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POWELL GROUP

The Experts in Real Estate & Business Brokerage

2202 Upland Avenue, Lubbock, Texas 79407

Murphy
BUSINESS SALES
Excellence in Business Transactions



Church Campus Now Available for Sale

PRICE IMPROVEMENT!



PRESENTED BY:

SALES PRICE: \$799,000

DAVID POWELL, CCIM

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KW Commercial | Lubbock
The Powell Group

10210 Quaker Avenue
Lubbock, TX 79424

Property Summary



Property Summary

Address: 2202 Upland Ave
Lubbock, TX 79407

Zoning: SF-2

Bldg SF: Approx 9,900 SF

Sanctuary 4,830 SF (est)

Hall 3,870 SF (est)

Garages 1,200 SF (est)

Lot: 1.33 AC

Price: \$799,000

Price PSF: \$80.70

Type: Church

Property Overview

The Powell Group is pleased to present 2202 Upland Avenue. This church campus property offers ample space for growth, investment, or relocation. Situated on 1.33 acres, site features include three buildings, totaling approximately 9,900 SF of space, providing a range of possibilities. This property could be used for event center, community recreation space, office, or industrial property.

The main sanctuary, about 4,800 SF has attached prep rooms w/restrooms and was once used for apartment space. Adjacent to the sanctuary, the 3,900 SF gathering hall is lined with multiple classrooms, office spaces, and men's and women's restrooms (3 stalls each). A large commercial-grade kitchen opens into a great room, ideal for gatherings, events, or communal meals. The third structure at the back of the property is a multi-doored divided garage, with an end-cap storage room. The property also offers generous parking, mature trees, courtyard and a side yard.

Don't miss this chance to invest in a prime piece of real estate ready for new life.



THE

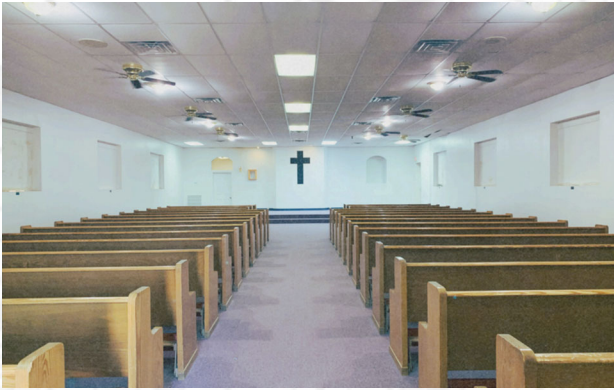
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Photos



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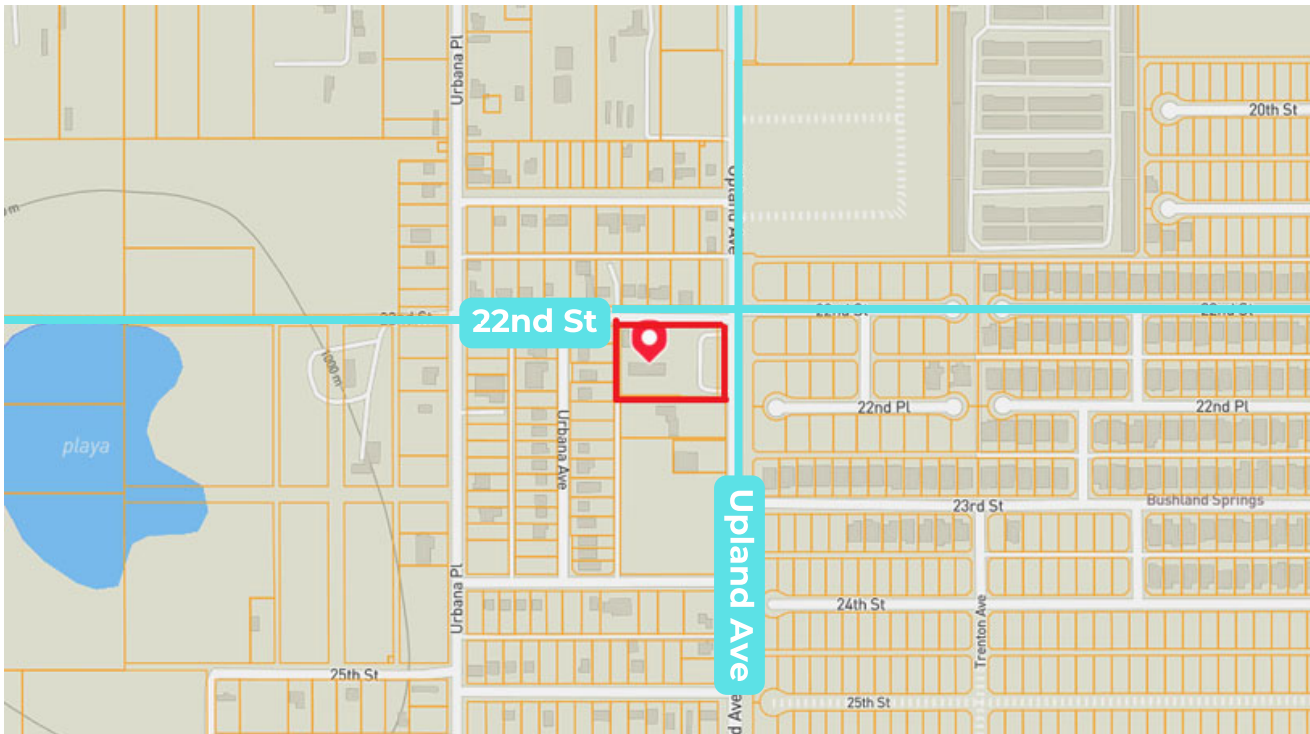
Photos



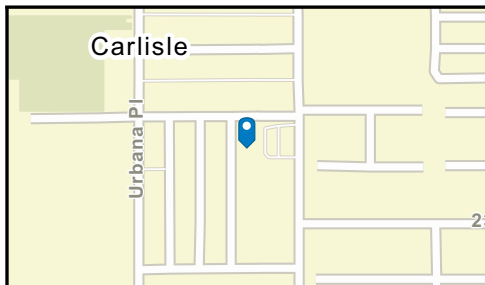
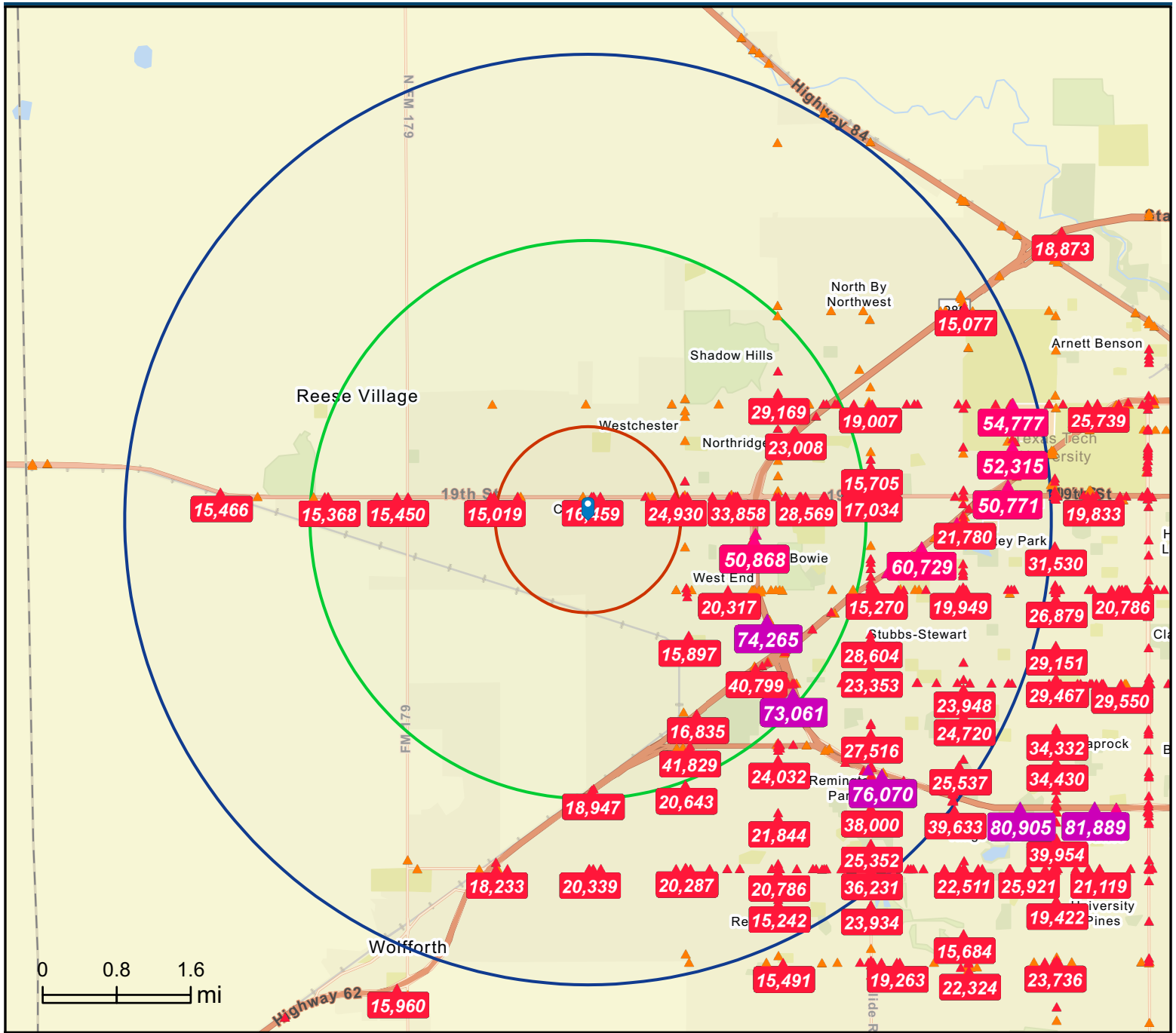
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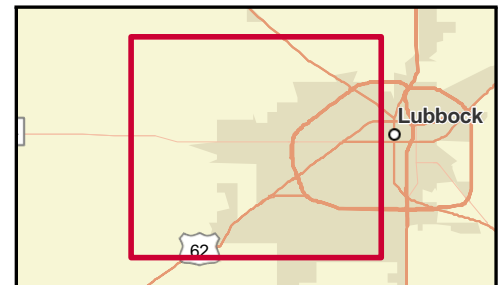
Location Maps



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 the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



- 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).

	1 mile	3 miles	5 miles
Population			
2010 Population	2,508	32,964	102,105
2020 Population	4,023	39,299	119,086
2024 Population	5,972	41,914	124,009
2029 Population	6,055	43,657	128,535
2010-2020 Annual Rate	4.84%	1.77%	1.55%
2020-2024 Annual Rate	9.74%	1.53%	0.96%
2024-2029 Annual Rate	0.28%	0.82%	0.72%
2020 Male Population	48.9%	48.4%	48.2%
2020 Female Population	51.1%	51.6%	51.8%
2020 Median Age	29.6	31.0	32.6
2024 Male Population	49.7%	49.2%	49.0%
2024 Female Population	50.4%	50.8%	51.0%
2024 Median Age	30.6	31.8	33.0

In the identified area, the current year population is 124,009. In 2020, the Census count in the area was 119,086. The rate of change since 2020 was 0.96% annually. The five-year projection for the population in the area is 128,535 representing a change of 0.72% annually from 2024 to 2029. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 33.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	58.9%	62.1%	63.5%
2024 Black Alone	5.5%	6.8%	6.4%
2024 American Indian/Alaska Native Alone	1.2%	1.1%	0.9%
2024 Asian Alone	2.3%	3.3%	3.6%
2024 Pacific Islander Alone	0.2%	0.1%	0.1%
2024 Other Race	13.5%	11.2%	10.2%
2024 Two or More Races	18.5%	15.5%	15.2%
2024 Hispanic Origin (Any Race)	46.0%	37.8%	34.4%

Persons of Hispanic origin represent 34.4% of the population in the identified area compared to 19.6% 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 75.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	52	57	69
2010 Households	925	13,374	41,722
2020 Households	1,704	16,817	48,861
2024 Households	2,558	18,336	51,501
2029 Households	2,633	19,422	54,224
2010-2020 Annual Rate	6.30%	2.32%	1.59%
2020-2024 Annual Rate	10.03%	2.06%	1.25%
2024-2029 Annual Rate	0.58%	1.16%	1.04%
2024 Average Household Size	2.33	2.27	2.38

The household count in this area has changed from 48,861 in 2020 to 51,501 in the current year, a change of 1.25% annually. The five-year projection of households is 54,224, a change of 1.04% annually from the current year total. Average household size is currently 2.38, compared to 2.41 in the year 2020. The number of families in the current year is 29,511 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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

Executive Summary

2202 Upland Ave, Lubbock, Texas, 79407
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.57421
Longitude: -101.97532

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	25.2%	21.0%	21.4%
Median Household Income			
2024 Median Household Income	\$47,177	\$61,159	\$66,115
2029 Median Household Income	\$53,730	\$71,188	\$76,764
2024-2029 Annual Rate	2.64%	3.08%	3.03%
Average Household Income			
2024 Average Household Income	\$76,946	\$82,021	\$90,509
2029 Average Household Income	\$89,205	\$94,548	\$104,514
2024-2029 Annual Rate	3.00%	2.88%	2.92%
Per Capita Income			
2024 Per Capita Income	\$36,177	\$35,815	\$37,578
2029 Per Capita Income	\$42,547	\$41,947	\$44,075
2024-2029 Annual Rate	3.30%	3.21%	3.24%
GINI Index			
2024 Gini Index	49.0	41.8	42.2
Households by Income			

Current median household income is \$66,115 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$76,764 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$90,509 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$104,514 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$37,578 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$44,075 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	89	106	104
2010 Total Housing Units	1,051	14,620	44,864
2010 Owner Occupied Housing Units	493	6,799	22,336
2010 Renter Occupied Housing Units	432	6,575	19,386
2010 Vacant Housing Units	126	1,246	3,142
2020 Total Housing Units	1,983	18,486	53,608
2020 Owner Occupied Housing Units	590	7,215	23,889
2020 Renter Occupied Housing Units	1,114	9,602	24,972
2020 Vacant Housing Units	277	1,635	4,748
2024 Total Housing Units	3,004	20,324	56,928
2024 Owner Occupied Housing Units	1,177	8,287	25,662
2024 Renter Occupied Housing Units	1,381	10,049	25,839
2024 Vacant Housing Units	446	1,988	5,427
2029 Total Housing Units	3,041	21,418	59,834
2029 Owner Occupied Housing Units	1,251	8,959	27,674
2029 Renter Occupied Housing Units	1,382	10,463	26,550
2029 Vacant Housing Units	408	1,996	5,610
Socioeconomic Status Index			
2024 Socioeconomic Status Index	42.6	49.1	50.2

Currently, 45.1% of the 56,928 housing units in the area are owner occupied; 45.4%, renter occupied; and 9.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 53,608 housing units in the area and 8.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.42%. Median home value in the area is \$226,468, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.35% annually to \$293,817.

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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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



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.

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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