



THE
POWELL GROUP

The Experts in Real Estate & Business Brokerage

2435 24th St., Lubbock, TX 79411



High Visibility Retail/Office

Positioned Steps from Texas Tech | Strong Student Demographics



PRESENTED BY:

Lease Price: \$2,800/Mo MG

DAVID POWELL, CCIM

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:	2435 24th St. Lubbock, TX 79411
Built:	1935
Building Size:	3,270 SF
Lot Size:	7,800 SF
Zoning:	MDR
Lease Price (MG):	\$2,800

Property Highlights

- University Avenue frontage
- Walking Distance to Texas Tech
- Dense Student & Renter Base
- Flexible Use: Retail, office, service-oriented business

Property Overview

Position your business along the University Avenue corridor, just steps from Texas Tech University. Located at 24th Street and University, this property offers direct access to one of Lubbock's most active corridors, surrounded by a dense mix of students, residents, and neighborhood traffic within the Tech Terrace area.

The space is well-suited for service-oriented retail, professional office users, or boutique concepts that benefit from visibility, accessibility, and consistent local traffic. Whether serving students, nearby households, or daily commuters, this location supports high-frequency, convenience-driven business models.

Tenant responsible for maintenance, repairs, and liability insurance.

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Photos



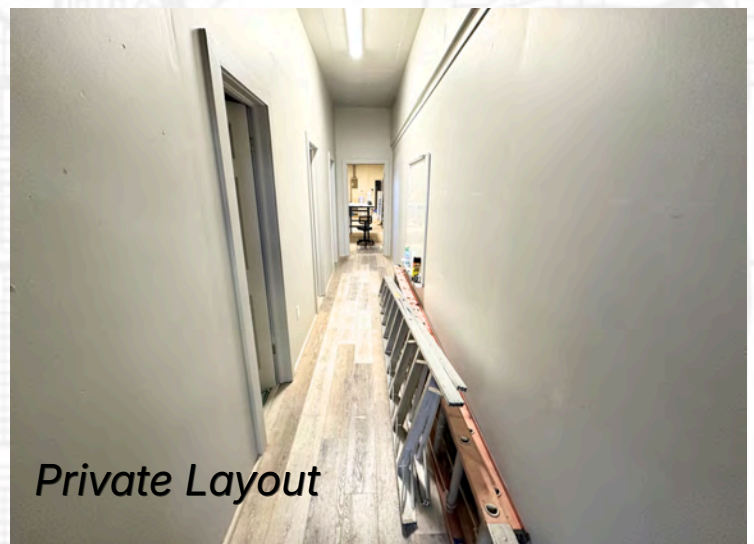
Frontage & Access



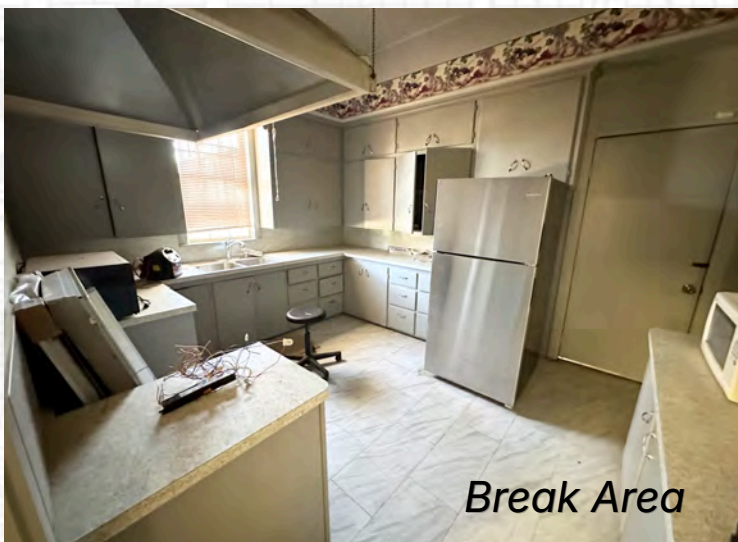
Open Retail/Office



Flexible Storage/Workspace



Private Layout



Break Area

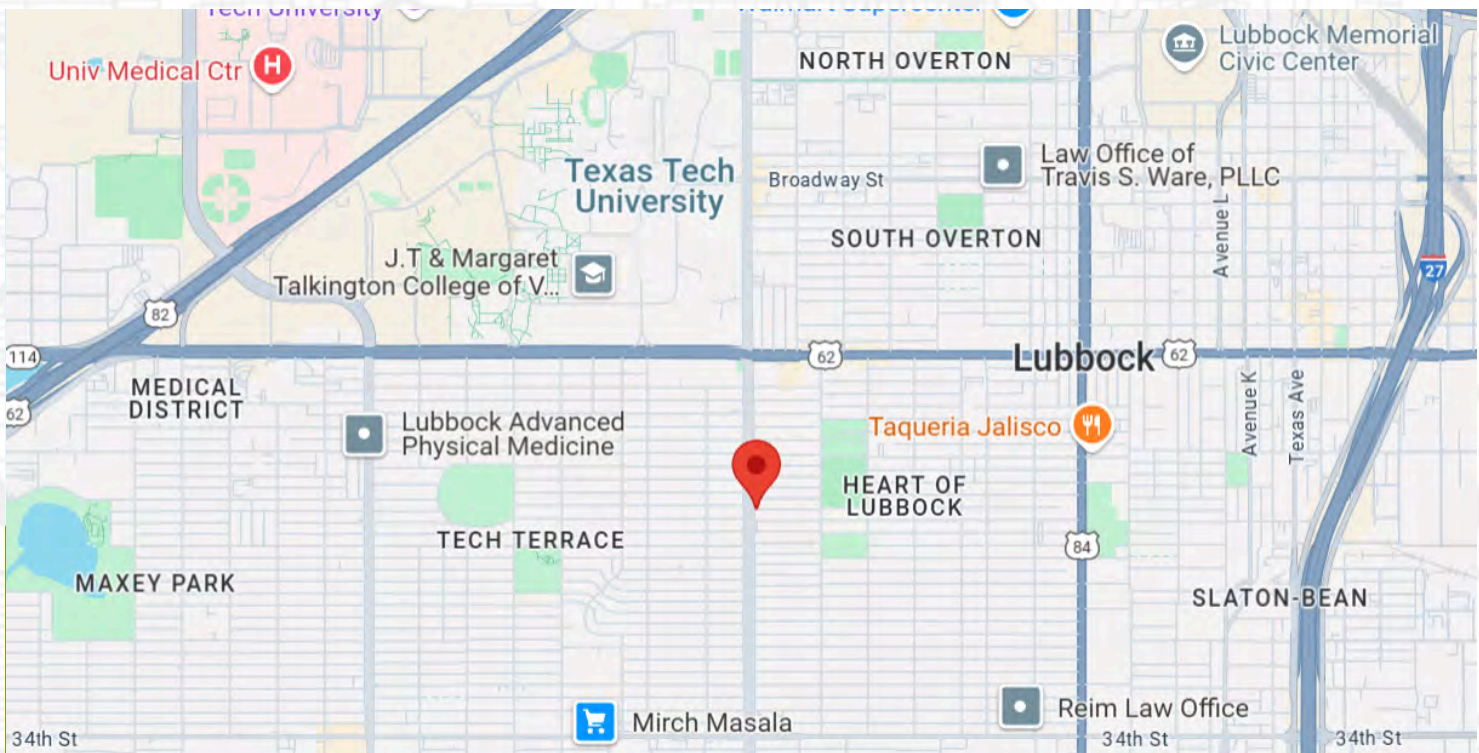
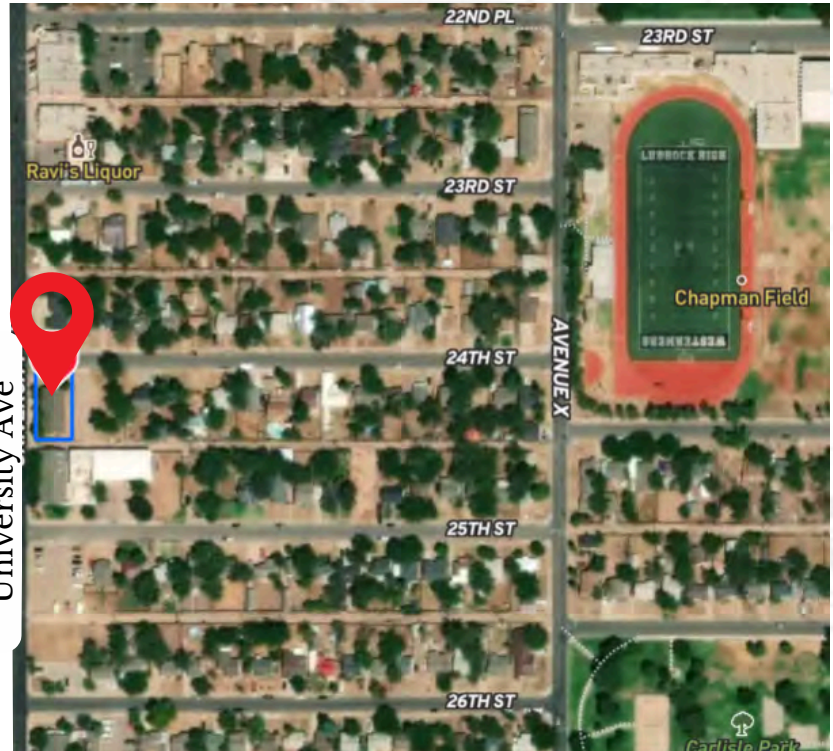
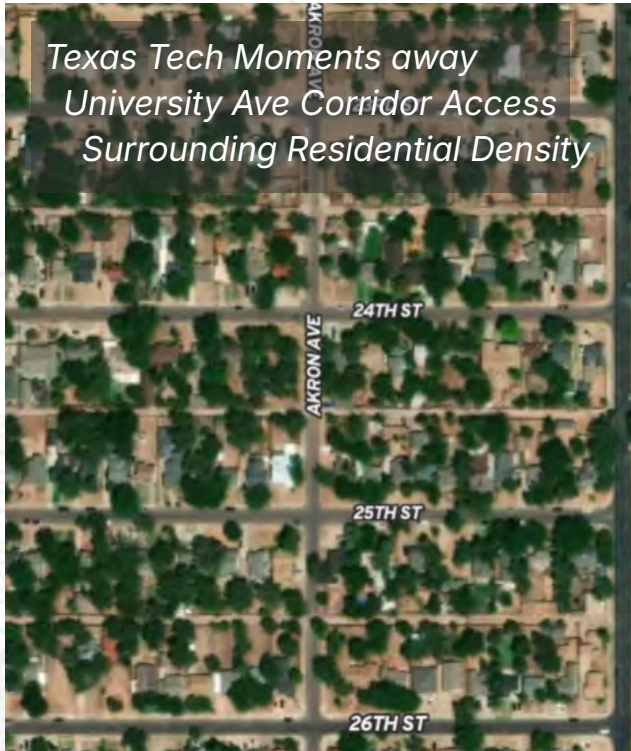


Operational/Storage Area

View more listings at www.lubbockcommercialrealestate.com



Location Maps



The information provided is from reliable sources but is not guaranteed.

It may contain errors, commissions, or changes in terms.

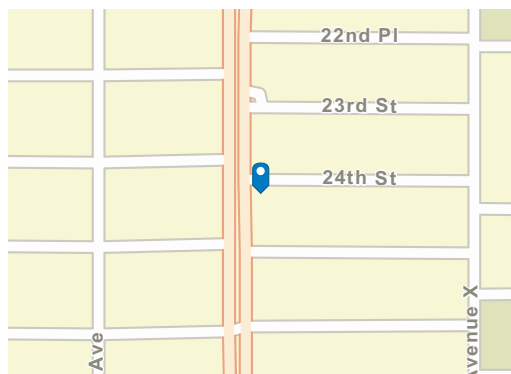
Buyers should verify all details and consult legal or tax advisors before proceeding.

Traffic Count Map

2435 24th St, Lubbock, Texas, 79411

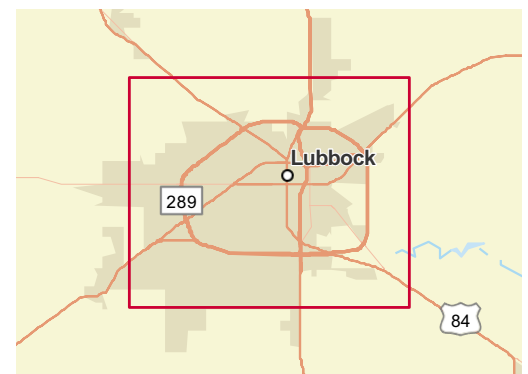


Rings: 1, 3, 5 mile radii



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



Source: Traffic Counts (2025)

Executive Summary

2435 24th St, Lubbock, Texas, 79411



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	19,503	98,289	193,490
2020 Population	20,512	95,041	195,005
2025 Population	20,326	93,977	194,757
2030 Population	20,809	95,806	199,222
2010-2020 Annual Rate	0.51%	-0.34%	0.08%
2020-2025 Annual Rate	-0.17%	-0.21%	-0.02%
2025-2030 Annual Rate	0.47%	0.39%	0.45%

Age	1 mile	3 miles	5 miles
2025 Median Age	22.1	29.2	31.6
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	40.7%	48.9%	53.5%
Black Alone	23.9%	13.1%	12.3%
American Indian Alone	2.5%	1.5%	1.2%
Asian Alone	11.3%	4.6%	3.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	10.7%	16.8%	14.2%
Two or More Races	10.8%	15.1%	15.1%
Hispanic Origin	28.3%	45.1%	41.4%
Diversity Index	84.6	84.4	82.2

Households	1 mile	3 miles	5 miles
2010 Total Households	6,491	35,917	74,908
2020 Total Households	6,144	34,923	76,433
2025 Total Households	6,213	35,600	78,941
2030 Total Households	6,615	37,091	82,448
2010-2020 Annual Rate	-0.55%	-0.28%	0.20%
2020-2025 Annual Rate	0.21%	0.37%	0.62%
2025-2030 Annual Rate	1.26%	0.82%	0.87%
2025 Average Household Size	2.18	2.39	2.34
Wealth Index	36	43	51

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

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	34.5%	23.6%	23.1%
Median Household Income			
2025 Median Household Income	\$41,523	\$45,952	\$52,123
2030 Median Household Income	\$44,416	\$50,590	\$57,094
2025-2030 Annual Rate	1.36%	1.94%	1.84%
Average Household Income			
2025 Average Household Income	\$58,849	\$65,346	\$73,228
2030 Average Household Income	\$63,561	\$70,794	\$79,424
Per Capita Income			
2025 Per Capita Income	\$17,860	\$24,871	\$29,639
2030 Per Capita Income	\$20,057	\$27,526	\$32,815
2025-2030 Annual Rate	2.35%	2.05%	2.06%
Income Equality			
2025 Gini Index	50.6	47.8	46.4
Socioeconomic Status			
2025 Socioeconomic Status Index	41.4	41.6	44.2
Housing Unit Summary			
Housing Affordability Index	58	84	86
2010 Total Housing Units	7,392	39,702	81,352
2010 Owner Occupied Hus (%)	35.3%	45.6%	49.9%
2010 Renter Occupied Hus (%)	64.7%	54.4%	50.1%
2010 Vacant Housing Units (%)	12.2%	9.5%	7.9%
2020 Housing Units	7,341	40,041	85,350
2020 Owner Occupied HUs (%)	30.2%	41.4%	45.4%
2020 Renter Occupied HUs (%)	69.8%	58.6%	54.6%
Vacant Housing Units	16.0%	12.7%	10.4%
2025 Housing Units	7,458	40,933	88,470
Owner Occupied Housing Units	30.4%	41.7%	45.4%
Renter Occupied Housing Units	69.6%	58.3%	54.6%
Vacant Housing Units	16.7%	13.0%	10.8%
2030 Total Housing Units	7,952	42,861	92,792
2030 Owner Occupied Housing Units	2,012	15,918	38,390
2030 Renter Occupied Housing Units	4,603	21,172	44,058
2030 Vacant Housing Units	1,337	5,770	10,344



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 Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Pamela Titzell</u>	<u>465722</u>	<u>pamtitzell@kw.com</u>	<u>8067717710</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>David Powell</u>	<u>257988</u>	<u>lubbockcommercial@gmail.com</u>	<u>(806) 239-0804</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date