

# COMMERCIAL LAND FOR SALE

## INVESTMENT OPPORTUNITY SOUTH LUBBOCK

5220 130th Street , Lubbock, TX 79424



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$538,890
<b>LOT SIZE:</b>	0.75 Acres
<b>ZONING:</b>	Transitional
<b>PRICE / SF:</b>	\$16.49

### PROPERTY OVERVIEW

Great land investment opportunity located on Slide Road and FM 1585. The property fronts the future loop 88 in developing South Lubbock. Pricing represents a land value sale. This location is zoned transitional. Please check with the Lubbock planning department for more details on possible zoning revisions. This site lends itself to many future commercial use possibilities. The land is situated in the highly desired Cooper school district.

### PROPERTY HIGHLIGHTS

- Slide Frontage
- Cooper School District
- Transitional Zoning
- Frontage on FM 1585 (Future Loop 88)
- 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)

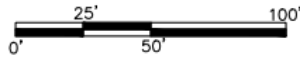
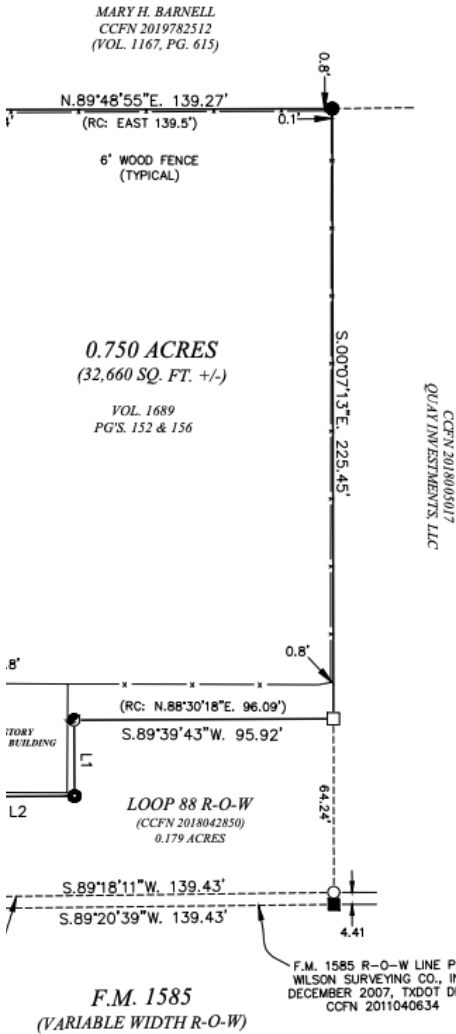
5220 130th Street , Lubbock, TX 79424



**SURVEY C  
0.750 ACRE TRACT IN T  
SECTION 24, B  
L.A. PATILLO SURVEY, A  
LUBBOCK COUNTY**

(PARENT TRACT WARRANTY DEEDS: V  
OF THE DEED RECORDS OF LUB

(MUNICIPAL AI  
**5220 130TH STREET**



- LEGEND:**
- SCALE: 1" = 50'
  - HEAVY LINES INDICATE LIMITS OF SURVEY.
  - = SET 1/2" IRON ROD WITH CAP "AMD ENG".
  - = FOUND 3/8" IRON ROD (PMRD).
  - ⊙ = FOUND 1" IRON PIPE (PMRD).
  - ⊗ = "MAG" NAIL WITH WASHER (PMRD).
  - ⊕ = BOLT WITH WASHER (PMRD).
  - ⊠ = TXDOT R-O-W MONUMENT, 3" ALUM. DISC IN CONCRETE (PMRD).
  - = FOUND 5/8" IRON ROD WITH ALUM. CAP "TXDOT R-O-W" (PMRD).
  - PMRD = PHYSICAL MONUMENT OF RECORD DIGNITY.
  - RC = PREVIOUS RECORD CALL.

**SURVEYOR'S REPORT:**

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE INDIVIDUAL AND/OR INSTITUTIONS NAMED ON THIS SURVEY. IT IS NON TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR INDIVIDUALS WITHOUT EXPRESSED RECERTIFICATION BY AMD ENGINEERING, LLC.

THIS PLAT IS THE PROPERTY OF AMD ENGINEERING, LLC. REPRODUCTION OF THIS PLAT FOR ANY PURPOSE IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF AMD ENGINEERING, LLC.

THIS SURVEY IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

RECORD DOCUMENTS OTHER THAN THOSE SHOWN MAY AFFECT THIS TRACT. VISIBLE EVIDENCE OF CONDITIONS AFFECTING THIS TRACT IS AS SHOWN ON THIS PLAT.

MONUMENTS INDICATED AS FOUND BY THIS SURVEY ARE NOT "PHYSICAL MONUMENTS OF RECORD DIGNITY" UNLESS SO NOTED.

FOUND MONUMENTS ARE ACCEPTED BY THIS SURVEYOR AS CONTROLLING EVIDENCE DUE TO SUBSTANTIAL AGREEMENT WITH RECORD DOCUMENTS.

BEARINGS RELATIVE TO TRUE NORTH AS DETERMINED BY GPS OBSERVATIONS WITH THIS SURVEY.

FENCES SHOWN HEREON INDICATE AN APPROXIMATE LOCATION AND DO NOT REPRESENT A TRUE RELATIONSHIP TO THE BOUNDARY UNLESS SPECIFICALLY DESCRIBED.

THIS PLAT INVALID UNLESS IT BEARS SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.

**DESCRIPTION:**

A 0.750 ACRE TRACT OF LAND LOCATED IN THE EAST PATILLO SURVEY, ABSTRACT NUMBER 1331, LUBBOCK CO OF THAT CERTAIN 1.108 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDS 1689, PAGES 152 AND 156 OF THE DEED RECORDS (TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDARIES AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A CAP MARKED "4MB" THAT CERTAIN 0.179 ACRE RIGHT-OF-WAY PARCEL F RECORDED IN COUNTY CLERK'S FILE NUMBER 2018042850 COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS MARKED "AMD ENG" SET FOR THE SOUTHWEST CORNER OF S. 00° 05' 24" E. A DISTANCE OF 37.04 FEET, AND T CALCULATED TO BEAR SOUTH A DISTANCE OF 92.10 FT CALLS IN PREVIOUS DEEDS OF SAID 1.108 ACRE TRACT;

THENCE N. 00° 05' 24" W., ALONG THE EAST LINE OF T CANYON DEVELOPMENT, LLC DESCRIBED IN A WARRANTY DEED NUMBER 20170044986 OF THE OFFICIAL PUBLIC RECORDS OF 253.90 FEET TO A 1" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID 0.179 ACRE RIGHT-OF-WAY PARCEL, SAME BEING THE SOUTHWEST CORNER OF BRYAN D. BARNELL AND MARY H. BARNELL DESCRIBED IN PAGE 615 OF THE DEED RECORDS OF LUBBOCK COUNTY,

THENCE N. 89° 48' 55" E. A DISTANCE OF 139.27 FEET TO A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID TRACT, SAME BEING THE NORTHWEST CORNER OF THAT INVESTMENTS LLC DESCRIBED IN A WARRANTY DEED 2018005017 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY,

THENCE S. 00° 07' 13" E., ALONG THE WEST LINE OF SAID TRACT, SAME BEING THE NORTHWEST CORNER OF THAT INVESTMENTS LLC DESCRIBED IN A WARRANTY DEED 2018005017 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY,

THENCE S. 89° 48' 55" W., ALONG SAID RIGHT-OF-WAY PARCEL, SAME BEING THE NORTHWEST CORNER OF SAID TRACT, SAME BEING THE NORTHWEST CORNER OF THAT INVESTMENTS LLC DESCRIBED IN A WARRANTY DEED 2018005017 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY,

THENCE S. 00° 21' 50" E., ALONG SAID RIGHT-OF-WAY PARCEL, SAME BEING THE NORTHWEST CORNER OF SAID TRACT, SAME BEING THE NORTHWEST CORNER OF THAT INVESTMENTS LLC DESCRIBED IN A WARRANTY DEED 2018005017 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY,

I, NORRIS STEVENS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO MIKE PHARIS AND VICKI PHARIS THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE INFORMATION HEREON REPRESENTS THE FINDINGS OF THIS SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYED: JANUARY 27, 2021



AMD Eng'g  
6515 68th St  
Lubbock, TX  
  
PREPARED  
JOB NUMBER

NORRIS STEVENS  
R.P.L.S. 4339  
REVISED FEB. 5, 2021: EXPAND NOTES FOR F.M. 1585 R-O-W LINE AND CORRECT TYPO ERROR IN THE PREAMBLE'S REFERENCE TO THE PARENT DEED, VOLUME 1689.

11°29'42"W. 28.00')  
88°30'18"W. 43.61')

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

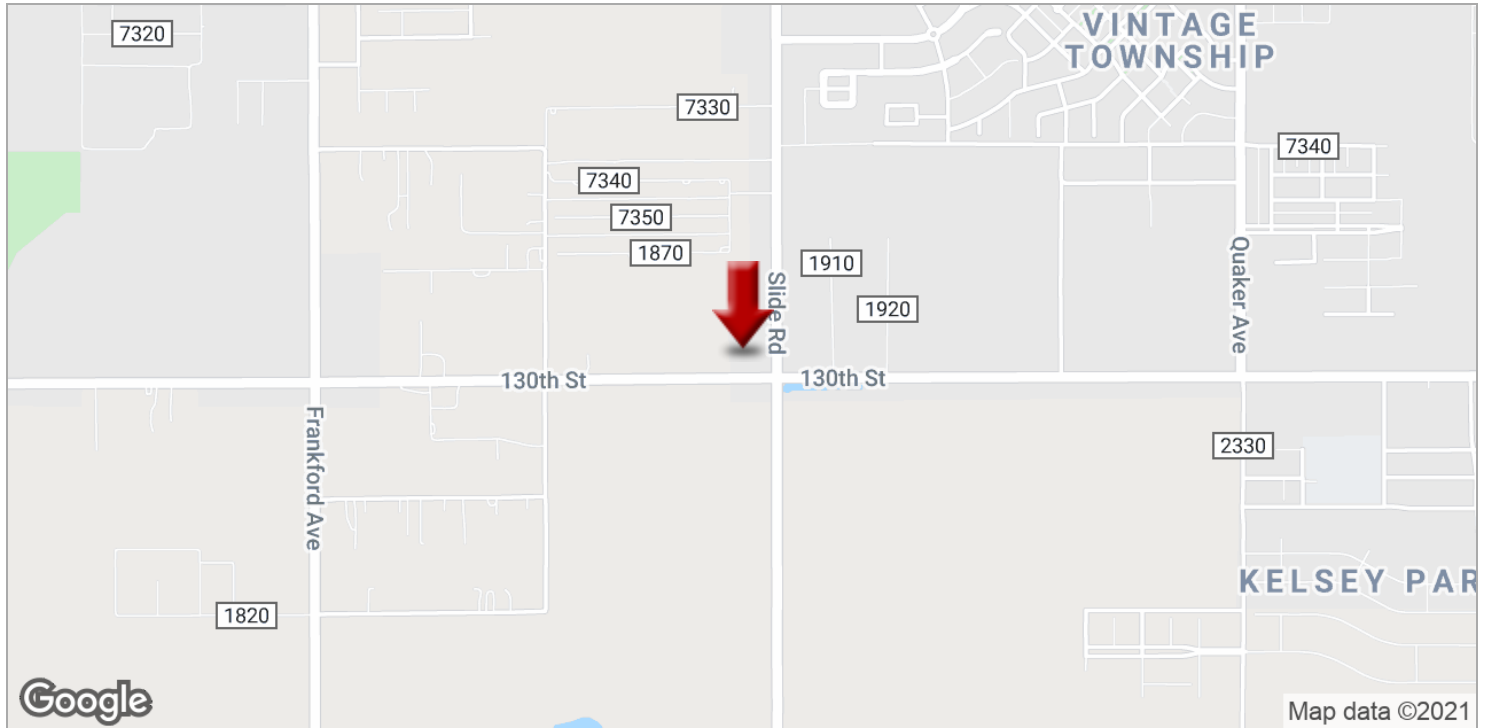
**KENT HEBISON**  
Associate  
0: 806.577.3811  
kent.hebison@kw.com

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.

# LOCATION MAPS



5220 130th Street , Lubbock, TX 79424

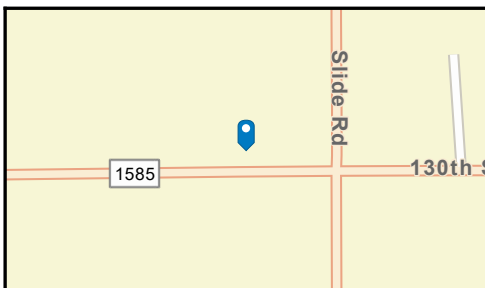
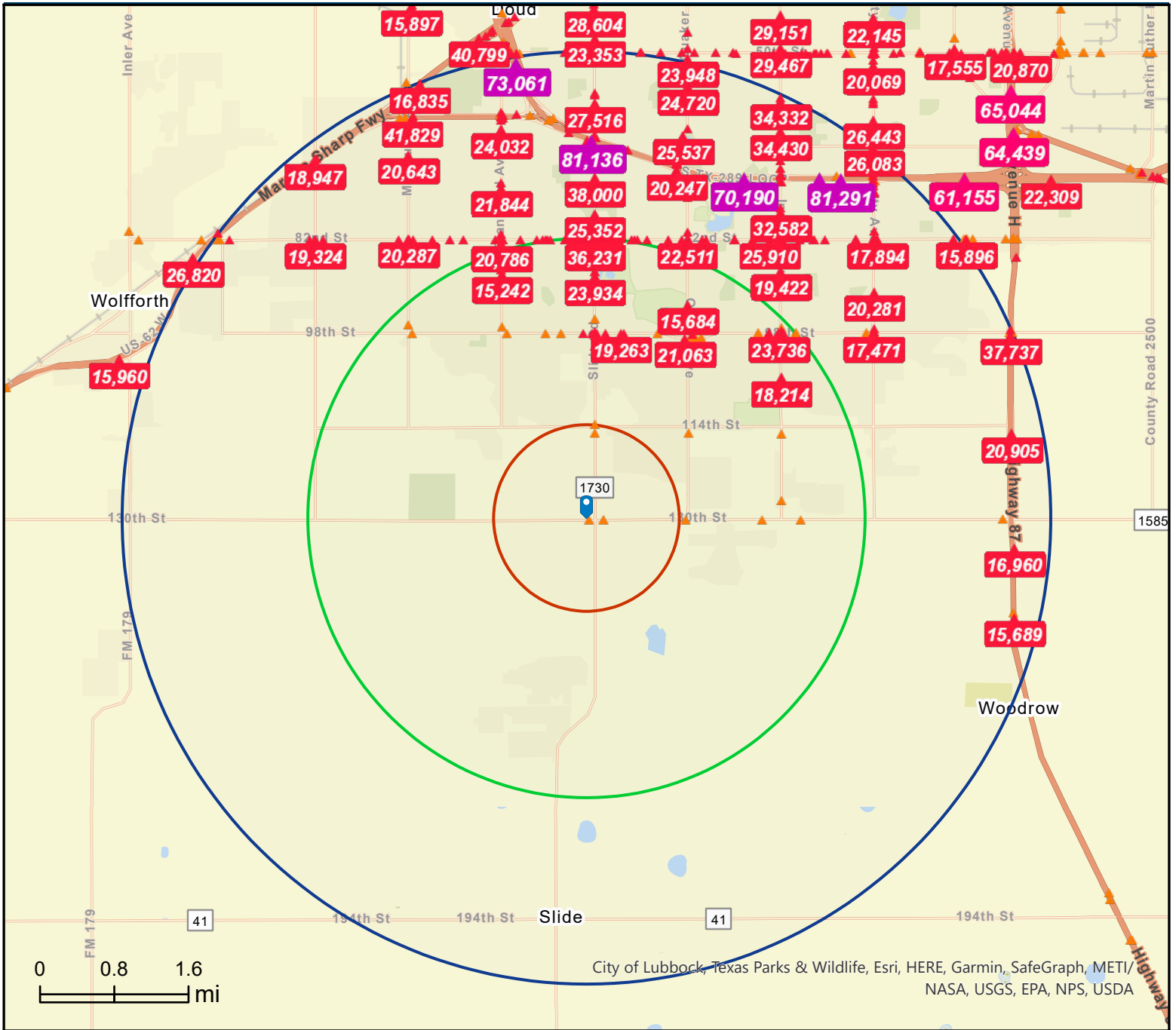


**KW COMMERCIAL**  
10210 Quaker Avenue  
Lubbock, TX 79424

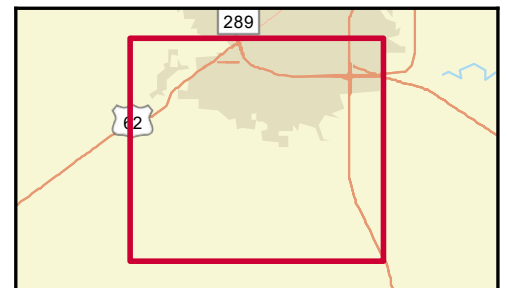
**KENT HEBISON**  
Associate  
O: 806.577.3811  
kent.hebison@kw.com

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)



- 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

5220 130th St, Lubbock, Texas, 79424  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.47649  
Longitude: -101.92387

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	339	16,487	65,644
2010 Population	814	25,445	84,198
2020 Population	1,406	34,862	103,498
2025 Population	1,663	38,812	112,598
2000-2010 Annual Rate	9.15%	4.44%	2.52%
2010-2020 Annual Rate	5.48%	3.12%	2.03%
2020-2025 Annual Rate	3.41%	2.17%	1.70%
2020 Male Population	48.5%	48.5%	48.0%
2020 Female Population	51.5%	51.5%	52.0%
2020 Median Age	36.0	40.1	37.6

In the identified area, the current year population is 103,498. In 2010, the Census count in the area was 84,198. The rate of change since 2010 was 2.03% annually. The five-year projection for the population in the area is 112,598 representing a change of 1.70% annually from 2020 to 2025. Currently, the population is 48.0% male and 52.0% female.

### Median Age

The median age in this area is 36.0, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	85.5%	86.6%	83.6%
2020 Black Alone	1.4%	1.8%	3.2%
2020 American Indian/Alaska Native Alone	0.7%	0.7%	0.7%
2020 Asian Alone	1.6%	3.4%	2.9%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	8.0%	5.2%	7.0%
2020 Two or More Races	2.8%	2.2%	2.6%
2020 Hispanic Origin (Any Race)	28.4%	19.1%	24.1%

Persons of Hispanic origin represent 24.1% 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 55.6 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	85	142	97
2000 Households	122	5,965	26,638
2010 Households	284	9,692	34,555
2020 Total Households	495	13,006	41,589
2025 Total Households	584	14,395	44,959
2000-2010 Annual Rate	8.82%	4.97%	2.64%
2010-2020 Annual Rate	5.57%	2.91%	1.82%
2020-2025 Annual Rate	3.36%	2.05%	1.57%
2020 Average Household Size	2.84	2.68	2.48

The household count in this area has changed from 34,555 in 2010 to 41,589 in the current year, a change of 1.82% annually. The five-year projection of households is 44,959, a change of 1.57% annually from the current year total. Average household size is currently 2.48, compared to 2.43 in the year 2010. The number of families in the current year is 27,899 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.



# Executive Summary

5220 130th St, Lubbock, Texas, 79424  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.47649  
Longitude: -101.92387

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	13.5%	11.4%	11.1%
<b>Median Household Income</b>			
2020 Median Household Income	\$78,306	\$92,622	\$74,432
2025 Median Household Income	\$80,195	\$99,383	\$78,303
2020-2025 Annual Rate	0.48%	1.42%	1.02%
<b>Average Household Income</b>			
2020 Average Household Income	\$86,874	\$112,506	\$89,251
2025 Average Household Income	\$93,655	\$125,821	\$98,833
2020-2025 Annual Rate	1.51%	2.26%	2.06%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$31,806	\$42,647	\$35,838
2025 Per Capita Income	\$34,203	\$47,420	\$39,432
2020-2025 Annual Rate	1.46%	2.14%	1.93%

### Households by Income

Current median household income is \$74,432 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$78,303 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$89,251 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$98,833 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$35,838 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$39,432 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	143	167	174
2000 Total Housing Units	137	6,156	28,057
2000 Owner Occupied Housing Units	99	5,079	18,068
2000 Renter Occupied Housing Units	22	886	8,569
2000 Vacant Housing Units	16	191	1,420
2010 Total Housing Units	307	10,101	36,406
2010 Owner Occupied Housing Units	243	8,344	23,810
2010 Renter Occupied Housing Units	41	1,348	10,745
2010 Vacant Housing Units	23	409	1,851
2020 Total Housing Units	529	13,569	43,701
2020 Owner Occupied Housing Units	421	10,890	27,448
2020 Renter Occupied Housing Units	74	2,117	14,141
2020 Vacant Housing Units	34	563	2,112
2025 Total Housing Units	624	15,010	47,195
2025 Owner Occupied Housing Units	497	12,085	29,849
2025 Renter Occupied Housing Units	87	2,310	15,110
2025 Vacant Housing Units	40	615	2,236

Currently, 62.8% of the 43,701 housing units in the area are owner occupied; 32.4%, renter occupied; and 4.8% 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 36,406 housing units in the area - 65.4% owner occupied, 29.5% renter occupied, and 5.1% vacant. The annual rate of change in housing units since 2010 is 8.46%. Median home value in the area is \$198,267, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.60% annually to \$225,395.

**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.