



OFFICE/RETAIL SPACE

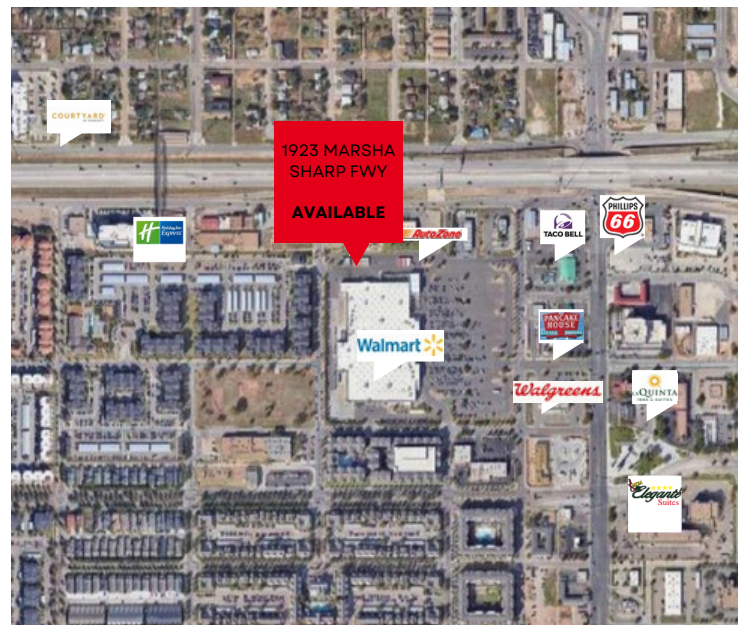
1923 Marsha Sharp Fwy - Lubbock, TX 79415

PRIME COMMERCIAL SPACE(S) AVAILABLE

Discover an exceptional opportunity at this prime retail/office space, ideally situated near Texas Tech University and Downtown Lubbock!

This highly coveted location is a 1st generation space. Nestled right off the Marsha Sharp Freeway and neighboring Walmart Supercenter, this center boasts outstanding visibility and convenient access to major routes such as I27, US 82 and US 84.

- \$12.00 Annual/SqFt
 - Lease Type: NNN
- 2,640 SqFt total available
 - Divisible: ~1,320 Sqft
- Visible from Marsha Sharp FWY
- Perfect for restaurant/retail/clinic
- TI (Tenant Improvement) allowance is available



Jeremy Steen

806.392.0578

Jeremy.Steen@KW.com

10210 Quaker Ave · Lubbock, Tx 79424

kw

KELLERWILLIAMS

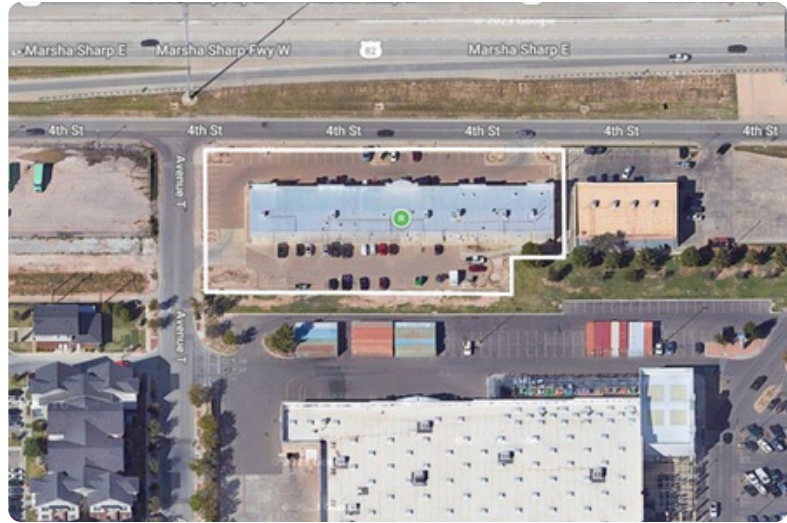


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STEEN REALTY GROUP

FOR LEASE

1923 MARSHA SHARP FWY



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kw
KELLERWILLIAMS REALTOR
Multiple Listing Service
MLS
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1923 MARSHA SHARP FWY




2,640 SF AVAILABLE


±40,000 VPD
 (MARSHA SHARP FWY)


±20,000 VPD
 (AVENUE Q)

AREA ATTRACTIONS



± 36,551 STUDENTS



Join Total Wireless, Fresenius and Allington Dental at this prime retail/office location located right off of Marsha Sharp Fwy and outparcel to Walmart Supercenter.

The spaces available consists of a two first generation spaces on the west end of the Overton Plaza center.

Tenants will enjoy ample parking, monumental signage, and excellent visibility from the over 40,000 VPD on Marsha Sharp Fwy.

In addition, tenants will be able to capture a large amount of the local market share thanks to the close proximity of the student housing developments in the immediate area.

This space is perfect for any retail, service or medical users.



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1923 MARSHA SHARP FWY

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Est. Population	11,793	71,836	159,581
Family Households	1,353	12,736	33,817
Median HH Income	\$33,682	\$48,285	\$56,896
Avg HH Size	2.37	2.54	2.55



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1923 MARSHA SHARP FWY



Executive Summary

Lubbock City, TX 3
 Lubbock City, TX (4845000)
 Geography: Place

Prepared by Esri

	Lubbock city,...
2010 Population	231,861
2020 Population	257,147
2022 Population	263,561
2027 Population	271,919
2010-2020 Annual Rate	1.04%
2020-2022 Annual Rate	1.10%
2022-2027 Annual Rate	0.63%
2022 Male Population	49.2%
2022 Female Population	50.8%
2022 Median Age	32.1

In the identified area, the current year population is 263,561. In 2020, the Census count in the area was 257,147. The rate of change since 2020 was 1.10% annually. The five-year projection for the population in the area is 271,919 representing a change of 0.63% annually from 2022 to 2027. Currently, the population is 49.2% male and 50.8% female.

The median age in this area is 32.1, compared to U.S. median age of 38.9.

2022 White Alone	58.6%
2022 Black Alone	10.2%
2022 American Indian/Alaska Native Alone	1.1%
2022 Asian Alone	3.7%
2022 Pacific Islander Alone	0.1%
2022 Other Race	11.7%
2022 Two or More Races	14.5%
2022 Hispanic Origin (Any Race)	36.1%

Persons of Hispanic origin represent 36.1% of the population in the identified area compared to 19.0% 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 79.0 in the identified area, compared to 71.6 for the U.S. as a whole.

2022 Wealth Index 2010	69
Households 2020 Households	89,261
2022 Households 2027	100,566
Households 2010-2020	103,069
Annual Rate 2020-2022	106,501
Annual Rate 2022-2027	1.20%
Annual Rate 2022 Average	1.10%
Household Size	0.66%
	2.46

The household count in this area has changed from 100,566 in 2020 to 103,069 in the current year, a change of 1.10% annually. The five-year projection of households is 106,501, a change of 0.66% annually from the current year total. Average household size is currently 2.46, compared to 2.45 in the year 2020. The number of families in the current year is 59,846 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

April 04, 2023



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2022 Percent of Income for Mortgage	16.9%
2022 Median Household Income	\$57,763
2027 Median Household Income	\$66,717
2022-2027 Annual Rate	2.92%
2022 Average Household Income	\$82,216
2027 Average Household Income	\$95,486
2022-2027 Annual Rate	3.04%
2022 Per Capita Income	\$32,330
2027 Per Capita Income	\$37,576
2022-2027 Annual Rate	3.05%

Current median household income is \$57,763 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$66,717 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$82,216 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$95,486 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$32,330 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$37,576 in five years, compared to \$47,064 for all U.S. households

2022 Housing Affordability Index	130
2010 Total Housing Units	96,702
2010 Owner Occupied Housing Units	48,926
2010 Renter Occupied Housing Units	40,337
2010 Vacant Housing Units	7,441
2020 Total Housing Units	111,250
2020 Vacant Housing Units	10,684
2022 Total Housing Units	115,235
2022 Owner Occupied Housing Units	56,678
2022 Renter Occupied Housing Units	46,391
2022 Vacant Housing Units	12,166
2027 Total Housing Units	120,523
2027 Owner Occupied Housing Units	59,122
2027 Renter Occupied Housing Units	47,379
2027 Vacant Housing Units	14,022

Currently, 49.2% of the 115,235 housing units in the area are owner occupied; 40.3%, renter occupied; and 10.6% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 111,250 housing units in the area and 9.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.58%. Median home value in the area is \$185,623, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 7.19% annually to \$262,673.

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. U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

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