

100 ACRES - FOR SALE

COMMERCIAL LAND READY FOR DEVELOPMENT

FM 2641 & US 62/82 Lubbock , TX 79403



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
PRICE PER ACRE:	\$15,000
LOT SIZE:	100 Acres
ZONING:	Out of City Limits

PROPERTY OVERVIEW

100 Acres of land ready for development. The site is located off FM 2641 and US 62-82. Offering frontage facing highway this land lends itself to several uses. The site neighbors many industrial businesses including Kitalou gin, Texas earth, Dunrite services & installation, and Ag-Co Chemical, LLC.

The land is priced at \$15,000 per acre.

PROPERTY HIGHLIGHTS

- Above Flood Plain
- Frontage on 62-82
- High Traffic Counts

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

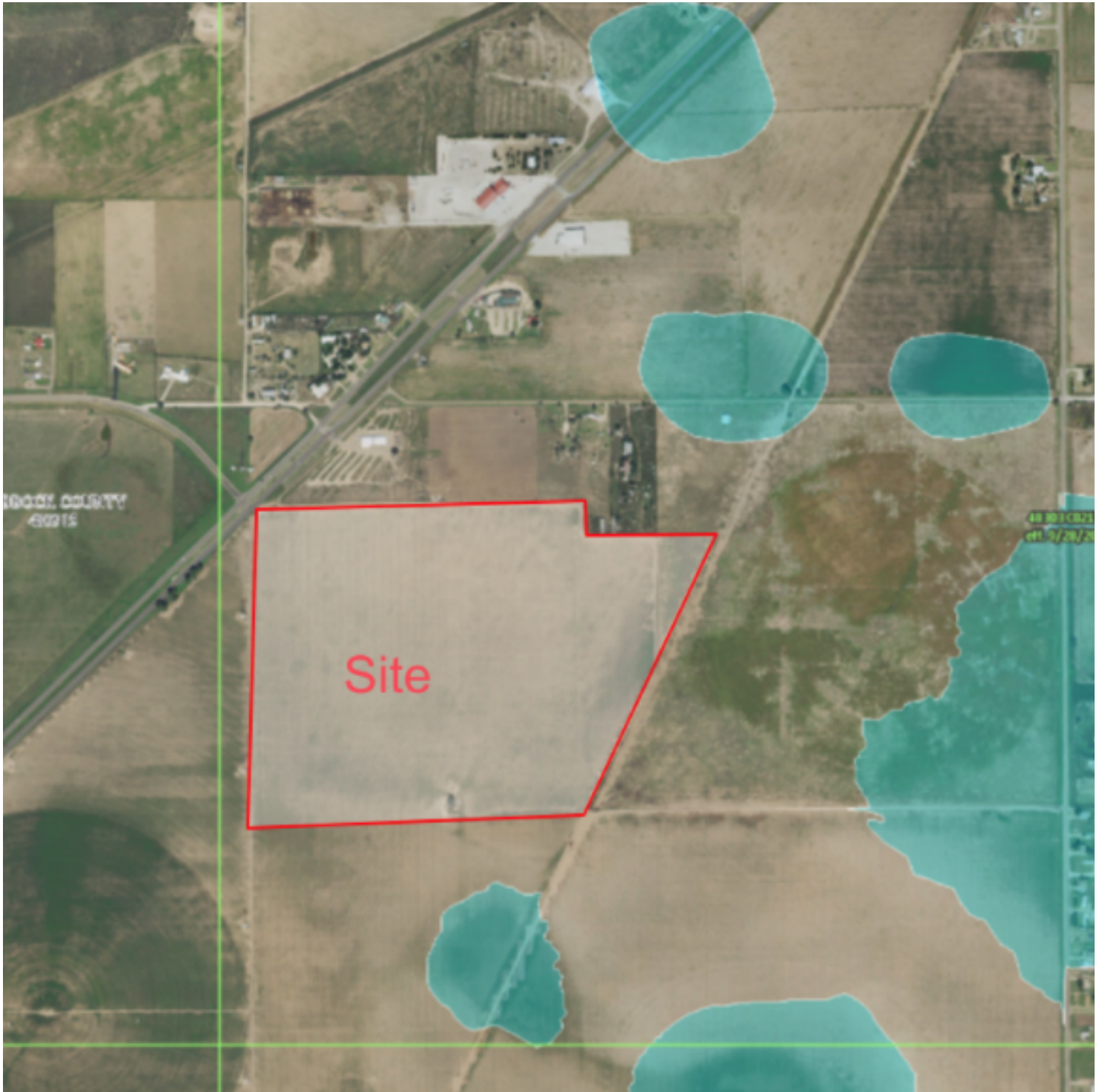
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change 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.

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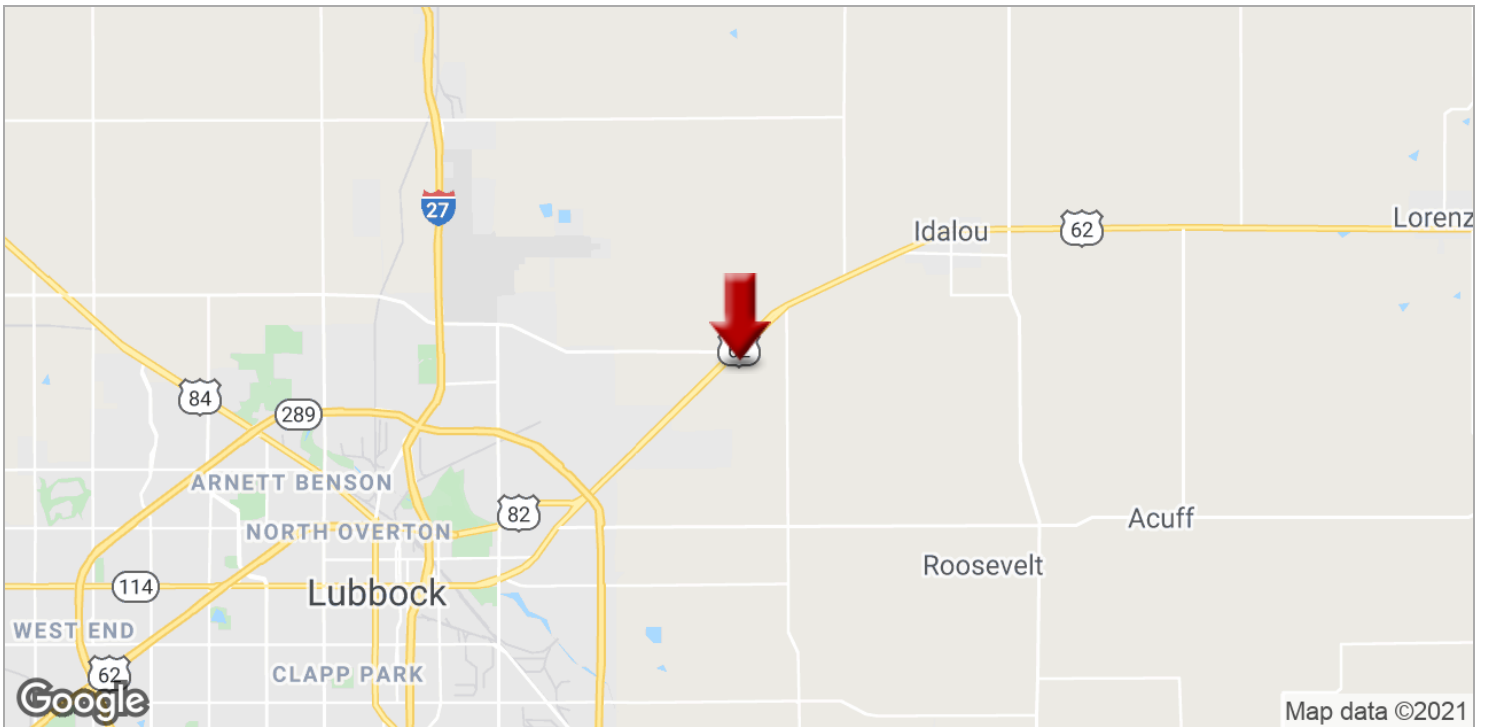
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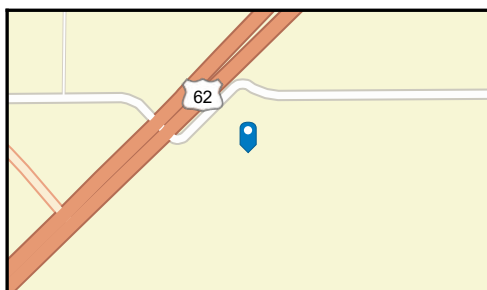
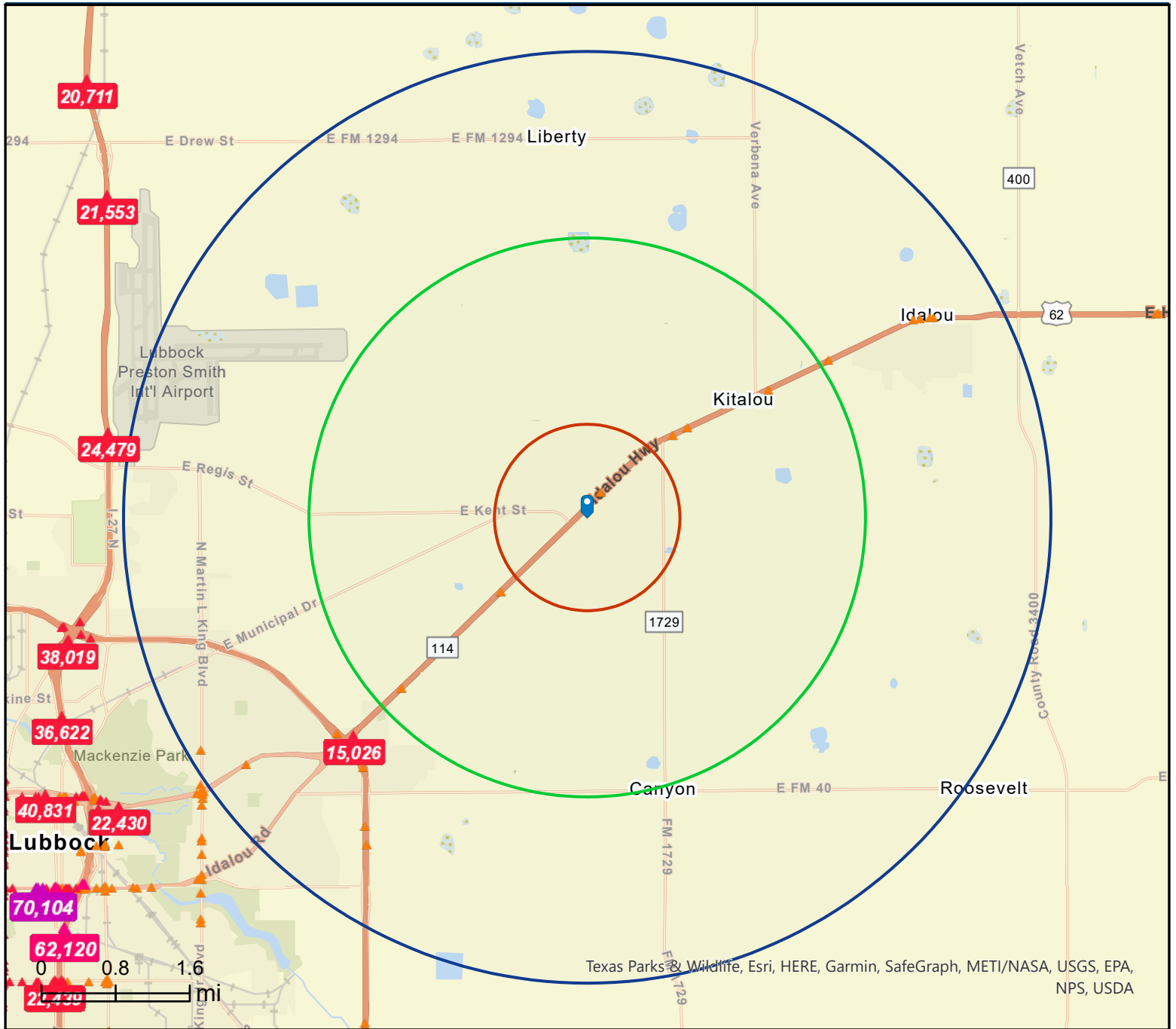
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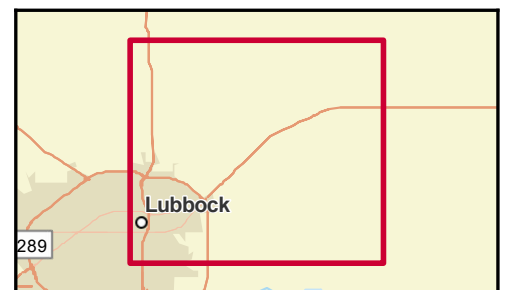
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5802 US-62 E, Lubbock, Texas, 79403 2
 5802 US-62 E, Lubbock, Texas, 79403
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.63555
 Longitude: -101.74627



- 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

5802 US-62 E, Lubbock, Texas, 79403
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	1 mile	3 miles	5 miles
Population			
2000 Population	170	3,000	15,783
2010 Population	171	2,807	15,119
2020 Population	170	2,865	15,998
2025 Population	170	2,913	16,474
2000-2010 Annual Rate	0.06%	-0.66%	-0.43%
2010-2020 Annual Rate	-0.06%	0.20%	0.55%
2020-2025 Annual Rate	0.00%	0.33%	0.59%
2020 Male Population	55.9%	52.3%	48.9%
2020 Female Population	44.1%	47.7%	51.1%
2020 Median Age	38.1	39.4	35.3

In the identified area, the current year population is 15,998. In 2010, the Census count in the area was 15,119. The rate of change since 2010 was 0.55% annually. The five-year projection for the population in the area is 16,474 representing a change of 0.59% annually from 2020 to 2025. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 38.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	80.0%	79.6%	55.9%
2020 Black Alone	5.3%	4.1%	26.2%
2020 American Indian/Alaska Native Alone	1.8%	1.3%	0.6%
2020 Asian Alone	0.6%	0.3%	0.2%
2020 Pacific Islander Alone	0.0%	0.1%	0.0%
2020 Other Race	10.0%	12.4%	14.4%
2020 Two or More Races	2.4%	2.2%	2.7%
2020 Hispanic Origin (Any Race)	40.6%	46.7%	47.5%

Persons of Hispanic origin represent 47.5% 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 80.9 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	66	50	54
2000 Households	50	947	5,099
2010 Households	51	922	5,108
2020 Total Households	49	930	5,365
2025 Total Households	49	946	5,519
2000-2010 Annual Rate	0.20%	-0.27%	0.02%
2010-2020 Annual Rate	-0.39%	0.08%	0.48%
2020-2025 Annual Rate	0.00%	0.34%	0.57%
2020 Average Household Size	3.00	2.88	2.92

The household count in this area has changed from 5,108 in 2010 to 5,365 in the current year, a change of 0.48% annually. The five-year projection of households is 5,519, a change of 0.57% annually from the current year total. Average household size is currently 2.92, compared to 2.90 in the year 2010. The number of families in the current year is 3,839 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
Mortgage Income			
2020 Percent of Income for Mortgage	0.0%	8.2%	8.4%
Median Household Income			
2020 Median Household Income	\$50,403	\$45,801	\$39,175
2025 Median Household Income	\$52,023	\$49,567	\$41,694
2020-2025 Annual Rate	0.63%	1.59%	1.25%
Average Household Income			
2020 Average Household Income	\$65,166	\$55,218	\$56,953
2025 Average Household Income	\$68,188	\$60,233	\$61,501
2020-2025 Annual Rate	0.91%	1.75%	1.55%
Per Capita Income			
2020 Per Capita Income	\$21,632	\$19,223	\$19,344
2025 Per Capita Income	\$22,521	\$20,889	\$20,868
2020-2025 Annual Rate	0.81%	1.68%	1.53%

Households by Income

Current median household income is \$39,175 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$41,694 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$56,953 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$61,501 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$19,344 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$20,868 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	0	281	262
2000 Total Housing Units	58	1,129	5,726
2000 Owner Occupied Housing Units	36	707	3,619
2000 Renter Occupied Housing Units	13	240	1,480
2000 Vacant Housing Units	9	182	627
2010 Total Housing Units	66	1,101	5,681
2010 Owner Occupied Housing Units	36	665	3,401
2010 Renter Occupied Housing Units	15	257	1,707
2010 Vacant Housing Units	15	179	573
2020 Total Housing Units	66	1,128	6,011
2020 Owner Occupied Housing Units	32	618	3,236
2020 Renter Occupied Housing Units	17	312	2,130
2020 Vacant Housing Units	17	198	646
2025 Total Housing Units	66	1,145	6,173
2025 Owner Occupied Housing Units	32	631	3,322
2025 Renter Occupied Housing Units	17	315	2,197
2025 Vacant Housing Units	17	199	654

Currently, 53.8% of the 6,011 housing units in the area are owner occupied; 35.4%, renter occupied; and 10.7% 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 5,681 housing units in the area - 59.9% owner occupied, 30.0% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 2.54%. Median home value in the area is \$78,837, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.50% annually to \$89,188.

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.