Kohl's Plaza

3307 98TH ST., LUBBOCK, TX 79423

PROPERTY DESCRIPTION

Retail space available in the Kohl's & Big Lots-anchored center. Property has great access and visibility from both 98th St. and Indiana Ave. Other notable tenants include Pizza Hut, Edward Jones and Jack & Jill Donuts.

PROPERTY HIGHLIGHTS

- Big box anchored
- Desirable Co-tenants
- Easy access from both cross streets
- Great visibility
- Outparcel space available

OFFERING SUMMARY

Lease Rate:	$16.00 - 18.00 SF/yr (NNN)
Number of Units:	3
Available SF:	1,203 - 5,100 SF
Lot Size:	12.68 Acres
Building Size:	96,577 SF

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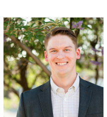
BRAD ANDREWS
REALTY

Kohl's Plaza

3307 98TH ST., LUBBOCK, TX 79423



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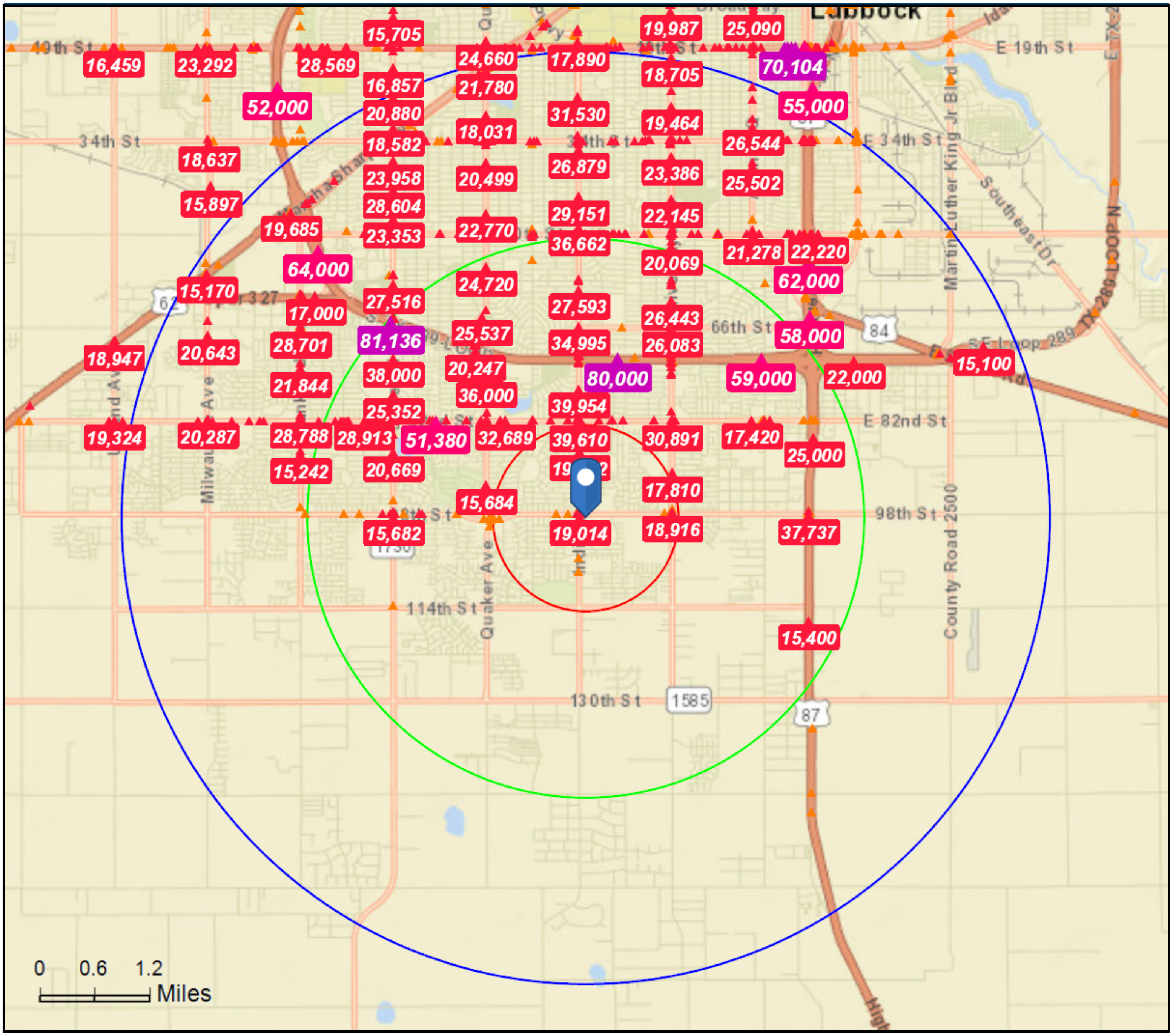
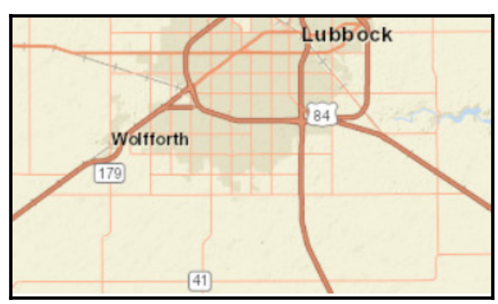
Traffic Count Map

3201-3399 98th St, Lubbock, Texas, 79423
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.50449
Longitude: -101.88642



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 (Q1 2019).

August 01, 2019

Executive Summary

3201-3399 98th St, Lubbock, Texas, 79423
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.50449
Longitude: -101.88642

	1 mile	3 miles	5 miles
Population			
2000 Population	8,603	54,354	125,945
2010 Population	11,255	65,420	145,503
2019 Population	13,073	76,127	167,599
2024 Population	14,224	81,717	179,397
2000-2010 Annual Rate	2.72%	1.87%	1.45%
2010-2019 Annual Rate	1.63%	1.65%	1.54%
2019-2024 Annual Rate	1.70%	1.43%	1.37%
2019 Male Population	48.1%	48.1%	48.7%
2019 Female Population	51.9%	51.9%	51.3%
2019 Median Age	37.9	37.9	34.8

In the identified area, the current year population is 167,599. In 2010, the Census count in the area was 145,503. The rate of change since 2010 was 1.54% annually. The five-year projection for the population in the area is 179,397 representing a change of 1.37% annually from 2019 to 2024. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 37.9, compared to U.S. median age of 38.5.

	1 mile	3 miles	5 miles
Race and Ethnicity			
2019 White Alone	84.7%	81.8%	78.1%
2019 Black Alone	4.0%	4.4%	5.5%
2019 American Indian/Alaska Native Alone	0.6%	0.6%	0.8%
2019 Asian Alone	1.7%	2.2%	2.1%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	6.7%	8.2%	10.6%
2019 Two or More Races	2.2%	2.6%	2.9%
2019 Hispanic Origin (Any Race)	25.0%	27.6%	33.8%

Persons of Hispanic origin represent 33.8% 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 66.1 in the identified area, compared to 64.8 for the U.S. as a whole.

	1 mile	3 miles	5 miles
Households			
2019 Wealth Index	113	99	80
2000 Households	3,169	21,925	50,916
2010 Households	4,444	26,553	58,208
2019 Total Households	5,098	30,268	65,911
2024 Total Households	5,522	32,325	70,261
2000-2010 Annual Rate	3.44%	1.93%	1.35%
2010-2019 Annual Rate	1.50%	1.43%	1.35%
2019-2024 Annual Rate	1.61%	1.32%	1.29%
2019 Average Household Size	2.56	2.51	2.52

The household count in this area has changed from 58,208 in 2010 to 65,911 in the current year, a change of 1.35% annually. The five-year projection of households is 70,261, a change of 1.29% annually from the current year total. Average household size is currently 2.52, compared to 2.47 in the year 2010. The number of families in the current year is 42,237 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.

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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	11.6%	13.3%	15.3%
Median Household Income			
2019 Median Household Income	$75,715	$65,733	$54,009
2024 Median Household Income	$82,966	$75,733	$61,451
2019-2024 Annual Rate	1.85%	2.87%	2.62%
Average Household Income			
2019 Average Household Income	$92,859	$85,589	$75,489
2024 Average Household Income	$105,066	$96,423	$86,447
2019-2024 Annual Rate	2.50%	2.41%	2.75%
Per Capita Income			
2019 Per Capita Income	$36,316	$34,065	$29,690
2024 Per Capita Income	$40,872	$38,184	$33,850
2019-2024 Annual Rate	2.39%	2.31%	2.66%
Households by Income			

Current median household income is $54,009 in the area, compared to $60,548 for all U.S. households. Median household income is projected to be $61,451 in five years, compared to $69,180 for all U.S. households

Current average household income is $75,489 in this area, compared to $87,398 for all U.S. households. Average household income is projected to be $86,447 in five years, compared to $99,638 for all U.S. households

Current per capita income is $29,690 in the area, compared to the U.S. per capita income of $33,028. The per capita income is projected to be $33,850 in five years, compared to $36,530 for all U.S. households

	1 mile	3 miles	5 miles
Housing			
2019 Housing Affordability Index	174	154	134
2000 Total Housing Units	3,246	22,952	54,000
2000 Owner Occupied Housing Units	2,612	15,506	31,043
2000 Renter Occupied Housing Units	556	6,419	19,873
2000 Vacant Housing Units	78	1,027	3,084
2010 Total Housing Units	4,638	28,001	62,288
2010 Owner Occupied Housing Units	3,579	18,776	35,659
2010 Renter Occupied Housing Units	865	7,777	22,549
2010 Vacant Housing Units	194	1,448	4,080
2019 Total Housing Units	5,266	31,659	69,919
2019 Owner Occupied Housing Units	3,815	19,650	36,328
2019 Renter Occupied Housing Units	1,283	10,618	29,584
2019 Vacant Housing Units	168	1,391	4,008
2024 Total Housing Units	5,692	33,731	74,330
2024 Owner Occupied Housing Units	4,155	21,106	38,939
2024 Renter Occupied Housing Units	1,367	11,219	31,322
2024 Vacant Housing Units	170	1,406	4,069

Currently, 52.0% of the 69,919 housing units in the area are owner occupied; 42.3%, renter occupied; and 5.7% 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 62,288 housing units in the area - 57.2% owner occupied, 36.2% renter occupied, and 6.6% vacant. The annual rate of change in housing units since 2010 is 5.27%. Median home value in the area is $169,062, compared to a median home value of $234,154 for the U.S. In five years, median value is projected to change by 2.51% annually to $191,389.

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.

August 01, 2019

EQUAL HOUSING OPPORTUNITY

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.

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Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**