

# LAND AVAILABLE

109TH & SLIDE, LUBBOCK, TX 79424



## PROPERTY DESCRIPTION

Prime development land with Slide Road frontage in growing southwest Lubbock.

## PROPERTY HIGHLIGHTS

- Approximately 158' of Slide Road frontage
- High-growth area of town
- Zoned C-3
- Large residential areas immediately surrounding the property
- Utilities to the site

## OFFERING SUMMARY

Sale Price:	\$16.00 / SF
Lot Size:	1.38 Acres
Frontage:	158 feet
Depth:	380 feet



**Brice Kelly**

806.368.6554  
BRICE@BRADANDREWSREALTY.COM

8001 Quaker Ave. | Lubbock, TX 79424 | 806.368.6554 | bradandrewsrealty.com

Although the information contained herein has been obtained from sources believed to be reliable, Brad Andrews Realty, LLC and its managers, officers, members, agents, and representatives do not guarantee, warrant, or make any representations as to the accuracy, reliability or completeness or the information. Brad Andrews Realty, LLC assumes no responsibility and shall be held harmless for and against any damages caused by use of the information contained herein. Pricing and availability are subject to withdrawal without notice.

# LAND AVAILABLE

109TH & SLIDE, LUBBOCK, TX 79424



**Brice Kelly**

806.368.6554  
BRICE@BRADANDREWSREALTY.COM

8001 Quaker Ave. | Lubbock, TX 79424 | 806.368.6554 | bradandrewsrealty.com

Although the information contained herein has been obtained from sources believed to be reliable, Brad Andrews Realty, LLC and its managers, officers, members, agents, and representatives do not guarantee, warrant, or make any representations as to the accuracy, reliability or completeness of the information. Brad Andrews Realty, LLC assumes no responsibility and shall be held harmless for and against any damages caused by use of the information contained herein. Pricing and availability are subject to withdrawal without notice.





# Executive Summary

10710 Slide Rd, Lubbock, Texas, 79424  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.49615  
Longitude: -101.92300

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,255	40,087	100,406
2010 Population	6,440	52,994	121,406
2019 Population	9,165	66,002	144,272
2024 Population	10,322	72,286	156,176
2000-2010 Annual Rate	7.06%	2.83%	1.92%
2010-2019 Annual Rate	3.89%	2.40%	1.88%
2019-2024 Annual Rate	2.41%	1.84%	1.60%
2019 Male Population	48.1%	48.1%	48.3%
2019 Female Population	51.9%	51.9%	51.7%
2019 Median Age	39.9	38.6	35.8

In the identified area, the current year population is 144,272. In 2010, the Census count in the area was 121,406. The rate of change since 2010 was 1.88% annually. The five-year projection for the population in the area is 156,176 representing a change of 1.60% annually from 2019 to 2024. Currently, the population is 48.3% male and 51.7% female.

### Median Age

The median age in this area is 39.9, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	88.3%	86.1%	80.7%
2019 Black Alone	1.6%	2.6%	4.7%
2019 American Indian/Alaska Native Alone	0.7%	0.6%	0.7%
2019 Asian Alone	3.6%	3.2%	2.4%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	3.7%	5.2%	8.7%
2019 Two or More Races	2.1%	2.2%	2.8%
2019 Hispanic Origin (Any Race)	17.9%	19.9%	28.6%

Persons of Hispanic origin represent 28.6% of the population in the identified area compared to 18.6% 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 61.3 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	157	122	89
2000 Households	1,190	15,861	40,986
2010 Households	2,498	21,562	49,106
2019 Total Households	3,438	26,226	57,257
2024 Total Households	3,850	28,544	61,671
2000-2010 Annual Rate	7.70%	3.12%	1.82%
2010-2019 Annual Rate	3.51%	2.14%	1.67%
2019-2024 Annual Rate	2.29%	1.71%	1.50%
2019 Average Household Size	2.65	2.51	2.51

The household count in this area has changed from 49,106 in 2010 to 57,257 in the current year, a change of 1.67% annually. The five-year projection of households is 61,671, a change of 1.50% annually from the current year total. Average household size is currently 2.51, compared to 2.46 in the year 2010. The number of families in the current year is 37,563 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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

10710 Slide Rd, Lubbock, Texas, 79424  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.49615  
Longitude: -101.92300

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	12.7%	13.0%	14.7%
<b>Median Household Income</b>			
2019 Median Household Income	\$98,023	\$79,367	\$59,466
2024 Median Household Income	\$103,126	\$87,807	\$68,626
2019-2024 Annual Rate	1.02%	2.04%	2.91%
<b>Average Household Income</b>			
2019 Average Household Income	\$118,506	\$99,583	\$80,933
2024 Average Household Income	\$127,820	\$112,224	\$92,582
2019-2024 Annual Rate	1.52%	2.42%	2.73%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$45,028	\$39,707	\$32,150
2024 Per Capita Income	\$48,349	\$44,468	\$36,598
2019-2024 Annual Rate	1.43%	2.29%	2.63%

### Households by Income

Current median household income is \$59,466 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$68,626 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$80,933 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$92,582 in five years, compared to \$99,638 for all U.S. households

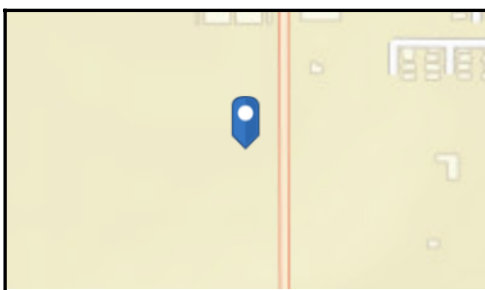
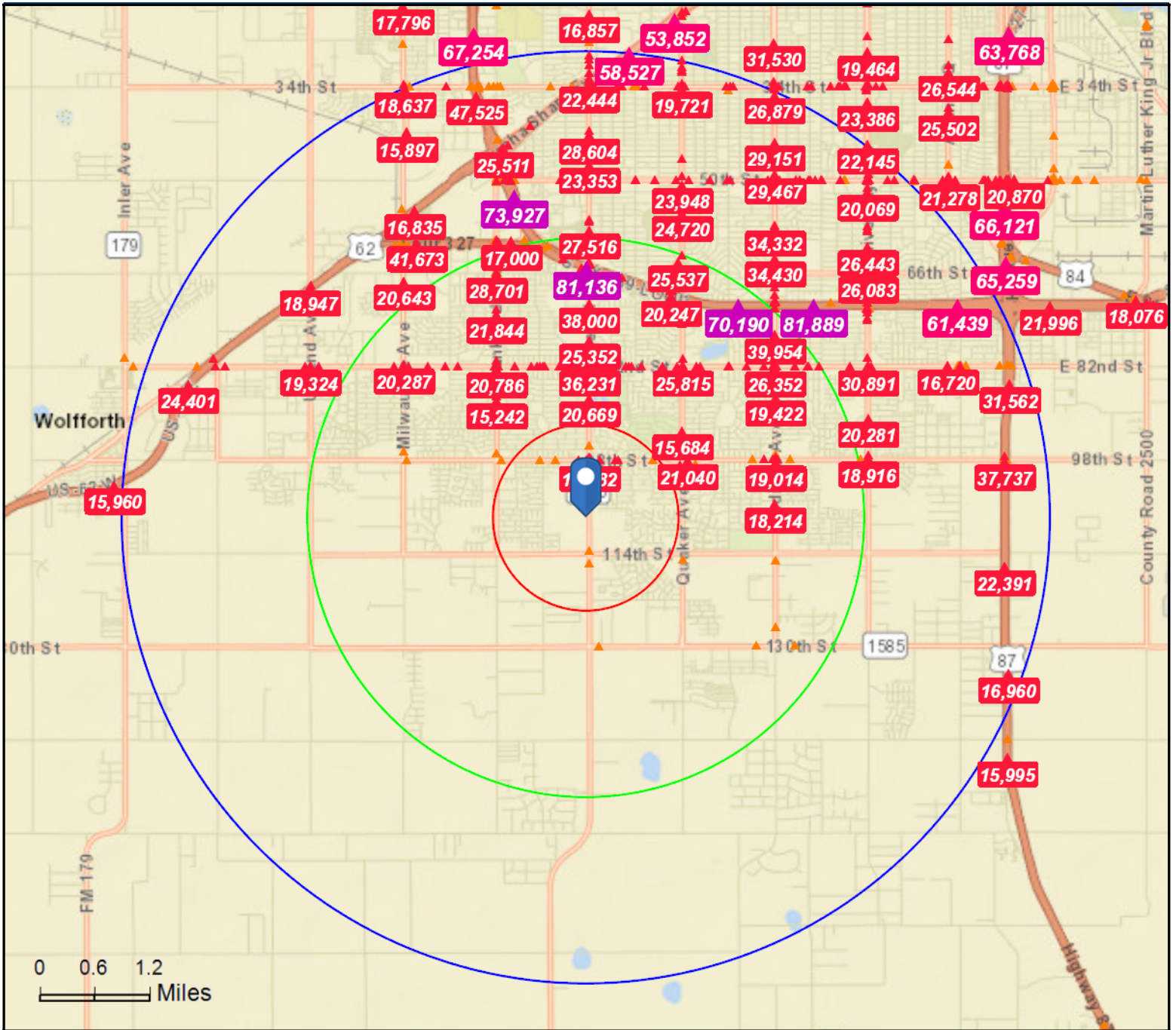
Current per capita income is \$32,150 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$36,598 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	156	154	139
2000 Total Housing Units	1,257	16,594	43,265
2000 Owner Occupied Housing Units	1,016	11,521	26,156
2000 Renter Occupied Housing Units	173	4,340	14,831
2000 Vacant Housing Units	68	733	2,278
2010 Total Housing Units	2,627	22,578	52,189
2010 Owner Occupied Housing Units	2,208	16,029	31,752
2010 Renter Occupied Housing Units	290	5,533	17,354
2010 Vacant Housing Units	129	1,016	3,083
2019 Total Housing Units	3,581	27,255	60,318
2019 Owner Occupied Housing Units	2,897	18,338	33,674
2019 Renter Occupied Housing Units	540	7,888	23,584
2019 Vacant Housing Units	143	1,029	3,061
2024 Total Housing Units	4,002	29,600	64,808
2024 Owner Occupied Housing Units	3,256	20,026	36,400
2024 Renter Occupied Housing Units	595	8,518	25,271
2024 Vacant Housing Units	152	1,056	3,137

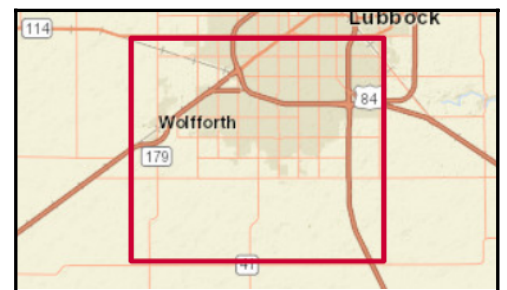
Currently, 55.8% of the 60,318 housing units in the area are owner occupied; 39.1%, renter occupied; and 5.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 52,189 housing units in the area - 60.8% owner occupied, 33.3% renter occupied, and 5.9% vacant. The annual rate of change in housing units since 2010 is 6.65%. Median home value in the area is \$179,044, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.53% annually to \$202,850.

**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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



- 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: ©2019 Kalibrate Technologies (Q3 2019).



## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### 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.

**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.

**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.

<b>Brad Andrews Realty, LLC</b>	<b>453663</b>	<b>info@bradandrewsrealty.com</b>	<b>(806)368-6554</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Bradley Andrews</b>	<b>453663</b>	<b>brad@bradandrewsrealty.com</b>	<b>(806)368-6554</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Bradley Andrews</b>	<b>453663</b>	<b>brad@bradandrewsrealty.com</b>	<b>(806)368-6554</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Brice Kelly</b>	<b>643555</b>	<b>brice@bradandrewsrealty.com</b>	<b>(806) 368- 6554</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date