

# PROPERTY NEAR TTU FOR SALE

2112 Broadway Avenue, Lubbock, TX 79401



|                        |  |
|------------------------|--|
| <b>FOR SALE PRICE:</b> | \$295,000  |
| <b>LEASE PRICE:</b>    | \$2,000.00 / Month MG  |
| <b>BUILDING SIZE:</b>  | 3,414 SF Total<br>2,750 SF - 1st Floor<br>664 SF - 2nd Floor |
| <b>BUILDING CLASS:</b> | B  |
| <b>CROSS STREETS:</b>  | Broadway Ave<br>Avenue V                                     |

## PROPERTY OVERVIEW

Located at 2112 Broadway Ave., Lubbock, TX, approx. 3 1/2 blocks from Texas Tech University. Located directly across the street from the First Baptist Church east parking lot. Behind the property is new student housing. Adjacent to the property are several garden offices; churches; law firms; The Women's Club; Fuzzy's Tacos; retail; and various TTU student and downtown related businesses.

3,414 SF Office Building or Special Use Facility currently being occupied by The Unity Church of Lubbock. A two-story property with 2,750 SF on the 1st floor consisting of a "great" room with stage, kitchen, two restrooms, three offices with sitting area and storage. The 2nd floor has approx. 664 SF with a large 32' x 18' room and large walk-in storage closet.

## PROPERTY FEATURES

- Within walking distance to TTU and retail
- Easy access to University Ave. and downtown Lubbock
- Office or Special Use Facility

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

**LEIGH ANNE WIKLE, CCIM**  
Commercial Agent  
806.577.5986  
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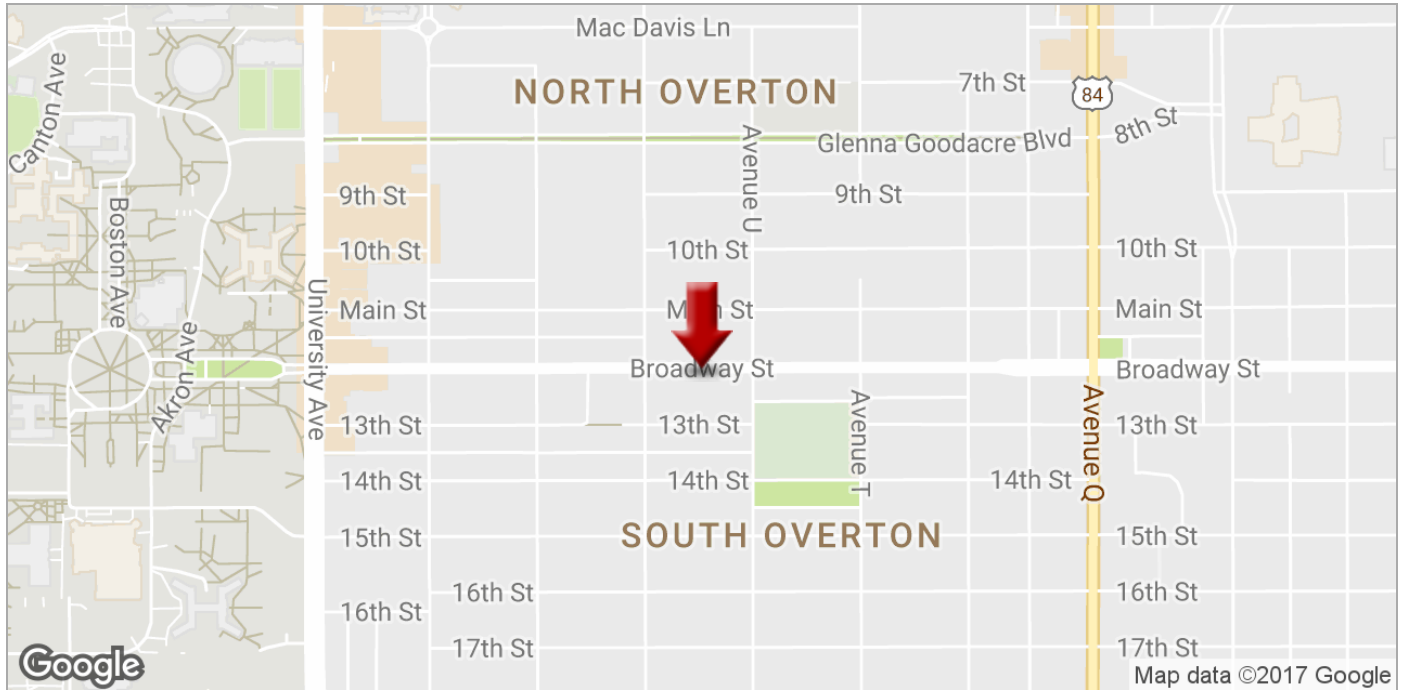
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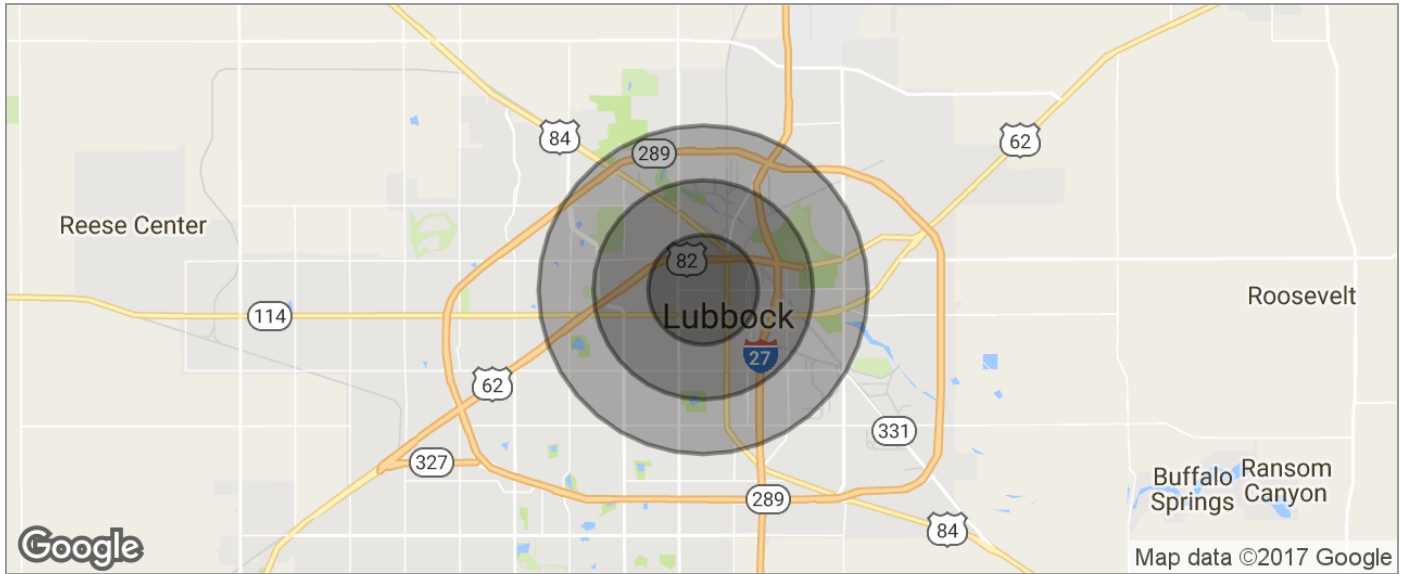
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| <b>POPULATION</b>              | <b>1 MILE</b> | <b>2 MILES</b> | <b>3 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| TOTAL POPULATION               | 12,387        | 39,842         | 74,140         |
| MEDIAN AGE                     | 25.4          | 26.0           | 27.0           |
| MEDIAN AGE (MALE)              | 25.4          | 25.7           | 25.9           |
| MEDIAN AGE (FEMALE)            | 26.1          | 26.4           | 28.2           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>2 MILES</b> | <b>3 MILES</b> |
| TOTAL HOUSEHOLDS               | 4,989         | 14,694         | 26,101         |
| # OF PERSONS PER HH            | 2.5           | 2.7            | 2.8            |
| AVERAGE HH INCOME              | \$29,783      | \$36,126       | \$38,759       |
| AVERAGE HOUSE VALUE            | \$115,885     | \$129,094      | \$123,869      |
| <b>RACE</b>                    | <b>1 MILE</b> | <b>2 MILES</b> | <b>3 MILES</b> |
| % WHITE                        | 77.8%         | 73.3%          | 71.5%          |
| % BLACK                        | 6.8%          | 6.9%           | 9.6%           |
| % ASIAN                        | 2.6%          | 3.5%           | 2.3%           |
| % HAWAIIAN                     | 0.1%          | 0.2%           | 0.2%           |
| % INDIAN                       | 1.4%          | 1.2%           | 0.9%           |
| % OTHER                        | 8.4%          | 12.0%          | 12.5%          |
| <b>ETHNICITY</b>               | <b>1 MILE</b> | <b>2 MILES</b> | <b>3 MILES</b> |
| % HISPANIC                     | 36.2%         | 44.8%          | 43.8%          |

\* Demographic data derived from 2010 US Census

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