THE
POWELL GROUP
The Experts in Real Estate & Business Brokerage

3620 I-27, Lubbock, Texas 79404

Murphy BUSINESS SALES
Excellence in Business Transactions

KW COMMERCIAL

Commercial Office Building I-27 Frontage for LEASE

LEASE PRICE: $3,500 + NNN

PRESENTED BY:

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Commercial Broker
Business Broker
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KW Commercial | Lubbock
The Powell Group
10210 Quaker Avenue
Lubbock, TX 79424

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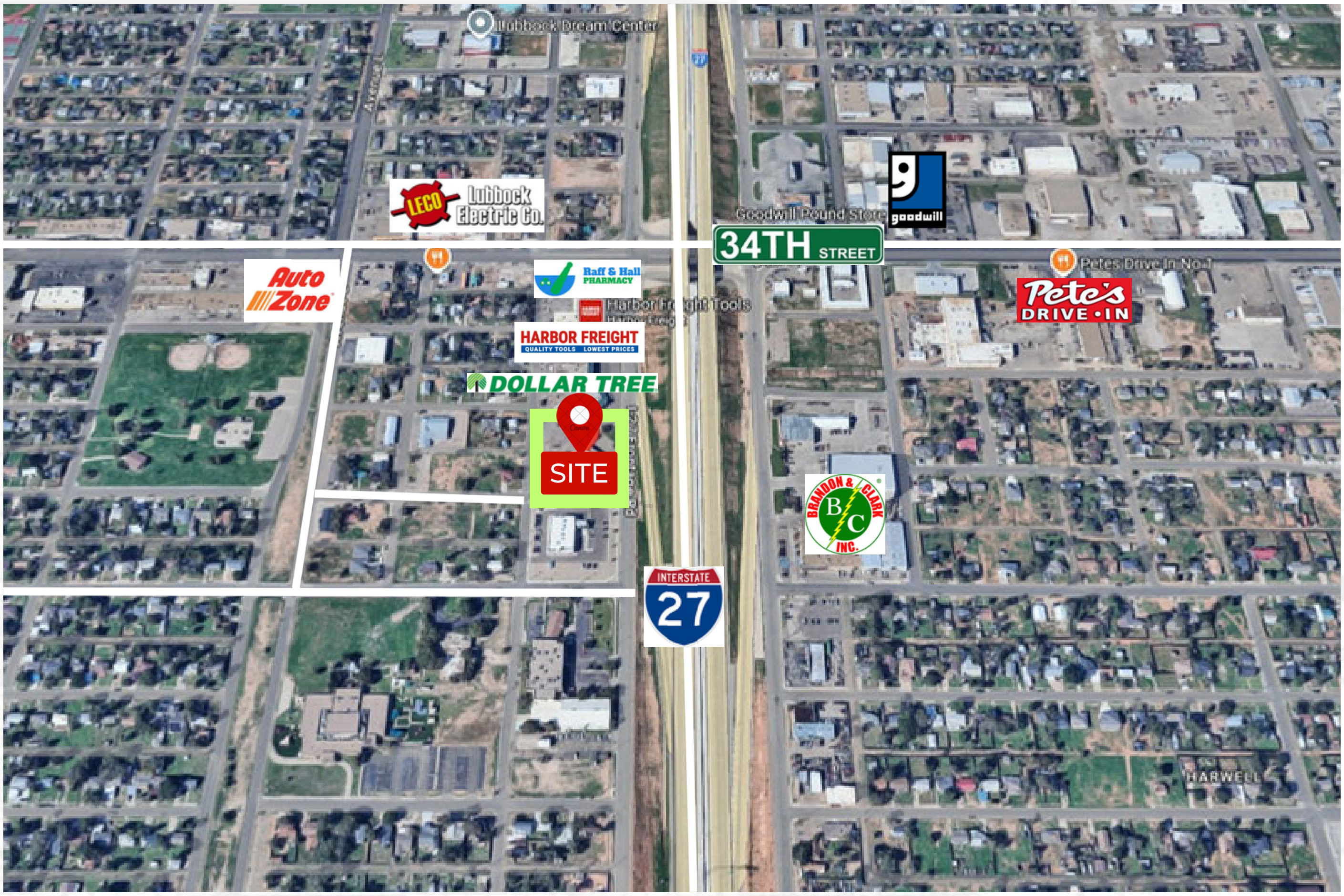
Property Summary



Property Summary

Address:	3620 I-27 Lubbock, TX 79404
Built:	1995
Building Size:	4,734 SF
Lot Size:	.83 AC
Zoning:	HC
Parking:	40 spaces
Price:	$3,500/MO + NNN
Type:	Office/Retail

Property Highlights

- I-27 High Visibility
- High Traffic Count
- Freestanding Office Building with ample Parking

Property Overview

Formerly a medical office, this freestanding commercial building along I-27 frontage road, is now available for lease.

Currently arranged for medical and therapeutic facility needs, this property has a large waiting area and reception space, multiple ADA restrooms, exam rooms with sinks, private office spaces, nurses stations, an x-ray room, and ample designated parking. An ideal location for trades or those looking to take advantage of accessibility and visibility with the I-27 corridor frontage.

Lubbock is well recognized as the Hub of the south plains and is the region’s top medical area, making it an attractive location for business growth and development.

Photos

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Site Plan

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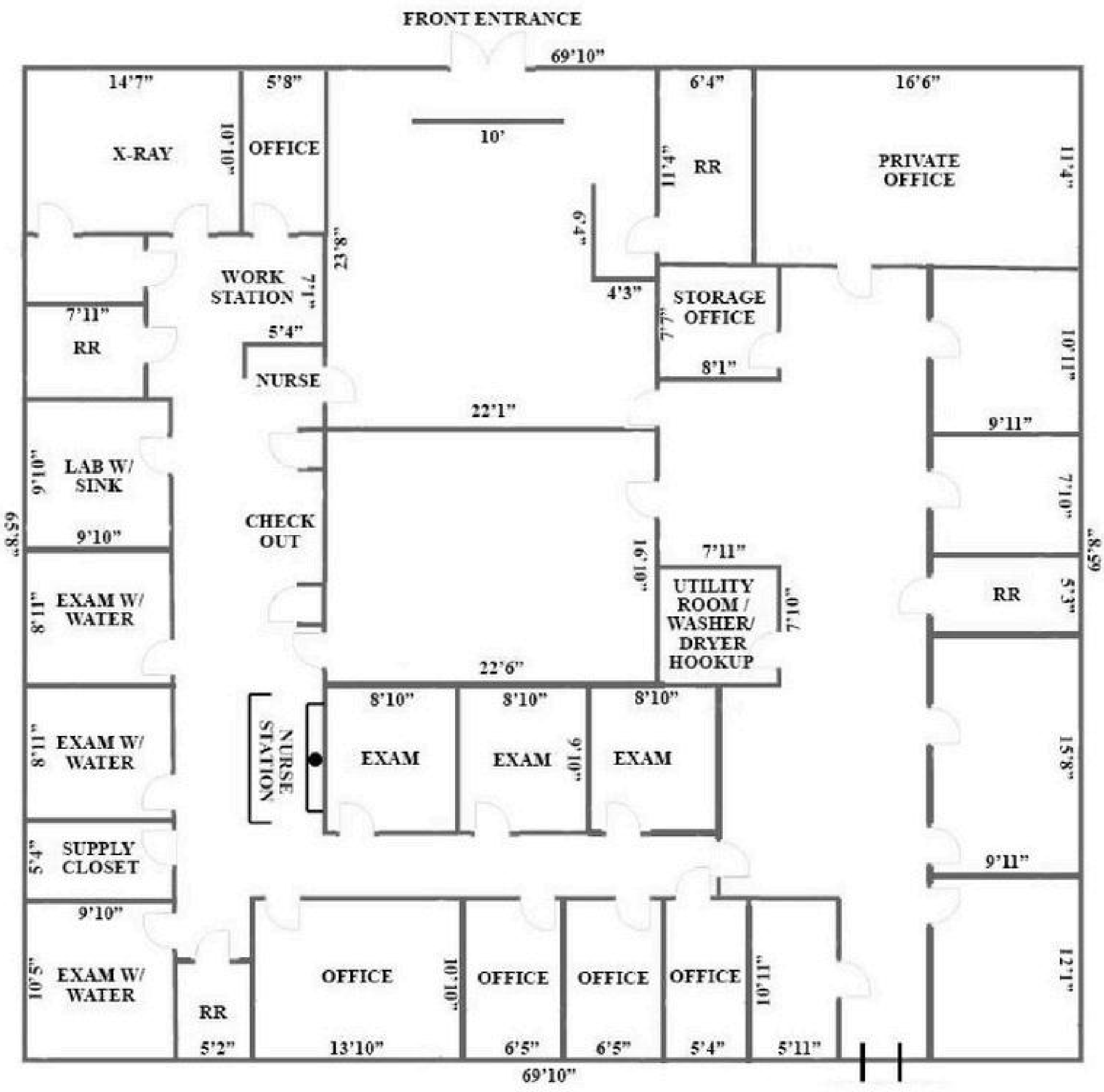

3620 I-27, Lubbock, TX 79404

Location Maps

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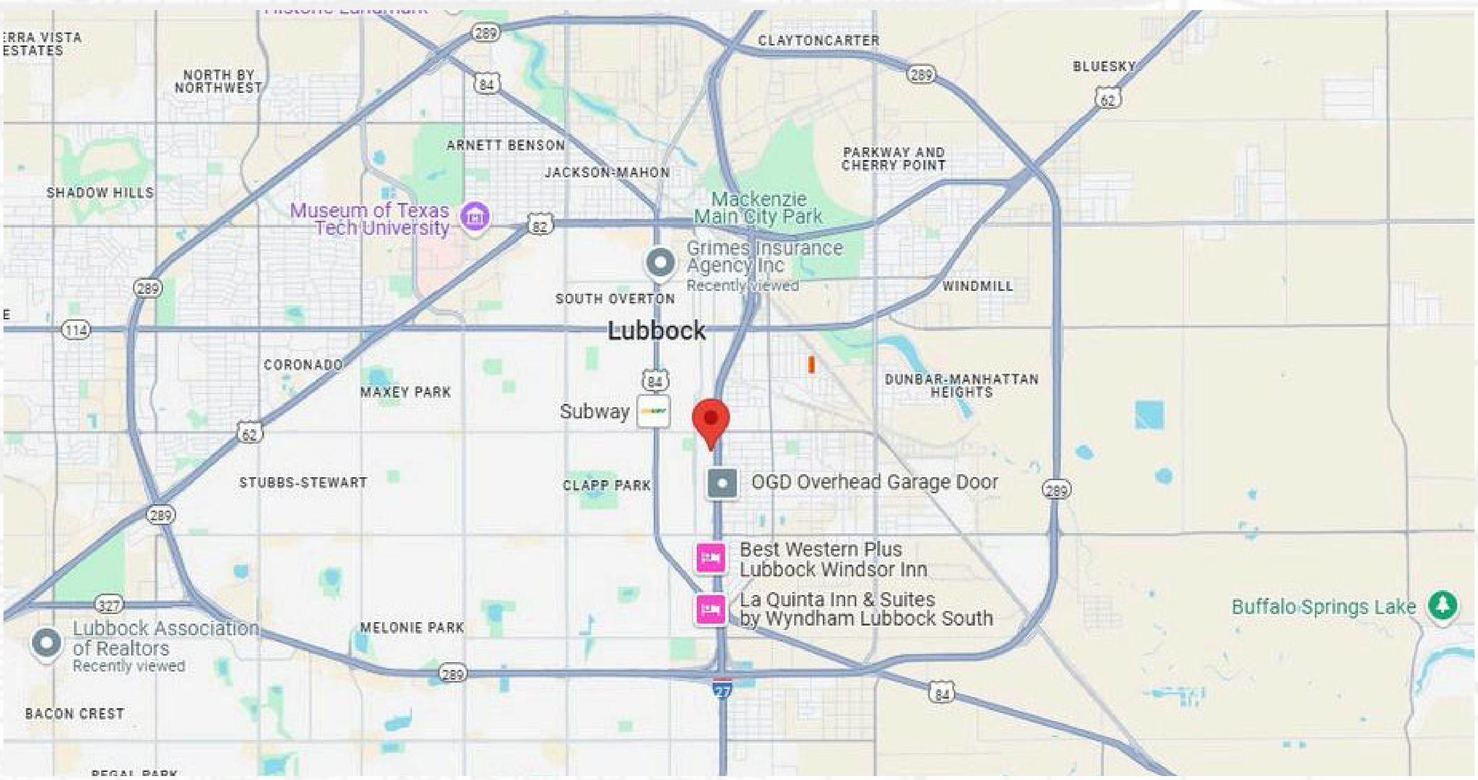

3620 Interstate 27, Lubbock, Texas, 79404 3
3620 Interstate 27, Lubbock, Texas, 79404
Rings: 1, 5, 10 mile radii

Prepared by Esri
Latitude: 33.56097
Longitude: -101.84606

	1 mile	5 miles	10 miles
2024 Households by Income			
Household Income Base	3,601	63,337	115,491
<$15,000	16.8%	15.3%	12.3%
$15,000 - $24,999	19.1%	9.9%	8.2%
$25,000 - $34,999	15.9%	9.9%	8.2%
$35,000 - $49,999	12.9%	13.3%	11.5%
$50,000 - $74,999	16.0%	15.8%	15.2%
$75,000 - $99,999	12.1%	13.3%	14.2%
$100,000 - $149,999	4.3%	12.0%	14.7%
$150,000 - $199,999	2.2%	4.7%	6.3%
$200,000+	0.6%	5.7%	9.3%
Average Household Income	$47,914	$76,697	$93,544
2029 Households by Income			
Household Income Base	3,739	65,865	121,438
<$15,000	15.9%	13.9%	10.9%
$15,000 - $24,999	15.6%	7.8%	6.3%
$25,000 - $34,999	14.9%	8.9%	7.1%
$35,000 - $49,999	12.4%	12.1%	10.3%
$50,000 - $74,999	17.2%	15.9%	14.9%
$75,000 - $99,999	14.3%	14.4%	14.9%
$100,000 - $149,999	5.4%	13.7%	16.0%
$150,000 - $199,999	3.6%	6.4%	8.3%
$200,000+	0.8%	6.8%	11.3%
Average Household Income	$55,544	$88,430	$108,257
2024 Owner Occupied Housing Units by Value			
Total	1,677	30,454	62,269
<$50,000	28.1%	9.3%	6.4%
$50,000 - $99,999	39.2%	13.7%	8.2%
$100,000 - $149,999	15.7%	16.2%	11.4%
$150,000 - $199,999	4.7%	16.9%	15.2%
$200,000 - $249,999	5.1%	13.8%	15.5%
$250,000 - $299,999	3.0%	10.0%	13.5%
$300,000 - $399,999	0.4%	7.5%	11.4%
$400,000 - $499,999	0.8%	5.0%	7.6%
$500,000 - $749,999	1.8%	3.9%	6.2%
$750,000 - $999,999	0.7%	2.1%	3.0%
$1,000,000 - $1,499,999	0.4%	1.2%	1.1%
$1,500,000 - $1,999,999	0.0%	0.0%	0.0%
$2,000,000 +	0.2%	0.5%	0.5%
Average Home Value	$115,042	$237,787	$284,484
2029 Owner Occupied Housing Units by Value			
Total	1,849	32,861	67,266
<$50,000	21.4%	7.0%	3.7%
$50,000 - $99,999	20.9%	6.8%	3.7%
$100,000 - $149,999	19.2%	7.4%	4.9%
$150,000 - $199,999	6.5%	11.7%	8.9%
$200,000 - $249,999	13.9%	14.0%	13.4%
$250,000 - $299,999	5.2%	14.8%	15.5%
$300,000 - $399,999	1.0%	12.4%	15.7%
$400,000 - $499,999	1.8%	10.7%	12.9%
$500,000 - $749,999	6.2%	7.4%	12.0%
$750,000 - $999,999	1.9%	4.6%	6.2%
$1,000,000 - $1,499,999	1.5%	2.3%	2.1%
$1,500,000 - $1,999,999	0.0%	0.0%	0.0%
$2,000,000 +	0.6%	0.9%	0.9%
Average Home Value	$200,905	$336,408	$387,620

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 26, 2024

3620 Interstate 27, Lubbock, Texas, 79404 3
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Rings: 1, 5, 10 mile radii

Prepared by Esri
Latitude: 33.56097
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	1 mile	5 miles	10 miles
2024 Employed Population 16+ by Industry			
Total	4,621	78,472	145,307
Agriculture/Mining	1.0%	1.4%	2.0%
Construction	6.8%	6.9%	6.9%
Manufacturing	4.9%	5.5%	5.0%
Wholesale Trade	2.4%	2.4%	2.8%
Retail Trade	11.6%	11.8%	11.9%
Transportation/Utilities	4.0%	4.5%	4.5%
Information	3.6%	2.1%	1.9%
Finance/Insurance/Real Estate	5.9%	5.7%	7.0%
Services	57.4%	55.4%	53.7%
Public Administration	2.4%	4.2%	4.3%
2024 Employed Population 16+ by Occupation			
Total	4,623	78,471	145,308
White Collar	36.1%	57.1%	62.4%
Management/Business/Financial	12.9%	12.7%	16.0%
Professional	7.9%	23.8%	25.5%
Sales	6.4%	9.3%	9.9%
Administrative Support	8.9%	11.3%	11.0%
Services	34.3%	21.8%	18.2%
Blue Collar	29.6%	21.1%	19.4%
Farming/Forestry/Fishing	0.0%	0.2%	0.2%
Construction/Extraction	5.9%	5.3%	5.0%
Installation/Maintenance/Repair	5.9%	3.1%	3.1%
Production	5.6%	4.9%	3.9%
Transportation/Material Moving	12.2%	7.6%	7.1%
2020 Households by Type			
Total	3,545	62,028	109,539
Married Couple Households	32.6%	35.5%	41.7%
With Own Children <18	12.8%	13.3%	16.7%
Without Own Children <18	19.8%	22.2%	25.0%
Cohabitating Couple Households	10.0%	7.9%	7.1%
With Own Children <18	3.6%	2.9%	2.6%
Without Own Children <18	6.5%	5.0%	4.6%
Male Householder, No Spouse/Partner	24.4%	24.0%	21.3%
Living Alone	14.1%	15.1%	13.8%
65 Years and over	3.4%	3.3%	3.0%
With Own Children <18	2.8%	1.7%	1.6%
Without Own Children <18, With Relatives	4.9%	3.2%	2.8%
No Relatives Present	2.5%	3.9%	3.1%
Female Householder, No Spouse/Partner	33.0%	32.7%	29.9%
Living Alone	13.3%	15.8%	15.4%
65 Years and over	4.8%	6.7%	6.4%
With Own Children <18	8.7%	6.7%	6.1%
Without Own Children <18, With Relatives	9.6%	7.4%	6.2%
No Relatives Present	1.4%	2.7%	2.2%
2020 Households by Size			
Total	3,545	62,028	109,539
1 Person Household	27.4%	30.9%	29.2%
2 Person Household	28.5%	31.9%	32.5%
3 Person Household	17.4%	15.9%	15.7%
4 Person Household	13.7%	12.0%	13.0%
5 Person Household	7.3%	5.7%	6.0%
6 Person Household	3.3%	2.3%	2.3%
7 + Person Household	2.4%	1.4%	1.3%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 26, 2024

Community Profile

3620 Interstate 27, Lubbock, Texas, 79404 3
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Rings: 1, 5, 10 mile radii

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	1 mile	5 miles	10 miles
Top 3 Tapestry Segments			
1.	Forging Opportunity (7D)	College Towns (14B)	College Towns (14B)
2.	Hometown Heritage (8G)	Traditional Living (12B)	Up and Coming Families (7A)
3.	Emerald City (8B)	Old and Newcomers (8F)	Old and Newcomers (8F)
2024 Consumer Spending			
Apparel & Services: Total $	$4,052,615	$110,638,168	$241,332,640
Average Spent	$1,125.41	$1,746.46	$2,089.39
Spending Potential Index	47	73	88
Education: Total $	$2,220,638	$75,292,840	$164,179,783
Average Spent	$616.67	$1,188.52	$1,421.42
Spending Potential Index	36	69	82
Entertainment/Recreation: Total $	$6,148,603	$174,584,007	$389,856,414
Average Spent	$1,707.47	$2,755.86	$3,375.26
Spending Potential Index	42	67	83
Food at Home: Total $	$11,885,378	$326,682,300	$712,993,855
Average Spent	$3,300.58	$5,156.78	$6,172.89
Spending Potential Index	45	71	85
Food Away from Home: Total $	$6,692,940	$178,932,110	$394,004,581
Average Spent	$1,858.63	$2,824.50	$3,411.18
Spending Potential Index	48	73	88
Health Care: Total $	$12,602,541	$334,977,495	$738,944,357
Average Spent	$3,499.73	$5,287.73	$6,397.57
Spending Potential Index	46	69	83
HH Furnishings & Equipment: Total $	$5,010,613	$139,006,546	$308,864,859
Average Spent	$1,391.45	$2,194.26	$2,674.06
Spending Potential Index	44	69	85
Personal Care Products & Services: Total $	$1,577,281	$44,267,249	$97,262,462
Average Spent	$438.01	$698.77	$842.07
Spending Potential Index	44	70	85
Shelter: Total $	$40,852,218	$1,159,471,615	$2,555,721,548
Average Spent	$11,344.69	$18,302.63	$22,126.69
Spending Potential Index	43	69	83
Support Payments/Cash Contributions/Gifts in Kind: Total $	$5,731,884	$146,635,421	$333,755,620
Average Spent	$1,591.75	$2,314.69	$2,889.56
Spending Potential Index	45	66	82
Travel: Total $	$4,118,908	$123,944,405	$280,218,854
Average Spent	$1,143.82	$1,956.50	$2,426.05
Spending Potential Index	38	64	80
Vehicle Maintenance & Repairs: Total $	$2,488,221	$67,631,398	$148,368,807
Average Spent	$690.98	$1,067.58	$1,284.53
Spending Potential Index	47	72	87

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.
Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 26, 2024

Household Budget Expenditures

3620 Interstate 27, Lubbock, Texas, 79404 3
3620 Interstate 27, Lubbock, Texas, 79404
Ring: 10 mile radius

Prepared by Esri
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Demographic Summary	2024	2029
Population	294,999	305,025
Households	115,504	121,451
Average Household Size	2.46	2.42
Families	68,593	71,537
Median Age	33.0	34.2
Median Household Income	$64,074	$75,698

	Spending Potential Index	Average Amount Spent	Total	Percent
Total Expenditures	84	$82,850.86	$9,569,605,727	100.0%
Food	86	$9,584.07	$1,106,998,436	11.6%
Food at Home	85	$6,172.89	$712,993,855	7.5%
Food Away from Home	88	$3,411.18	$394,004,581	4.1%
Alcoholic Beverages	83	$543.75	$62,805,615	0.7%
Housing	84	$27,267.66	$3,149,524,367	32.9%
Shelter	83	$22,126.69	$2,555,721,548	26.7%
Utilities, Fuel and Public Services	86	$5,140.97	$593,802,818	6.2%
Household Operations	82	$2,287.15	$264,174,721	2.8%
Housekeeping Supplies	85	$766.13	$88,491,525	0.9%
Household Furnishings and Equipment	85	$2,674.06	$308,864,859	3.2%
Apparel and Services	88	$2,089.39	$241,332,640	2.5%
Transportation	87	$9,699.93	$1,120,380,677	11.7%
Travel	80	$2,426.05	$280,218,854	2.9%
Health Care	83	$6,397.57	$738,944,357	7.7%
Entertainment and Recreation	83	$3,375.26	$389,856,414	4.1%
Personal Care Products & Services	85	$842.07	$97,262,462	1.0%
Education	82	$1,421.42	$164,179,783	1.7%
Smoking Products	94	$438.49	$50,646,920	0.5%
Lotteries & Pari-mutuel Losses	84	$58.29	$6,733,297	0.1%
Legal Fees	81	$181.64	$20,980,259	0.2%
Funeral Expenses	86	$113.95	$13,161,991	0.1%
Safe Deposit Box Rentals	82	$3.90	$450,280	0.0%
Checking Account/Banking Service Charges	95	$31.88	$3,682,743	0.0%
Cemetery Lots/Vaults/Maintenance Fees	86	$18.66	$2,155,249	0.0%
Accounting Fees	74	$93.10	$10,753,555	0.1%
Miscellaneous Personal Services/Advertising/Fines	89	$56.27	$6,499,231	0.1%
Occupational Expenses	76	$58.40	$6,745,312	0.1%
Expenses for Other Properties	71	$87.86	$10,147,876	0.1%
Credit Card Membership Fees	80	$12.93	$1,493,776	0.0%
Shopping Club Membership Fees	87	$69.33	$8,007,474	0.1%
Support Payments/Cash Contributions/Gifts in Kind	82	$2,889.56	$333,755,620	3.5%
Life/Other Insurance	80	$540.52	$62,432,219	0.7%
Pensions and Social Security	82	$8,683.12	$1,002,935,208	10.5%

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.
Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

November 26, 2024

THE SCIENCE OF WHERE®

Traffic Count Map

3620 Interstate 27, Lubbock, Texas, 79404
Rings: 1, 3, 5 mile radii

Prepared by Esri
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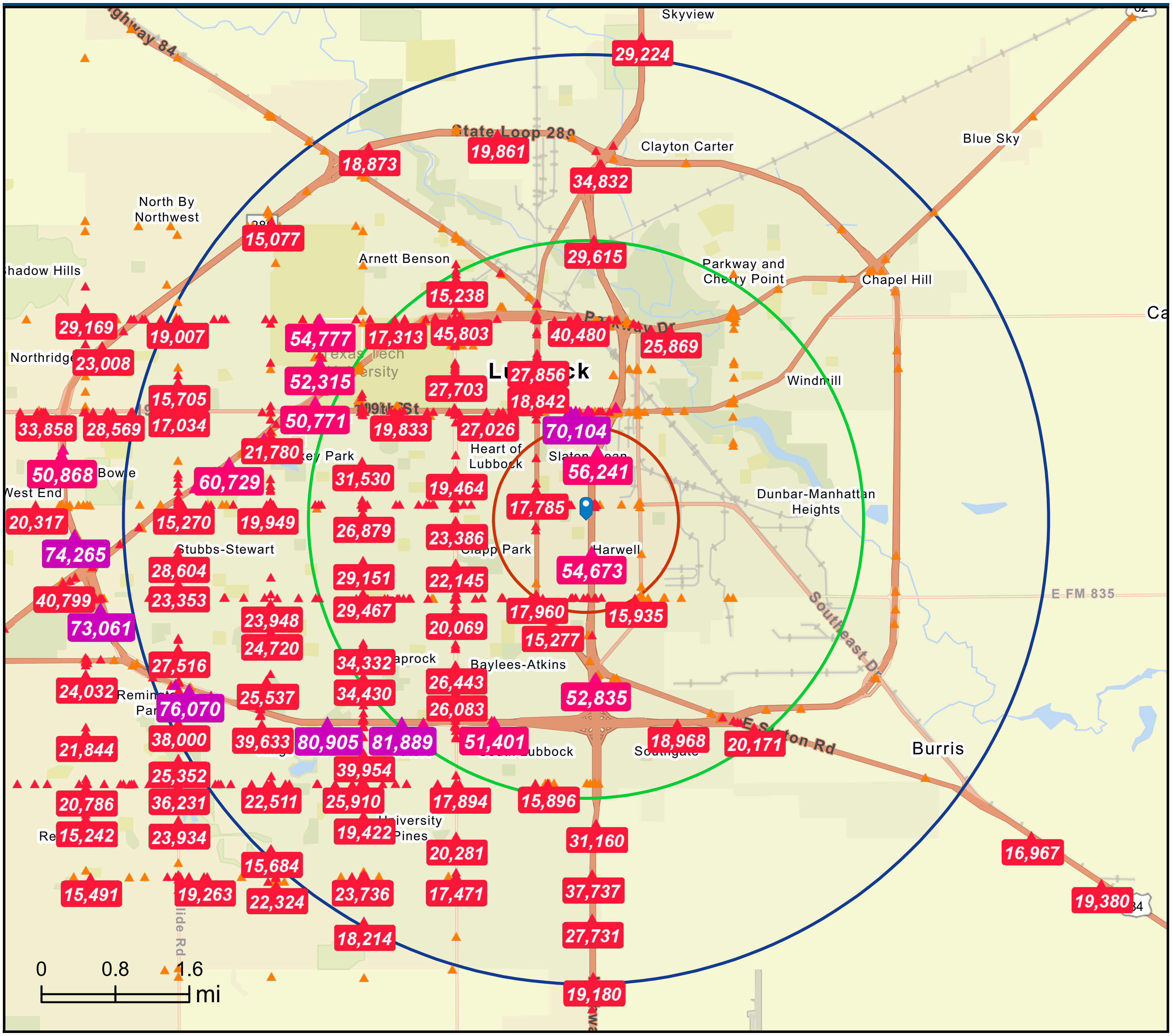
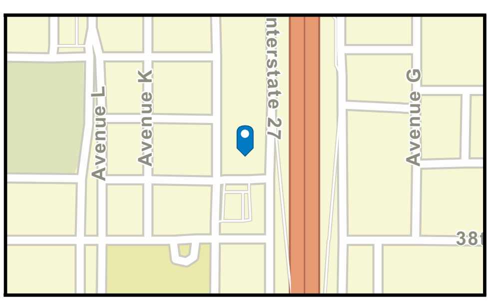
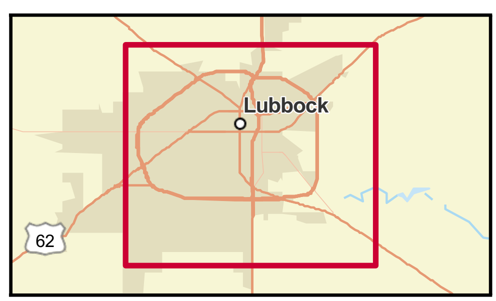




Average Daily Traffic Volume

- ▲ 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: ©2024 Kalibrate Technologies (Q2 2024).

November 07, 2024

About Lubbock

Lubbock, Texas, located on the Llano Estacado, is a thriving, dynamic city with a population of 318,679 (MSA). Ranked the 10th largest city in Texas, Lubbock is the second largest city west of Interstate 35 and boasts a projected annual growth rate of 3% through 2028. The city's central location in the Texas High Plains places it at the crossroads of economic, healthcare, and educational influence, making it a key hub for the region. With a youthful median age of 30 years and an average income of $82,415, Lubbock offers a workforce that is both skilled and eager to grow. The region's labor force is diverse and includes industries such as healthcare, agriculture, manufacturing, education, and retail.

Lubbock's economy is one of the most diverse in Texas, supporting multiple industries that contribute to its expanding growth. Texas Tech University and its associated Health Sciences campus serve as major employers, along with Covenant Health System, Lubbock ISD, and United Supermarkets. With over 55,000 college students and nearly 15,000 graduates entering the workforce annually, Lubbock remains a prime destination for businesses seeking both talent and economic stability.

The city has earned recognition as one of the best places in the U.S. to start a small business, backed by the success of Texas Tech's Innovation Hub, which has supported over 100,000 innovators and entrepreneurs since its inception. The availability of qualified workers, coupled with an affordable cost of living and a favorable business climate, makes Lubbock an attractive option for commercial property buyers and leasers.

Several major developments are currently underway, including Leprino Foods, which will create 600 new jobs upon its opening in January 2025, and expansions by XFab, WL Plastics, and DuraLine, among others. With these developments comes increased demand for commercial real estate, offering opportunities in both industrial and retail sectors.

The city's well-developed transportation infrastructure, including the Lubbock Preston Smith International Airport, provides easy access to national and international markets. With more than 60 daily commercial arrivals and departures, Lubbock is a strategic location for businesses looking to expand their reach. Additionally, Lubbock is serviced by major highways and railroads, solidifying its position as a logistics hub for West Texas and Eastern New Mexico.

About Lubbock

Lubbock's Vibrant Quality of Life

While Lubbock is a business-friendly city, it also offers a lifestyle that attracts families, young professionals, and retirees alike. Recognized as a top city for work-life balance, it provides an exceptional environment for both living and working. Its diverse cultural scene is highlighted by the Buddy Holly Hall of Performing Arts and Sciences, the First Friday Art Trail, and a growing craft beer and wine industry with six award-winning wineries located near the city.

The city's commitment to affordable living and below-average cost of housing make Lubbock an attractive destination for families and individuals seeking a high quality of life. Recent rankings place Lubbock among the top 10 cities in the U.S. for raising a family. The presence of four universities and a robust community college system ensures a continuous supply of educated and skilled workers.

The city is also known for its scenic outdoor spaces, including Ransom Canyon, Buffalo Springs Lake, and several parks and bike lanes throughout the city, making it an ideal location for individuals seeking both urban amenities and outdoor adventures. With over 265 days of sunshine annually, Lubbock's arid climate is perfect for year-round outdoor activities, from hiking and biking to stand-up paddleboarding.

A Community on the Rise

Lubbock is experiencing rapid growth and transformation, with the city's population increasing yearly. The combination of its strategic location, affordable living, thriving economy, and vibrant lifestyle has made it a destination for people seeking opportunities and an excellent quality of life. Whether you are looking to invest in commercial real estate, start a business, or raise a family, Lubbock offers a uniquely larger-than-life experience that continues to attract new residents and businesses.

Lubbock is not just a place to do business—it's a place to live, work, and thrive. With a supportive community, a growing economy, and ample opportunities for business and personal growth, Lubbock is poised for continued success. Join the thousands who are moving to this vibrant city each year and become part of its exciting future.

Information About Brokerage Services

Texas law requires all real estate license holders 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.

Keller Williams Realty	0494693	klrw238@kw.com	806-771-7710
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Pamela Titzell	0465722	pamtitzell@kw.com	806-771-7710
Designated Broker of Firm	License No.	Email	Phone
Pamela Titzell	0465722	pamelatitzell@kw.com	806-771-7710
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Powell	0257988	lubbockcommercial@gmail.com	806-239-0804
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date