



THE
POWELL GROUP
The Experts in Real Estate & Business Brokerage

2304 FM 1585, Lubbock, Texas 79423



Loop 88 Industrial Opportunity

4.6 AC Office/Warehouse



PRESENTED BY:

SALES PRICE: \$1,999,000

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Commercial Broker

Business Broker

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KW Commercial | Lubbock
The Powell Group

10210 Quaker Avenue
Lubbock, TX 79424

Property Summary



Property Summary

Address:	2304 FM 1585 Lubbock, TX 79423
Price:	\$1,999,000
Price/SF:	\$252.53
Year Built:	2013
Size (per appraisal):	7,916 SF
Office/Mezzanine:	630'
Showroom/Office:	2,215'
Warehouse:	5,071'
Lot (AC):	4.61
Zoning:	Outside City Limits
Type:	Industrial
OH Doors:	(4) 10'x14' (2) 10'x10'
Clear Height:	14-16'

Property Overview

Positioned along the newly developed Loop 88 corridor, this 4.6-acre industrial asset offers immediate usability with long-term development upside. The ±7,916 SF office/warehouse includes finished office space, mezzanine, and a functional warehouse layout with multiple overhead doors. The site benefits from strong visibility, frontage, and proximity to Hwy 87, with additional potential through adjacent ownership, assemblage potential and future expansion.

Property Highlights

- Frontage on Loop 88 (FM 1585)
- High-visibility location
- ± 7,916 SF Office/Warehouse with mezzanine
- Six OH Doors
- Fenced site w/yard area, on-site parking
- Outside city limits
- Adjacent land ownership with assemblage potential

2304 FM 1585, Lubbock, Texas 79423

Photos



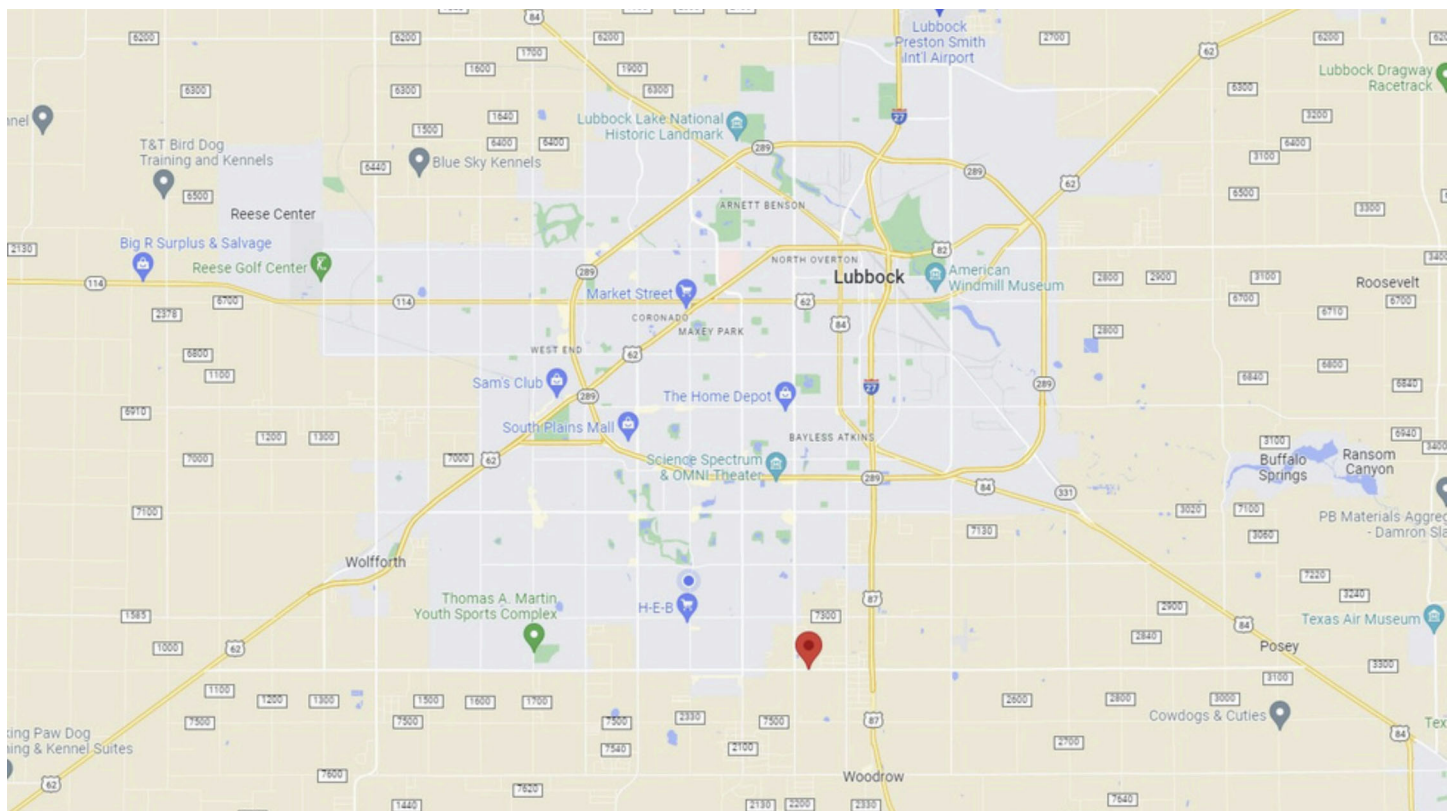
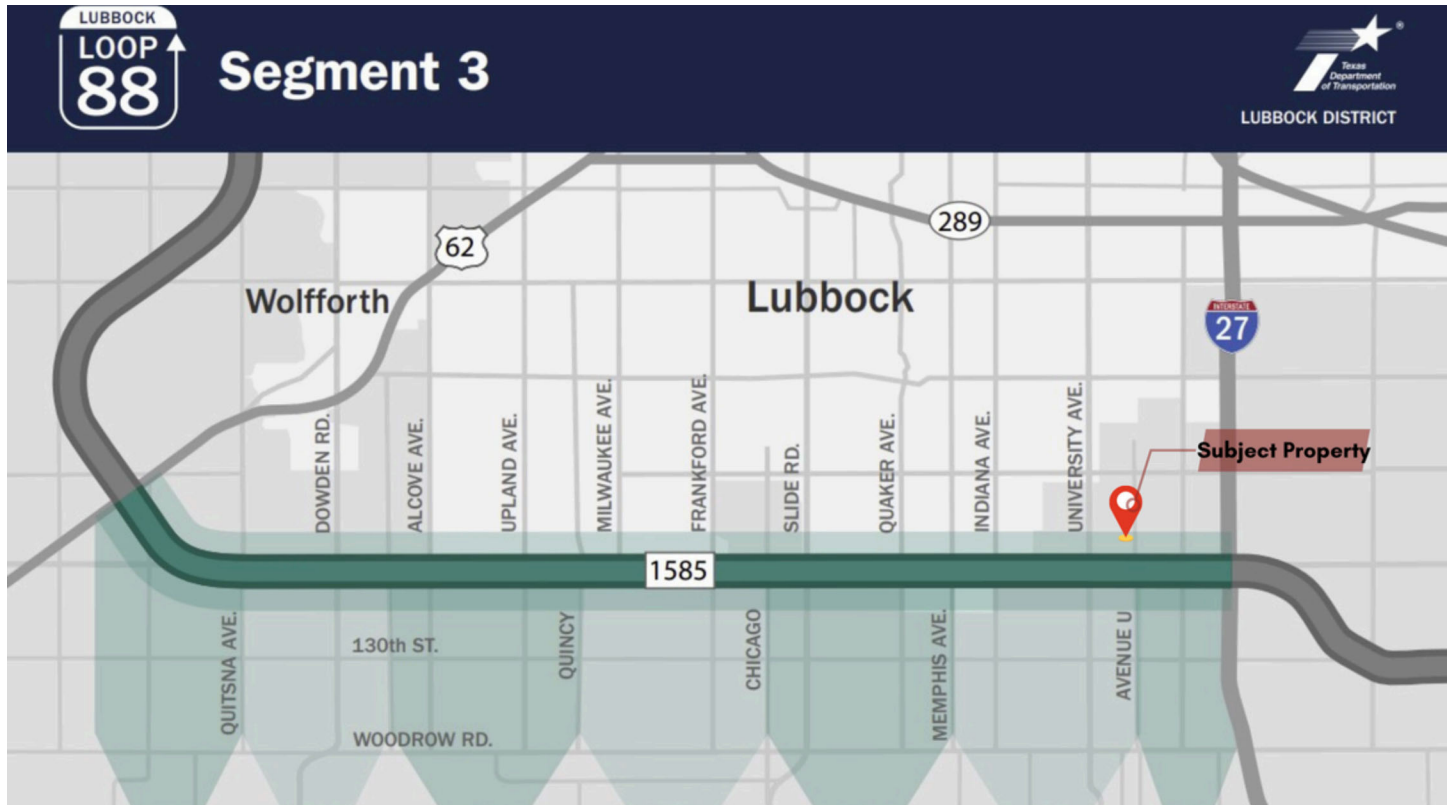
2304 FM 1585, Lubbock, Texas 79423

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.

Executive Summary

2304 130th St, Lubbock, Texas, 79423



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	676	20,617	76,688
2020 Population	2,292	31,551	91,672
2025 Population	5,883	37,803	98,594
2030 Population	6,172	39,630	101,860
2010-2020 Annual Rate	12.99%	4.35%	1.80%
2020-2025 Annual Rate	19.67%	3.50%	1.40%
2025-2030 Annual Rate	0.96%	0.95%	0.65%

Age			
2025 Median Age	33.1	36.0	37.5
U.S. median age is 39.1			

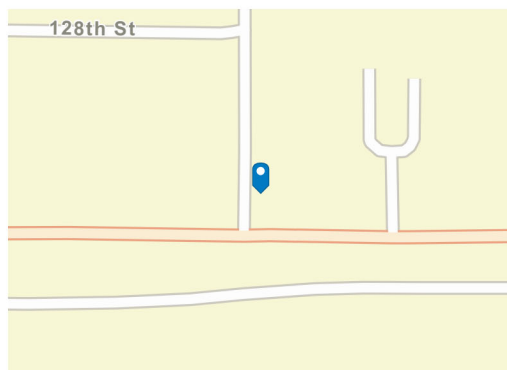
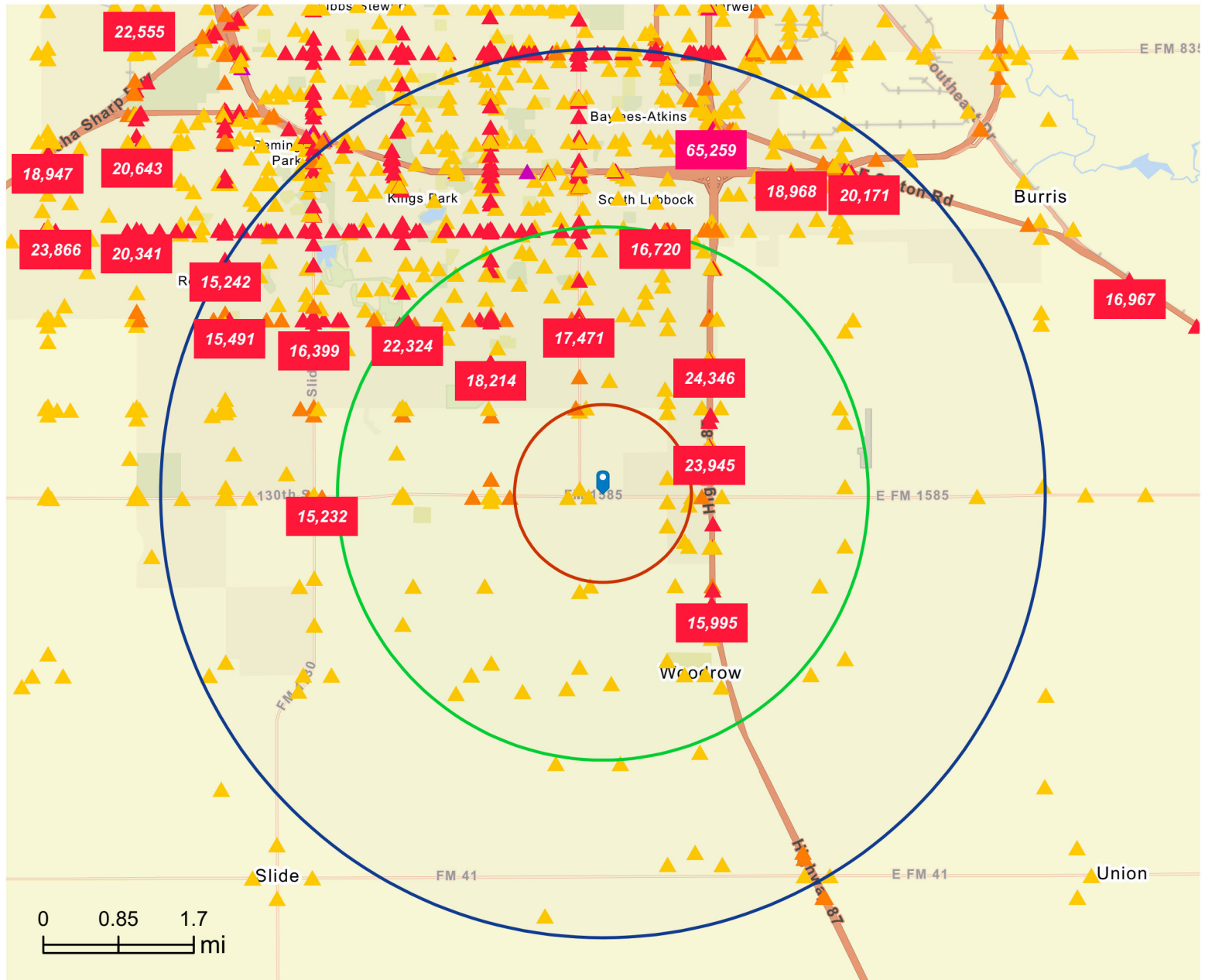
Race and Ethnicity			
White Alone	74.8%	72.1%	68.3%
Black Alone	3.7%	4.3%	5.3%
American Indian Alone	0.6%	0.8%	0.8%
Asian Alone	1.6%	2.0%	2.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.8%	7.5%	9.0%
Two or More Races	13.4%	13.4%	14.1%
Hispanic Origin	26.5%	29.3%	31.6%
Diversity Index	64.5	68.1	71.7

Households			
2010 Total Households	246	8,150	30,401
2020 Total Households	785	12,079	36,032
2025 Total Households	2,079	14,604	39,409
2030 Total Households	2,217	15,562	41,413
2010-2020 Annual Rate	12.30%	4.01%	1.71%
2020-2025 Annual Rate	20.38%	3.68%	1.72%
2025-2030 Annual Rate	1.29%	1.28%	1.00%
2025 Average Household Size	2.83	2.59	2.49
Wealth Index	142	106	98

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

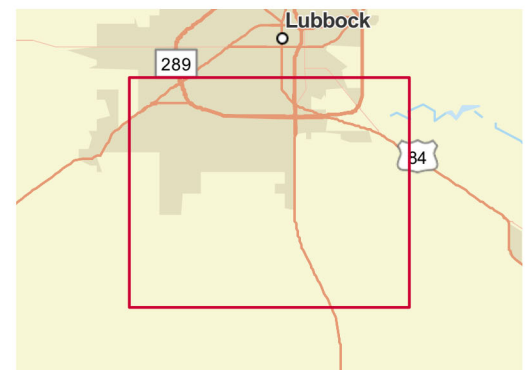
Mortgage Income			
2025 Percent of Income for Mortgage	1 mile	3 miles	5 miles
	18.3%	20.0%	20.1%
Median Household Income			
2025 Median Household Income	\$133,861	\$95,249	\$83,995
2030 Median Household Income	\$153,192	\$106,092	\$95,802
2025-2030 Annual Rate	2.73%	2.18%	2.67%
Average Household Income			
2025 Average Household Income	\$169,726	\$127,625	\$113,719
2030 Average Household Income	\$191,095	\$141,356	\$125,874
Per Capita Income			
2025 Per Capita Income	\$58,093	\$49,099	\$45,299
2030 Per Capita Income	\$66,429	\$55,280	\$50,990
2025-2030 Annual Rate	2.72%	2.40%	2.40%
Income Equality			
2025 Gini Index	40.2	44.4	45.4
Socioeconomic Status			
2025 Socioeconomic Status Index	59.0	54.7	52.4
Housing Unit Summary			
Housing Affordability Index	114	103	101
2010 Total Housing Units	270	8,678	32,233
2010 Owner Occupied Hus (%)	81.7%	76.7%	70.9%
2010 Renter Occupied Hus (%)	18.3%	23.3%	29.1%
2010 Vacant Housing Units (%)	8.9%	6.1%	5.7%
2020 Housing Units	843	12,898	38,749
2020 Owner Occupied HUs (%)	82.3%	70.0%	67.1%
2020 Renter Occupied HUs (%)	17.7%	30.0%	32.9%
Vacant Housing Units	5.0%	6.1%	6.9%
2025 Housing Units	2,229	15,788	42,530
Owner Occupied Housing Units	81.6%	70.8%	67.8%
Renter Occupied Housing Units	18.4%	29.2%	32.2%
Vacant Housing Units	6.7%	7.5%	7.3%
2030 Total Housing Units	2,371	16,757	44,706
2030 Owner Occupied Housing Units	1,831	11,088	28,603
2030 Renter Occupied Housing Units	386	4,474	12,810
2030 Vacant Housing Units	154	1,195	3,293

Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
David Powell	257988	lubbockcommercial@gmail.com	(806) 239-0804
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date