

RETAIL FOR SALE

THE GODBOLD MULTIARTS CENTER

2601 19th St., Lubbock, TX 79410



OFFERING SUMMARY

SALE PRICE:	\$4,000,000
LOT SIZE:	2.79 Acres
BUILDING SIZE:	51,640 SF
RENOVATED:	1993
ZONING:	C2 - C4 for zoning & restaurant parking
PRICE / SF:	\$77.46

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

Located across the street from Texas Tech University, The Godbold MultiArts Center includes nearly 8,100 SF for Anchor Tenant Cafe J's & Art Bar, 3,500 SF North Wing for prime retail sales & remaining development opportunity of 40,000 SF for possible student housing, short term rental, tea & coffee shop and entertainment venue. From the launch of St. Mary's of the Plains Hospital to the Al Hambre Hotel and Restaurant, this commercial retail center has roots deep in Lubbock's History. Including but not limited to Buddy Holly & The Chicks (formerly The Dixie Chicks) The Godbold MultiArts Center appeals to the best West Texas has to offer. All of this steps from the university on 2.79 Acres. With estimated daily traffic counts in the 40,000 range, few commercial properties have this potential in such ideal location. Zoned C-2 & C-4 and existing parking of over 200 spaces, schedule your property tour today!

PROPERTY HIGHLIGHTS

- Across the street from Texas Tech University
- Over 200 Available Parking Spaces
- Daily Traffic Counts in the 40,000 range
- Historic Appeal and Charm

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

DOUG DUNCAN
Agent
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doug@duncan@kw.com

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.

Each Office Independently Owned and Operated kwcommercial.com

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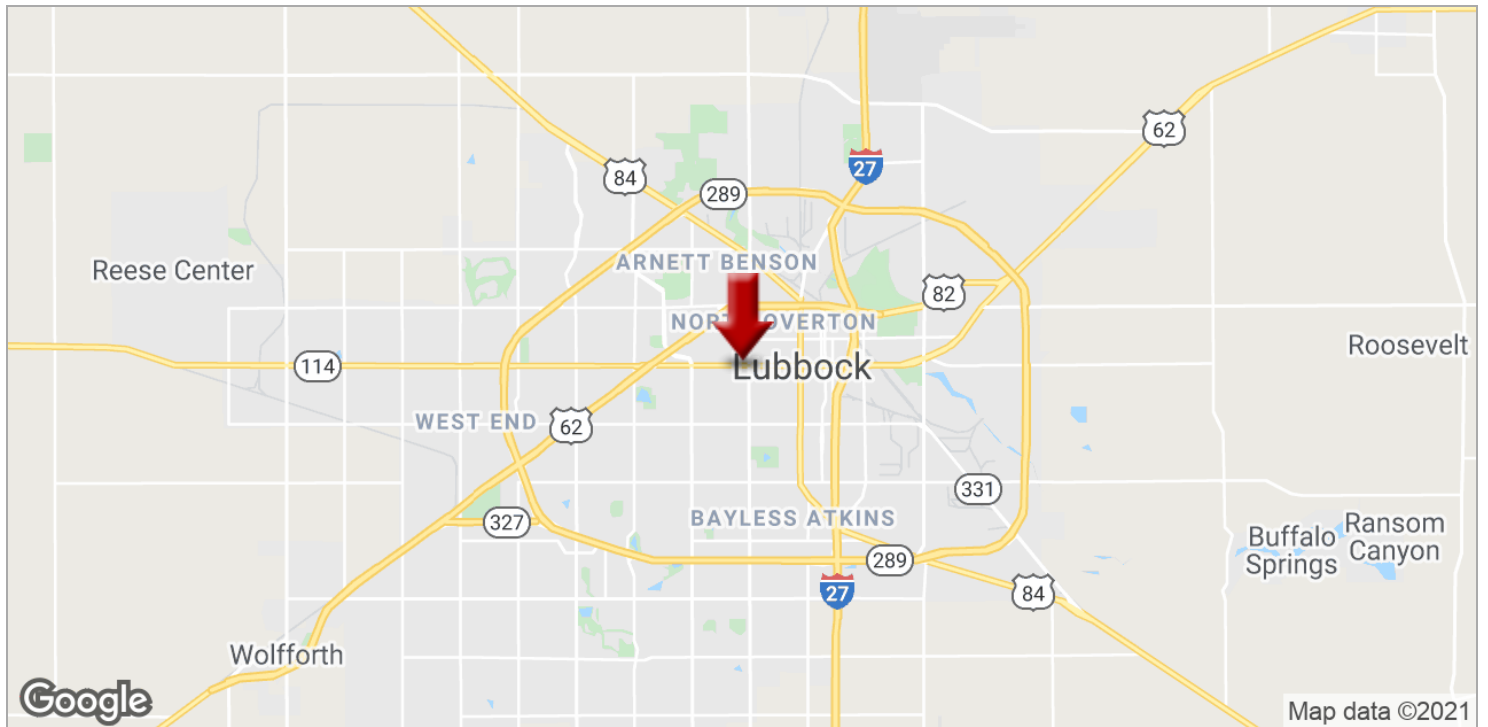
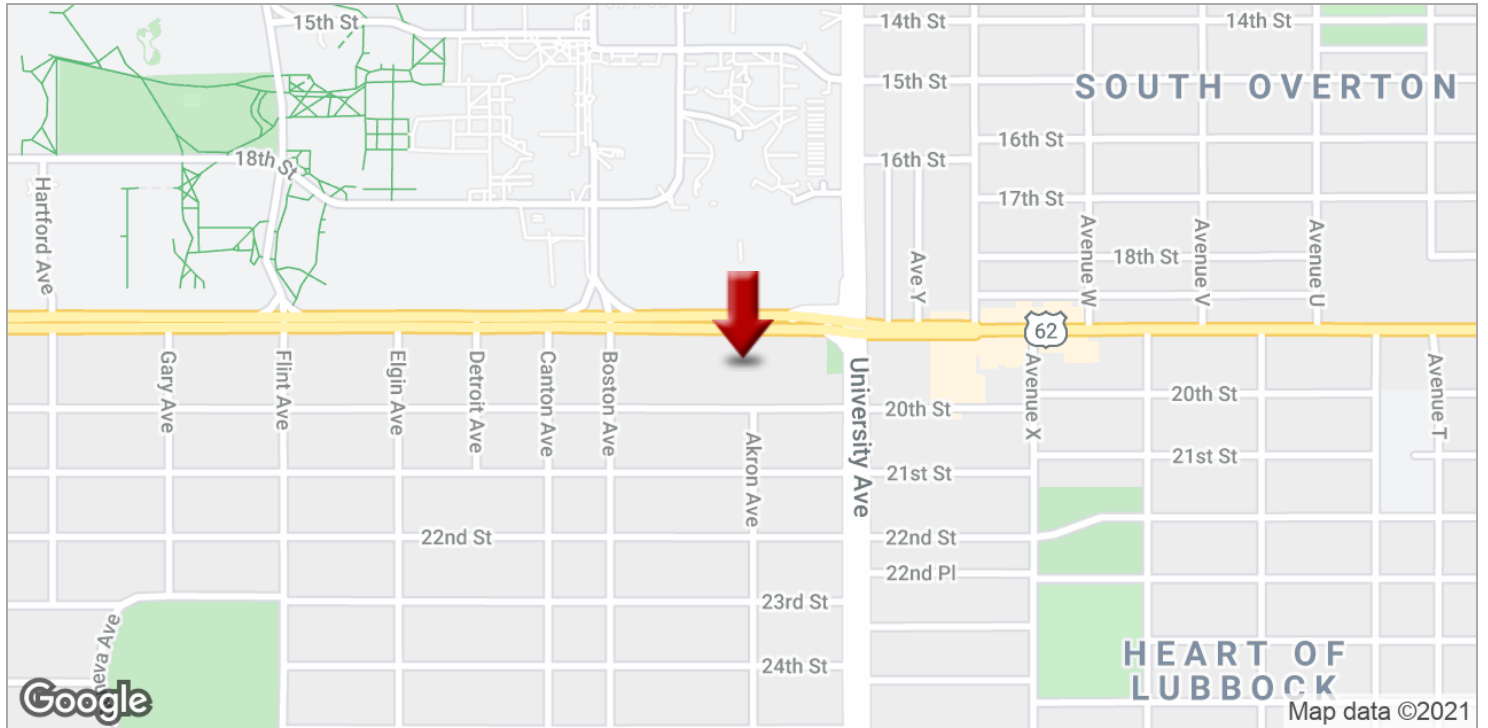
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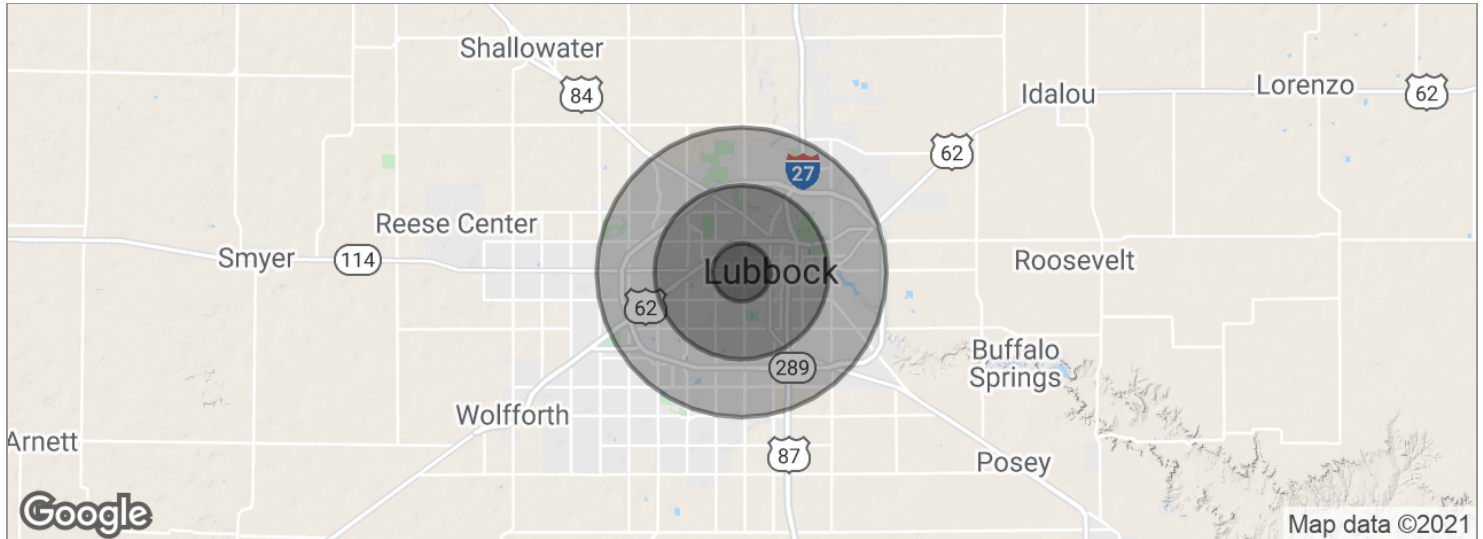
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,609	91,838	196,597
Median age	24.8	28.2	30.3
Median age (male)	24.3	27.1	29.4
Median age (Female)	25.8	29.5	31.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,154	33,244	75,682
# of persons per HH	2.6	2.8	2.6
Average HH income	\$44,961	\$44,927	\$50,881
Average house value	\$165,347	\$138,091	\$139,218

* Demographic data derived from 2010 US Census

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Criteria Used for Analysis

Income:
Median Household Income
\$39,758

Age:
Median Age
29.1

Population Stats:
Total Population
9,643

Segmentation:
1st Dominant Segment
College Towns

Consumer Segmentation

Life Mode What are the people like that live in this area?	Scholars and Patriots College campuses and military neighborhoods	Urbanization Where do people like this usually live?	Metro Cities Affordable city life, including smaller metros, satellite cities
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Top Tapestry Segments

	College Towns	Traditional Living	In Style	Set to Impress	Old and Newcomers
% of Households	2,071 (50.7%)	879 (21.5%)	447 (10.9%)	355 (8.7%)	333 (8.2%)
Lifestyle Group	Scholars and Patriots	Hometown	GenXurban	Midtown Singles	Middle Ground
Urbanization Group	Metro Cities	Metro Cities	Metro Cities	Metro Cities	Metro Cities
Residence Type	Multi-Unit Rentals; Single Family	Single Family	Single Family	Multi-Unit Rentals; Single Family	Multi-Units; Single Family
Household Type	Singles	Singles	Married Couples Without Kids	Singles	Singles
Average Household Size	2.12	2.5	2.33	2.1	2.11
Median Age	24.3	34.8	41.1	33.1	38.5
Diversity Index	53.5	53.1	36.9	64.9	50.1
Median Household Income	\$28,000	\$37,000	\$66,000	\$29,000	\$39,000
Median Net Worth	\$11,000	\$29,000	\$128,000	\$12,000	\$23,000
Median Home Value	–	\$79,000	\$214,000	–	–
Homeownership	25.5 %	60.1 %	68.8 %	28.8 %	46.4 %
Average Monthly Rent	\$890	–	–	\$750	\$850
Employment	Students, Services or Professional	Services, Administration or Professional	Professional or Management	Services, Professional or Administration	Professional or Services
Education	College Degree	High School Graduate; Some College	College Degree	High School Graduate	College Degree
Preferred Activities	Use computers, cell phones for everything . Shop impulsively.	Go camping; visit the zoo . Eat fast food.	Support arts, concerts, theaters, museums . Use coupons, mobile coupons.	Go to rock concerts, nightclubs, zoos . Shop at Walgreens.	Buy frozen, convenience foods . Support environmental organizations.
Financial	Pay bills online	Carry credit card balances, student loans	Hold retirement savings, insurance policies	Manage finances online	Bank online or in person
Media	Customize cell phones	Watch QVC, CMT, Game Show Network	Carry, use smartphones	Download latest music online	Watch movies at home
Vehicle	Prefer vehicle with good gas mileage	Own 1-2 vehicles	Own late-model SUVs or trucks	Own used, imported vehicles	View car as transportation only

About this segment

College Towns

This is the
#1
dominant segment
for this area

In this area
50.7%
of households fall
into this segment

In the United States
1.0%
of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

About half the residents of College Towns are enrolled in college, while the rest work for a college or the services that support it. Students have busy schedules, but make time between studying and part-time jobs for socializing and sports. Students that are new to managing their own finances tend to make impulse buys and splurge on the latest fashions. This digitally engaged group uses computers and cell phones for all aspects of life including shopping, school work, news, social media and entertainment. College Towns are all about new experiences, and residents seek out variety and adventure in their lives.

Our Neighborhood

- These are non-family households with many students living alone or with roommates for the first time.
- This segment is a mix of densely developed student housing and dorms with local residences.
- Off-campus, low rent apartments comprise half of the housing stock.
- Over three-quarters of the households are renter occupied, with one in ten remaining vacant.
- One-third of homes are single family, mostly occupied by local residents who own their homes.
- This market is bike and pedestrian friendly.

Socioeconomic Traits

- Their limited incomes result in thrifty purchases.
- They do not eat the healthiest foods, nor do they see a doctor regularly.
- They dress to impress with the latest fashions of the season.
- They prefer environmentally friendly products and vehicles that get good gas mileage.
- They're heavily influenced by celebrity endorsements and trends in magazines.
- They feel anything that can be done online is easier than in person.
- They have liberal political views.

Market Profile

- Own a laptop and a portable MP3 player.
- Watch movies and TV programs online; MTV and Comedy Central on TV.
- Use the Internet for social media connections, blogging, paying bills and downloading music.
- Have cell phones only (no landlines) and enjoy customizing them.
- Popular activities: backpacking, Pilates and Frisbee.
- Go out to the movies and out for drinks.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2020. Update Frequency: Annually.

About this segment
Traditional Living

This is the
#2
dominant segment
for this area

In this area
21.5%
of households fall
into this segment

In the United States
1.9%
of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Residents in the Traditional Living segment reside primarily in low-density, settled neighborhoods in the Midwest. The households are a mix of married-couple families and singles. Many families encompass two generations who have lived and worked in the community; their children are likely to follow suit. The manufacturing, retail trade and health-care sectors are the primary sources of employment for these residents. This is a younger market—beginning householders who are juggling the responsibilities of living on their own or a new marriage, while retaining their youthful interests in style and fun.

Our Neighborhood

- Married couples are the dominant household type, but fewer than expected from the younger age profile and fewer with children; however, there are higher proportions of single-parent and single-person households.
- Average household size is slightly lower at 2.50.
- Homes are primarily single family or duplexes in older neighborhoods, built before 1940.
- Most neighborhoods are located in lower-density urban clusters of metro areas throughout the Midwest and South.
- Average commuting time to work is slightly shorter.
- Households have one or two vehicles.

Socioeconomic Traits

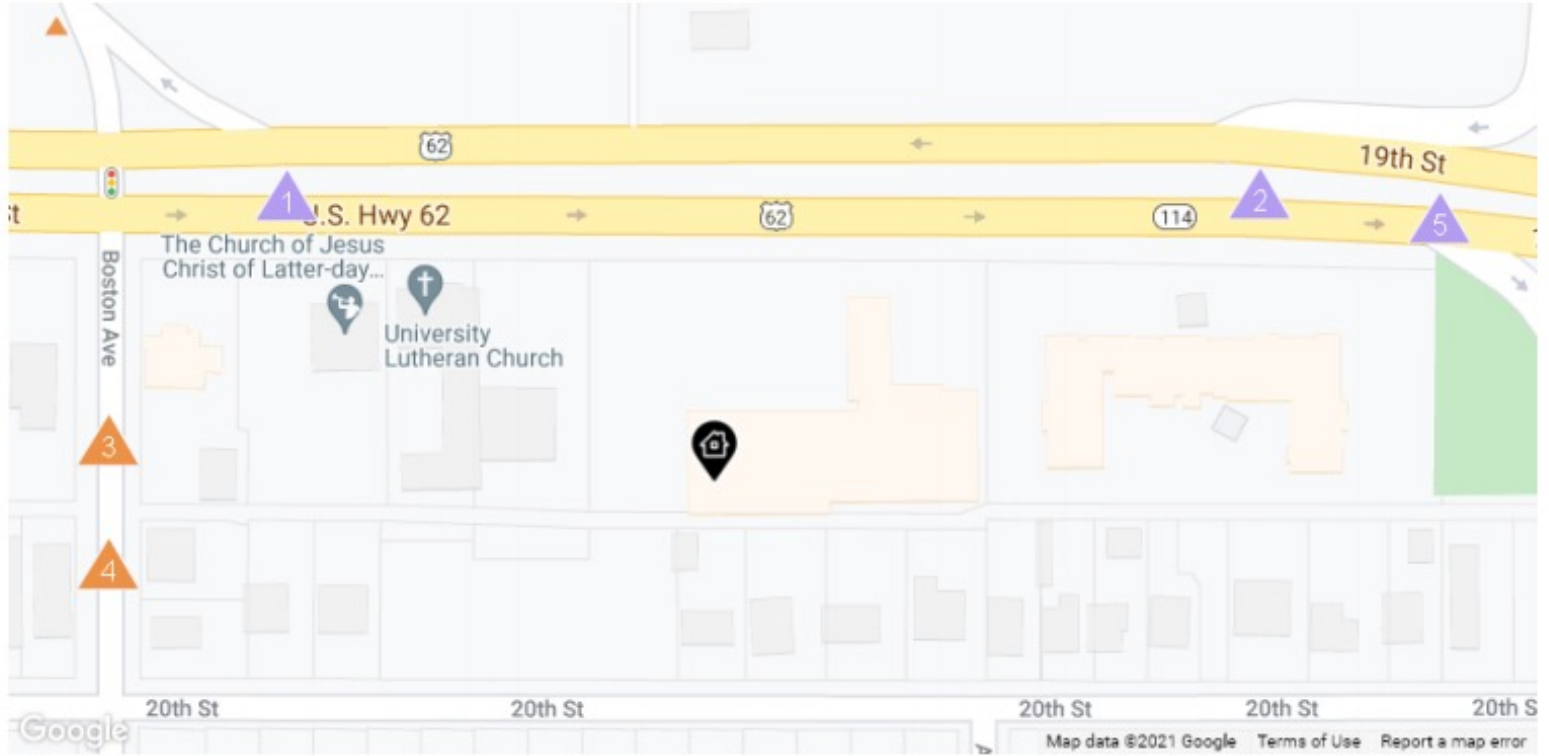
- Over 70% have completed high school or some college.
- Unemployment is higher at 10.9%; labor force participation is also a bit higher at 64.6%.
- Over three quarters of households derive income from wages and salaries, augmented by Supplemental Security Income and public assistance.
- Cost-conscious consumers that are comfortable with brand loyalty, unless the price is too high.
- Connected and comfortable with the Internet, they are more likely to participate in online gaming or to access dating websites.
- TV is seen as the most trusted media.

Market Profile

- They shop for groceries at discount stores such as Walmart supercenters; Kmart is also a favorite for apparel and sundry household and personal care products.
- Convenience stores are commonly used for fuel or picking up incidentals like lottery tickets.
- They tend to carry credit card balances, have student loans and pay bills in person.
- Half of households have abandoned landlines for cell phones only.
- They watch their favorite channels including QVC, CMT and Game Show Network.
- They're fast-food devotees.
- They enjoy outdoor activities such as camping and taking trips to the zoo.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2020. Update Frequency: Annually.

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

37,023

2018 Est. daily traffic counts

Street: 19th St
Cross: Boston Ave
Cross Dir: W
Dist: 0.03 miles

Historical counts

Year	Count	Type
2010	39,368	ADT
2007	38,595	ADT

2

33,902

2018 Est. daily traffic counts

Street: 19th St
Cross: University Ave
Cross Dir: E
Dist: 0.06 miles

Historical counts

Year	Count	Type
2008	41,327	ADT
2006	18,320	ADT

3

8,370

2018 Est. daily traffic counts

Street: Boston Ave
Cross: 19th St
Cross Dir: N
Dist: 0.04 miles

Historical counts

Year	Count	Type
2010	8,198	ADT
2007	6,565	ADT
2006	7,400	ADT

4

6,284

2017 Est. daily traffic counts

Street: Boston Ave
Cross: 20th St
Cross Dir: S
Dist: 0.03 miles

Historical counts

Year	Count	Type
2006	7,400	ADT

5

32,707

2018 Est. daily traffic counts

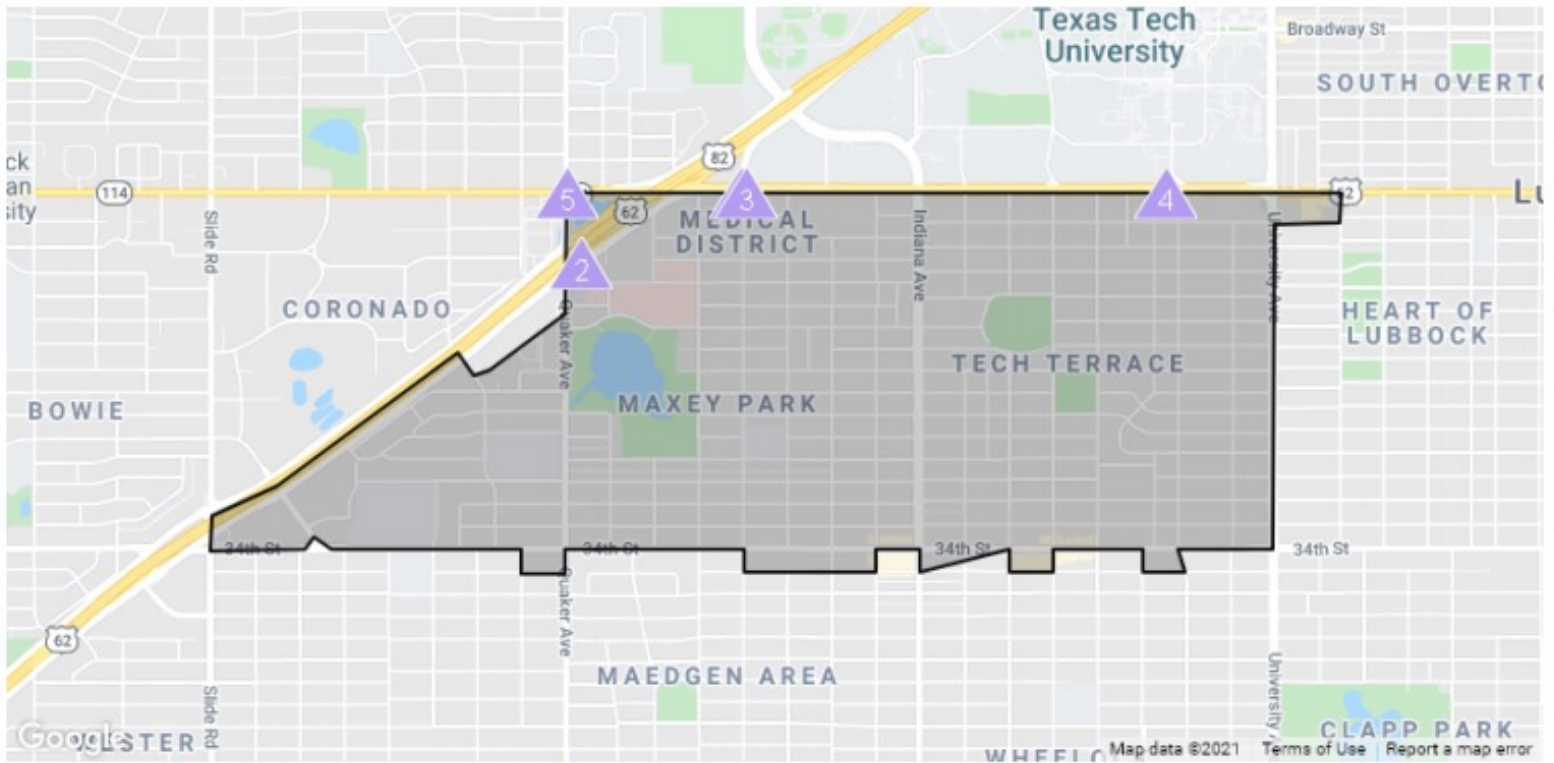
Street: 19th St
Cross: University Ave
Cross Dir: E
Dist: 0.03 miles

Historical counts

Year	Count	Type
2010	32,126	ADT
2007	35,388	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

Traffic Counts



Daily Traffic Counts ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

43,882

2018 Est. daily traffic counts

Street: 19th St
Cross: Memphis Ave
Cross Dir: E
Dist: 0.01 miles

Historical counts

Year	Count	Type
2010	43,595	ADT
2003	43,404	ADT

2

41,075

2017 Est. daily traffic counts

Street: Marsha Sharp Fwy
Cross: Quaker Ave
Cross Dir: SW
Dist: 0.05 miles

Historical counts

Year	Count	Type
2006	23,990	ADT

3

40,917

2018 Est. daily traffic counts

Street: 19th St
Cross: Memphis Ave
Cross Dir: W
Dist: 0.01 miles

Historical counts

Year	Count	Type
2010	39,081	ADT
2003	41,535	ADT

4

37,287

2018 Est. daily traffic counts

Street: 19th St
Cross: Boston Ave
Cross Dir: E
Dist: 0.04 miles

Historical counts

Year	Count	Type
2010	38,876	ADT
2007	38,839	ADT

5

36,970

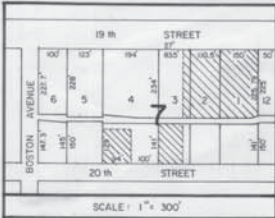
2018 Est. daily traffic counts

Street: 19th St
Cross: Quaker Ave
Cross Dir: W
Dist: -

Historical counts

Year	Count	Type
2010	32,471	ADT
2003	35,686	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



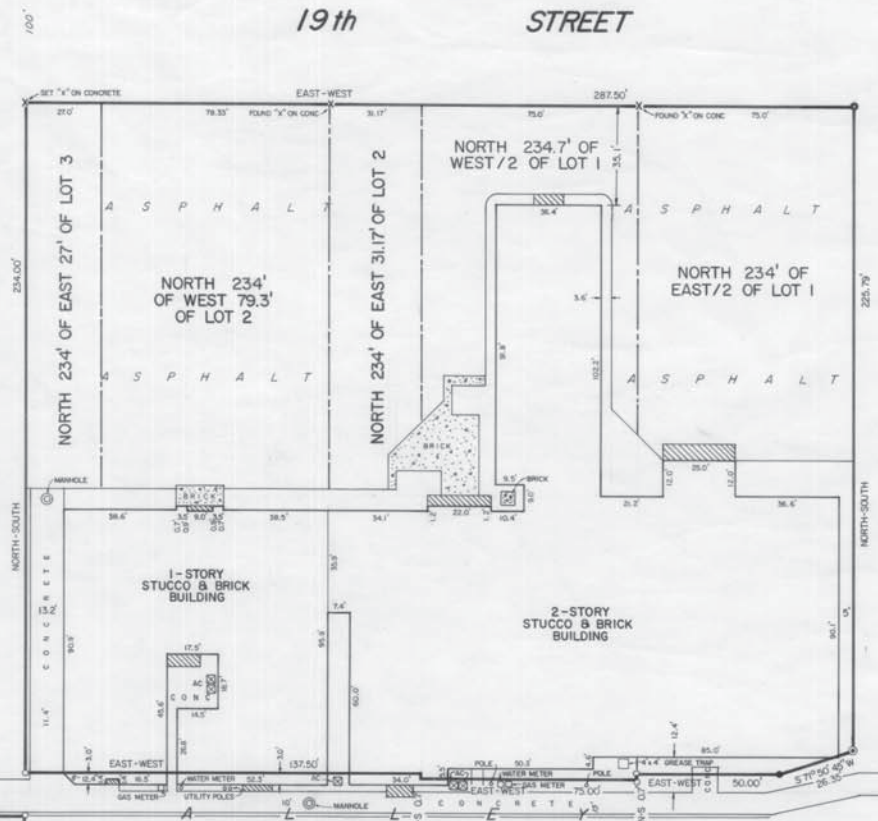
LUBBOCK COUNTY, TEXAS

North 234 feet of the West 79.3 feet of LOT 2 and the North 234 feet of the East 27 feet of LOT 3, West 94 feet of the South 129 feet of LOT 4, West 83.5 feet of the South 141 feet of LOT 3, and the North 234 feet of the East Half of LOT 1, the North 234.7 feet of the West Half of LOT 1 and the North 234 feet to the East 31 feet and 2 inches of LOT 2, all in BLOCK 7

BILLWOOD PLACE ADDITION
to the City of Lubbock, Lubbock County, Texas

I, Tommie E. Anderson, Texas Registered Professional Land Surveyor No. 1676, do hereby certify that the survey was made as the ground and corners are marked or referenced by monuments as shown. The locations of all improvements, highways, streets, roads, railroads, rivers, creeks or other waterways, fences, easements and rights-of-way on, or contiguous to, the property are shown to the best of my knowledge and the resulting information for easements and rights-of-way, not shown on this subdivision plat, is indicated. There are no discrepancies or conflicts in boundaries, or visible encroachments except as shown. This property does not lie within a 100-year flood boundary area as shown on Panel 55 of 59 of the FRM for the City of Lubbock, Community Panel No. 480455-003280, effective 9/16 September 2, 1982, ZONE B. The dimensions and area of the property are shown. This plat is a correct representation of survey and site information obtained by or furnished to this surveyor.
January 12, 1996

Tommie E. Anderson
Tommie E. Anderson
Registered Professional Land Surveyor
No. 1676 State of Texas



- NOTES:
SCALE: 1" = 30'
⊕ - FOUND 1" IRON PIPE
⊙ - FOUND 1/2" IRON ROD
● - FOUND 3/8" IRON ROD
○ - SET 1/2" IRON ROD w/ CAP
⊖ - FOUND 1/2" IRON PIPE
⊕ - FOUND LARGE BOLT
CONTROL MONUMENTS AS FOUND AND SHOWN
CONTAINS 9,009 TOTAL SQUARE FEET

20th STREET

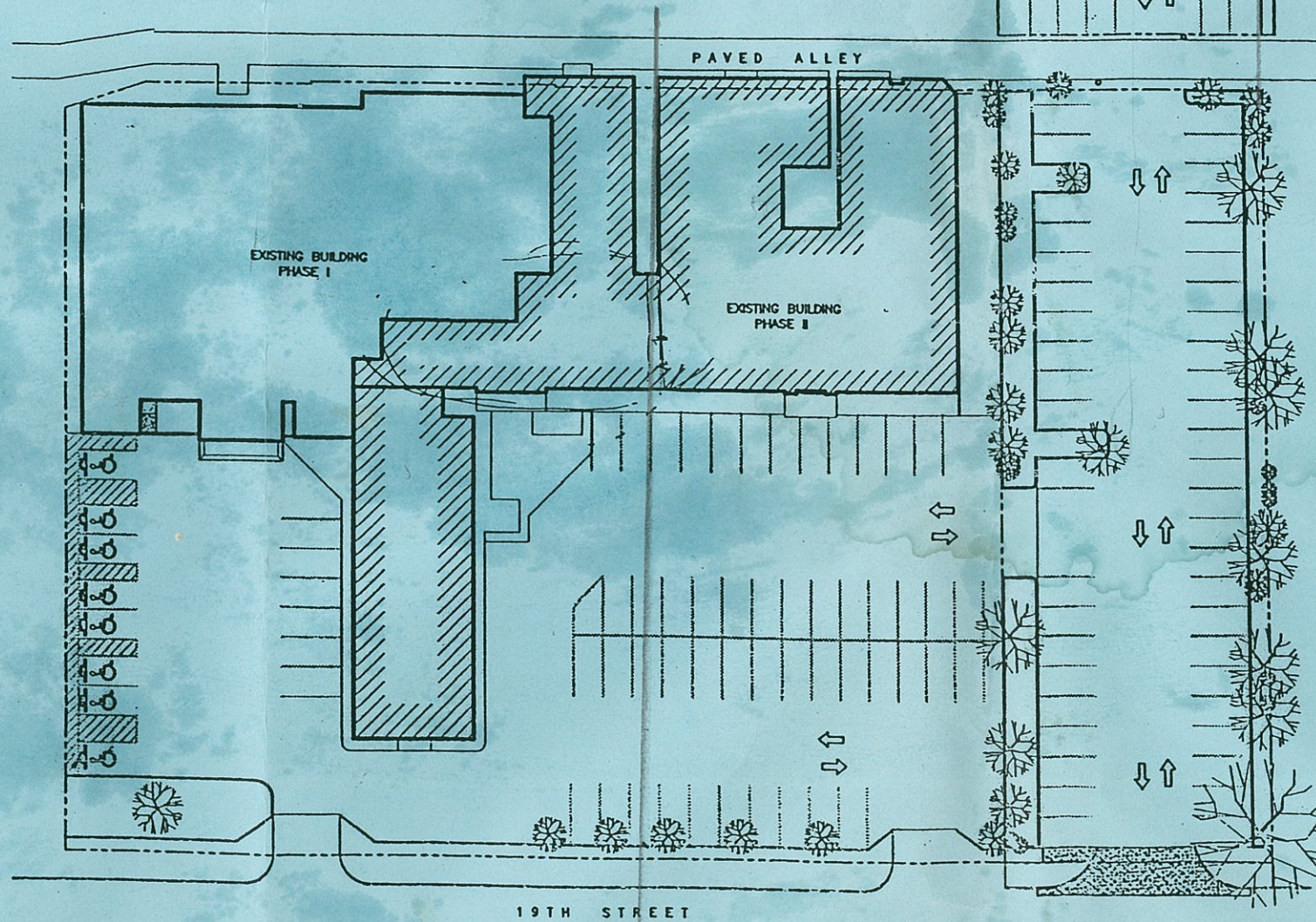
HR HUGO REED AND ASSOCIATES, INC.
LAND SURVEYORS
CIVIL ENGINEERS
1210 AVENUE G
LUBBOCK, TEXAS
806/763-5642 79401

10-17-96 11:26 AM 12GA 1"=50'-0"
 M:\AC-CAD\GODBOLD\SITE\A6

BUILDING TABULATIONS		
Cultural Center - PHASE I		
UNIFORM BUILDING CODE	1991	
CONSTRUCTION	TYPE II-1HR	
NET AREA	(SPRINKLER)	
	OCCUPANCY	AREA
GROUND FLOOR	A2	5,850 SF
	R1	1,900 SF
	B2	590 SF
	SUBTOTAL	8,400 SF
2nd FLOOR	A2	425 SF
	R1	2,080 SF
	SUBTOTAL	2,515 SF
3rd FLOOR	R1	2,495 SF
	SUBTOTAL	2,495 SF
	TOTAL NET AREA	13,410 SF
GROSS NET AREA		
BASEMENT	1,640 SF	
GROUND FLOOR	13,115 SF	
2nd FLOOR	8,220 SF	
3rd FLOOR	4,890 SF	
	TOTAL GROSS AREA	27,865 SF

Quickref: R38502
 Legal: ELLWOOD PL BLK 7 N234' OF L1-3
 & W83.5' OF S141' OF L3 & W94'
 OF S129' OF L4 & S1115' OF E100'
 OF 4 SITUS: 2601 19th ST

BUILDING TABULATIONS		
Cultural Center - PHASE II		
UNIFORM BUILDING CODE	1991	
CONSTRUCTION	TYPE II-1HR (SPRINKLERED)	
OCCUPANCY	B2/A2/R1	
GROSS AREA		
BASEMENT	1,675 SF	
GROUND FLOOR	16,575 SF	
2nd FLOOR	5,525 SF	
	TOTAL GROSS AREA	23,775 SF



SITE PLAN
 SCALE: 1" = 50'-0"

Passport products, LLP, exp 2-16
to Chrome
JDS Foods, Inc
Cafe V

BUILDING TABULATIONS	
Cultural Center - TOTAL SQ. FT	
GROSS AREA	
PHASE I	27,865 SF
PHASE II	23,775 SF
TOTAL GROSS AREA	51,640 SF

LAND TABULATIONS	
Cultural Center - TOTAL SQ. FT	
GROSS AREA	
20TH ST PARKING	35,220 SF
19TH ST SITE	86,763 SF
TOTAL GROSS AREA	121,983 SF

- SPECIAL BUILDING USES**
 (NOT INCLUDED IN C-2A SPECIFIC USE ZONE)
- THEATER
 - STAFF LIVING QUARTERS
 - VISITING ARTIST LIVING QUARTERS

- PARKING**
- 101 PARKING SPACES ON SITE
 - 8 H.C. PARKING SPACES ON SITE
 - 106 PARKING SPACES OFF SITE
 - 215 TOTAL PARKING SPACES

Issue	

Godbold Cultural Center
 LUBBOCK, TEXAS
 2601 19TH STREET



Project No. _____ Drawing No. **A1**