

**FOR SALE**

# 44.36 ACRES OF DEVELOPMENT LAND

19th Street , Lubbock , TX 79410



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$4,999,000
<b>ZONING :</b>	R-1
<b>LOT SIZE:</b>	44.36 Acres
<b>PRICE / SF:</b>	\$2.59

## PROPERTY OVERVIEW

The site offers 44.36 acres of development land with frontage available on 19th Street (Levelland highway). The land neighbors the Terra Vista Middle school in northwest Lubbock and is surrounded by new developing residential neighborhoods including the new Burgamy Park, and Bushland Springs. The neighborhood is convenient to Texas Tech, Levelland, Shallowater, West End shopping center, and more. The land lends itself for residential development or could be re-zoned for commercial use and ideal for storage, RV Park, retail, and much more.

## PROPERTY HIGHLIGHTS

- Near New Residential Development
- 19th Street Frontage available
- Frenship School District
- High Traffic Counts

**KW COMMERCIAL**  
10210 Quaker Avenue  
Lubbock, TX 79424

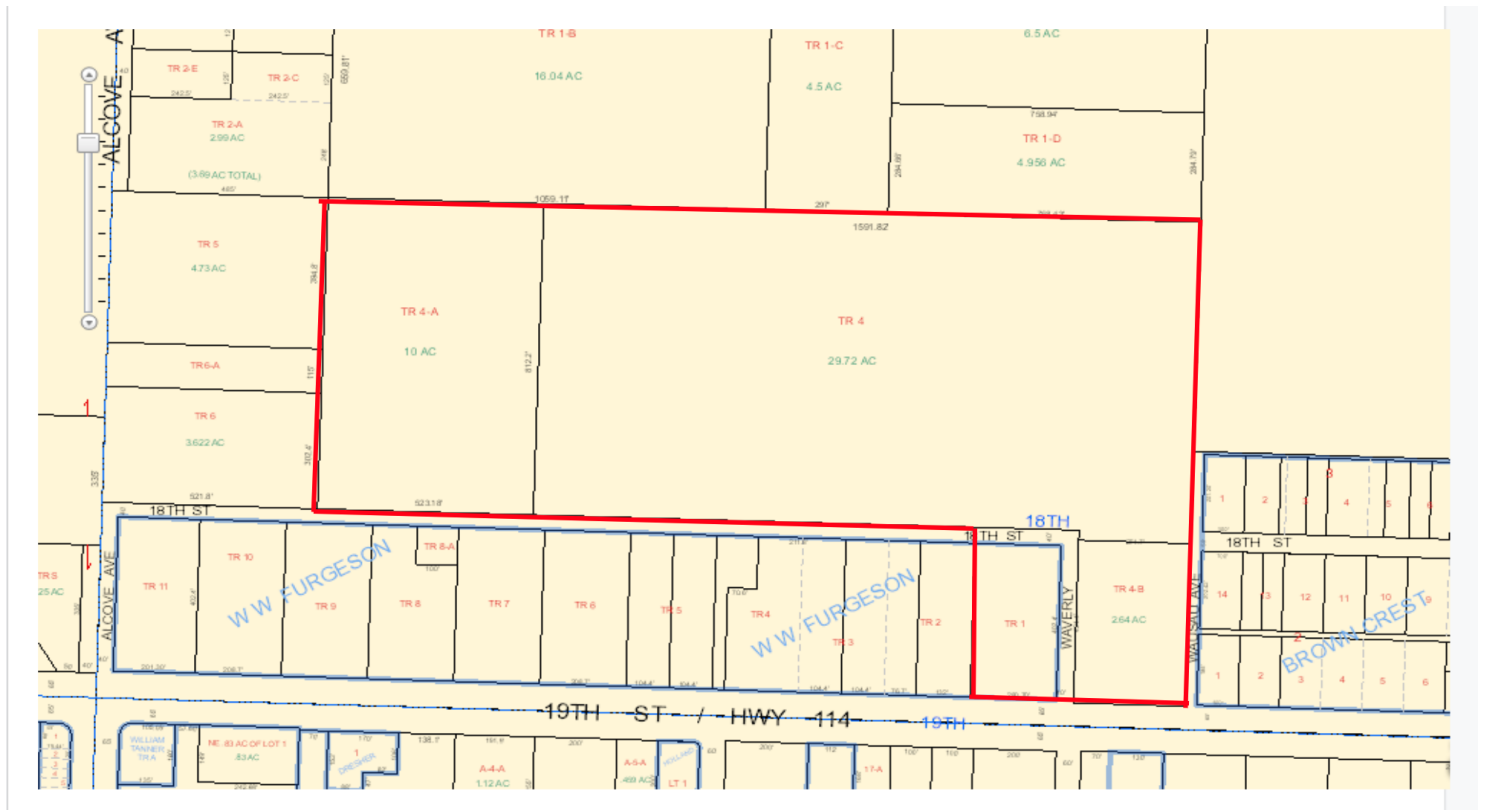
**KENT HEBISON**  
Associate  
0: 806.577.3811  
kent.hebison@kw.com

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](http://kwcommercial.com)

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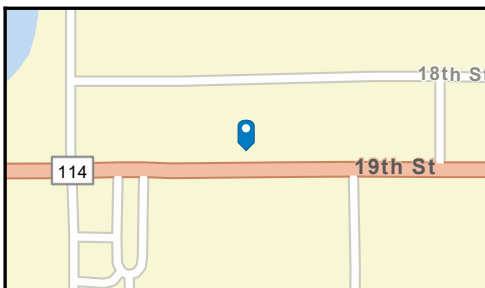
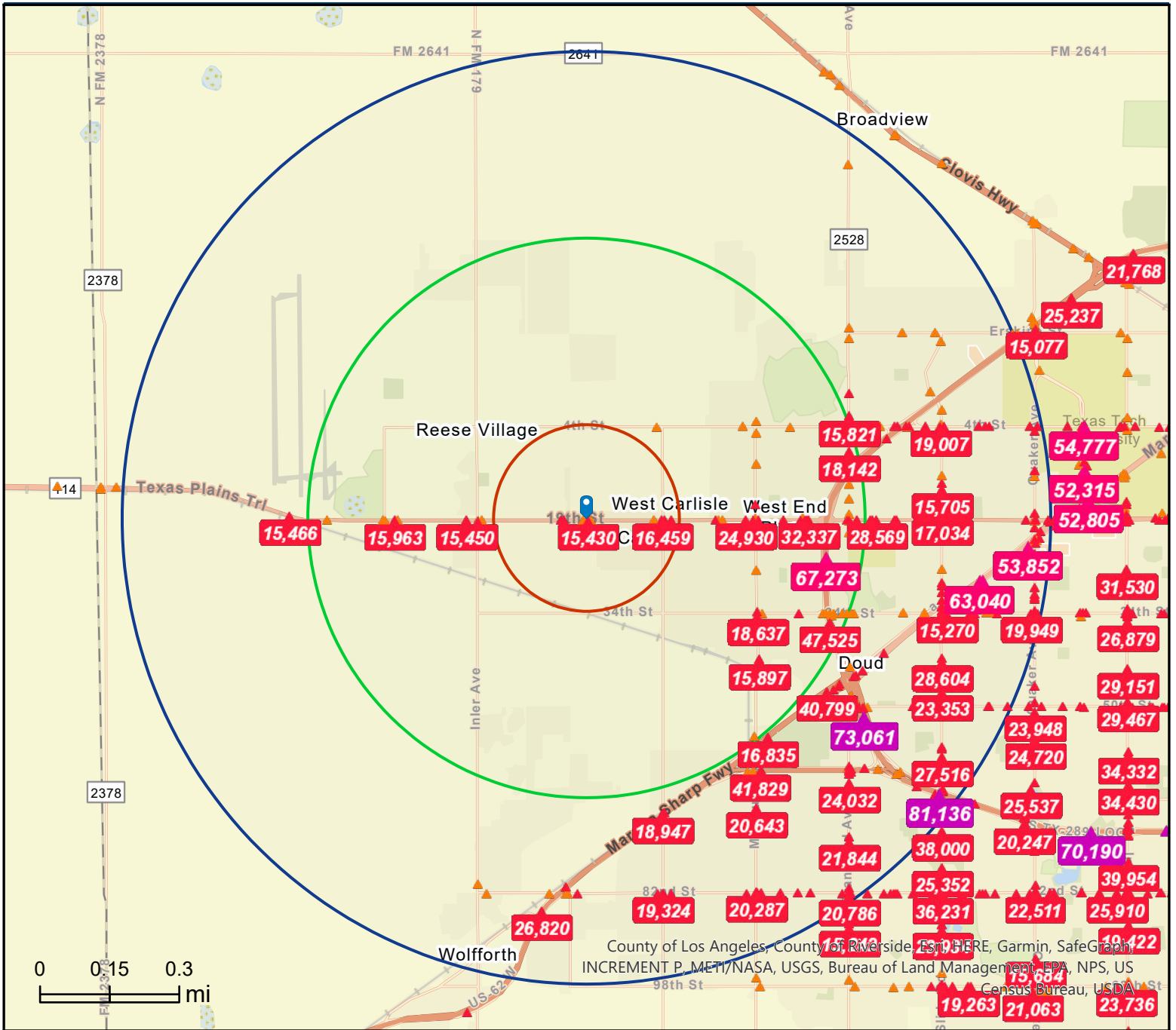
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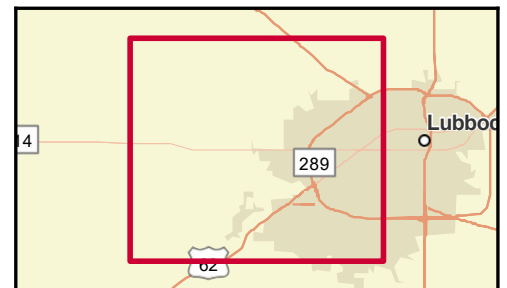
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q1 2021).



# Executive Summary

7720 19th St, Lubbock, Texas, 79407 2  
7720 19th St, Lubbock, Texas, 79407  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.57811  
Longitude: -101.98870

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,313	17,194	65,078
2010 Population	1,089	22,173	80,494
2020 Population	1,185	28,452	98,004
2025 Population	1,239	31,229	106,294
2000-2010 Annual Rate	-1.85%	2.58%	2.15%
2010-2020 Annual Rate	0.83%	2.46%	1.94%
2020-2025 Annual Rate	0.90%	1.88%	1.64%
2020 Male Population	53.7%	49.6%	49.0%
2020 Female Population	46.3%	50.4%	51.0%
2020 Median Age	33.5	30.4	31.1

In the identified area, the current year population is 98,004. In 2010, the Census count in the area was 80,494. The rate of change since 2010 was 1.94% annually. The five-year projection for the population in the area is 106,294 representing a change of 1.64% annually from 2020 to 2025. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 33.5, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	61.9%	73.8%	76.7%
2020 Black Alone	11.1%	5.5%	5.5%
2020 American Indian/Alaska Native Alone	1.3%	0.7%	0.7%
2020 Asian Alone	0.3%	2.9%	3.1%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	22.0%	13.1%	10.5%
2020 Two or More Races	3.4%	3.8%	3.4%
2020 Hispanic Origin (Any Race)	54.0%	36.1%	31.8%

Persons of Hispanic origin represent 31.8% of the population in the identified area compared to 18.8% 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 66.5 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	31	52	62
2000 Households	502	6,988	26,906
2010 Households	413	9,006	32,769
2020 Total Households	443	11,562	39,368
2025 Total Households	463	12,670	42,558
2000-2010 Annual Rate	-1.93%	2.57%	1.99%
2010-2020 Annual Rate	0.69%	2.47%	1.81%
2020-2025 Annual Rate	0.89%	1.85%	1.57%
2020 Average Household Size	2.66	2.45	2.46

The household count in this area has changed from 32,769 in 2010 to 39,368 in the current year, a change of 1.81% annually. The five-year projection of households is 42,558, a change of 1.57% annually from the current year total. Average household size is currently 2.46, compared to 2.42 in the year 2010. The number of families in the current year is 22,654 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, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	10.3%	11.7%	13.2%
<b>Median Household Income</b>			
2020 Median Household Income	\$33,928	\$52,417	\$51,516
2025 Median Household Income	\$35,796	\$55,566	\$54,005
2020-2025 Annual Rate	1.08%	1.17%	0.95%
<b>Average Household Income</b>			
2020 Average Household Income	\$46,030	\$66,585	\$70,285
2025 Average Household Income	\$49,281	\$72,484	\$75,862
2020-2025 Annual Rate	1.37%	1.71%	1.54%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$17,263	\$26,893	\$28,266
2025 Per Capita Income	\$18,477	\$29,199	\$30,404
2020-2025 Annual Rate	1.37%	1.66%	1.47%

### Households by Income

Current median household income is \$51,516 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$54,005 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$70,285 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$75,862 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$28,266 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$30,404 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	127	162	148
2000 Total Housing Units	619	7,492	28,791
2000 Owner Occupied Housing Units	182	3,511	14,181
2000 Renter Occupied Housing Units	321	3,477	12,725
2000 Vacant Housing Units	116	504	1,885
2010 Total Housing Units	499	9,845	35,411
2010 Owner Occupied Housing Units	137	4,563	16,911
2010 Renter Occupied Housing Units	276	4,443	15,858
2010 Vacant Housing Units	86	839	2,642
2020 Total Housing Units	532	12,457	42,448
2020 Owner Occupied Housing Units	125	5,008	18,133
2020 Renter Occupied Housing Units	319	6,554	21,235
2020 Vacant Housing Units	89	895	3,080
2025 Total Housing Units	554	13,620	45,815
2025 Owner Occupied Housing Units	131	5,443	19,506
2025 Renter Occupied Housing Units	332	7,228	23,052
2025 Vacant Housing Units	91	950	3,257

Currently, 42.7% of the 42,448 housing units in the area are owner occupied; 50.0%, renter occupied; and 7.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 35,411 housing units in the area - 47.8% owner occupied, 44.8% renter occupied, and 7.5% vacant. The annual rate of change in housing units since 2010 is 8.39%. Median home value in the area is \$162,976, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.32% annually to \$182,784.

**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, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.