 34th St, Lubbock, Texas, 79410
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.56365
Longitude: -101.90967



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: ©2025 Kalibrate Technologies (Q1 2025).

July 16, 2025

Executive Summary

4620 34th St, Lubbock, Texas, 79410
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.56365
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| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2010 Population | 13,476 | 112,507 | 209,528 |
| 2020 Population | 12,653 | 113,922 | 226,064 |
| 2025 Population | 12,393 | 113,612 | 229,016 |
| 2030 Population | 12,554 | 116,747 | 235,651 |
| 2010-2020 Annual Rate | -0.63% | 0.13% | 0.76% |
| 2020-2025 Annual Rate | -0.39% | -0.05% | 0.25% |
| 2025-2030 Annual Rate | 0.26% | 0.55% | 0.57% |
| 2020 Male Population | 48.9% | 49.2% | 49.0% |
| 2020 Female Population | 51.1% | 50.8% | 51.0% |
| 2020 Median Age | 32.4 | 29.7 | 31.7 |
| 2025 Male Population | 49.8% | 49.9% | 49.7% |
| 2025 Female Population | 50.2% | 50.1% | 50.3% |
| 2025 Median Age | 33.3 | 30.4 | 32.5 |

In the identified area, the current year population is 229,016. In 2020, the Census count in the area was 226,064. The rate of change since 2020 was 0.25% annually. The five-year projection for the population in the area is 235,651 representing a change of 0.57% annually from 2025 to 2030. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 32.5, compared to U.S. median age of 39.6.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2025 White Alone | 57.9% | 57.4% | 58.5% |
| 2025 Black Alone | 8.0% | 10.4% | 9.0% |
| 2025 American Indian/Alaska Native Alone | 1.3% | 1.3% | 1.1% |
| 2025 Asian Alone | 1.4% | 4.8% | 4.0% |
| 2025 Pacific Islander Alone | 0.1% | 0.1% | 0.1% |
| 2025 Other Race | 15.3% | 11.8% | 12.4% |
| 2025 Two or More Races | 16.0% | 14.3% | 14.9% |
| 2025 Hispanic Origin (Any Race) | 43.7% | 35.7% | 37.9% |

Persons of Hispanic origin represent 37.9% of the population in the identified area compared to 19.7% 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 79.4 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|--------|--------|--------|
| 2025 Wealth Index | 45 | 50 | 61 |
| 2010 Households | 5,360 | 45,613 | 81,605 |
| 2020 Households | 4,895 | 46,412 | 89,410 |
| 2025 Households | 4,921 | 47,616 | 93,967 |
| 2030 Households | 5,065 | 50,032 | 98,851 |
| 2010-2020 Annual Rate | -0.90% | 0.17% | 0.92% |
| 2020-2025 Annual Rate | 0.10% | 0.49% | 0.95% |
| 2025-2030 Annual Rate | 0.58% | 0.99% | 1.02% |
| 2025 Average Household Size | 2.46 | 2.22 | 2.33 |

The household count in this area has changed from 89,410 in 2020 to 93,967 in the current year, a change of 0.95% annually. The five-year projection of households is 98,851, a change of 1.02% annually from the current year total. Average household size is currently 2.33, compared to 2.42 in the year 2020. The number of families in the current year is 52,516 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 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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4620 34th St, Lubbock, Texas, 79410
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|-------------------------------------|----------|----------|----------|
| Mortgage Income | | | |
| 2025 Percent of Income for Mortgage | 18.8% | 24.4% | 24.2% |
| Median Household Income | | | |
| 2025 Median Household Income | \$54,629 | \$53,389 | \$57,186 |
| 2030 Median Household Income | \$61,793 | \$58,397 | \$63,608 |
| 2025-2030 Annual Rate | 2.50% | 1.81% | 2.15% |
| Average Household Income | | | |
| 2025 Average Household Income | \$71,020 | \$74,272 | \$82,483 |
| 2030 Average Household Income | \$77,958 | \$80,340 | \$89,943 |
| 2025-2030 Annual Rate | 1.88% | 1.58% | 1.75% |
| Per Capita Income | | | |
| 2025 Per Capita Income | \$27,969 | \$30,740 | \$33,889 |
| 2030 Per Capita Income | \$31,189 | \$33,977 | \$37,778 |
| 2025-2030 Annual Rate | 2.20% | 2.02% | 2.20% |
| GINI Index | | | |
| 2025 Gini Index | 42.2 | 45.9 | 47.0 |
| Households by Income | | | |

Current median household income is \$57,186 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$63,608 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$82,483 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$89,943 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$33,889 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$37,778 in five years, compared to \$50,744 for all U.S. households.

| | | | |
|------------------------------------|-------|--------|---------|
| Housing | | | |
| 2025 Housing Affordability Index | 106 | 82 | 83 |
| 2010 Total Housing Units | 5,728 | 49,480 | 88,310 |
| 2010 Owner Occupied Housing Units | 2,848 | 21,251 | 43,682 |
| 2010 Renter Occupied Housing Units | 2,511 | 24,362 | 37,923 |
| 2010 Vacant Housing Units | 368 | 3,867 | 6,705 |
| 2020 Total Housing Units | 5,444 | 51,909 | 98,788 |
| 2020 Owner Occupied Housing Units | 2,422 | 19,165 | 43,629 |
| 2020 Renter Occupied Housing Units | 2,473 | 27,247 | 45,781 |
| 2020 Vacant Housing Units | 608 | 5,533 | 9,417 |
| 2025 Total Housing Units | 5,467 | 53,401 | 104,172 |
| 2025 Owner Occupied Housing Units | 2,433 | 19,744 | 46,347 |
| 2025 Renter Occupied Housing Units | 2,488 | 27,872 | 47,620 |
| 2025 Vacant Housing Units | 546 | 5,785 | 10,205 |
| 2030 Total Housing Units | 5,656 | 56,114 | 109,402 |
| 2030 Owner Occupied Housing Units | 2,584 | 21,196 | 49,914 |
| 2030 Renter Occupied Housing Units | 2,481 | 28,836 | 48,937 |
| 2030 Vacant Housing Units | 591 | 6,082 | 10,551 |
| Socioeconomic Status Index | | | |
| 2025 Socioeconomic Status Index | 48.6 | 46.8 | 47.0 |

Currently, 44.5% of the 104,172 housing units in the area are owner occupied; 45.7%, renter occupied; and 9.8% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 98,788 housing units in the area and 9.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.02%. Median home value in the area is \$221,297, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 5.06% annually to \$283,281.

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 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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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.

2-10-2025



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.

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. **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.

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

Buyer/Tenant/Seller/Landlord Initials

Date