

LEASE OR GROUND LEASE

5501 SLIDE RD LUBBOCK, TX 79414

*Tenant is still operating in the space, please schedule *in advance* all showings and tours with Broker.



**COLDWELL BANKER
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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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LEASE OR GROUND LEASE

PROPERTY INFORMATION

Section 1



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PROPERTY DESCRIPTION

Coldwell Banker Commercial, Capital Advisors is pleased to offer for lease or ground-lease a 6,690 square foot dine-in restaurant building that sits on a 1.047 acre land lot with frontage along Slide Rd in Lubbock, TX. The site is suitable for another dine-in restaurant, quick-service use, retail, and etc. Traffic counts along Slide Rd exceed 14,000+ vehicles per day and the intersection just south of the subject site, intersection of Slide Rd and Loop 289, has the highest traffic counts in the Lubbock metro area at approx. 100,000+ vehicles per day.

Other notable nearby properties and retailers include: South Plains Regional Mall, Cheesecake Factory, Bubba's 33, Uncle Julio's, Dutch Bros Coffee, Raising Cane's, McDonalds, Burger King, Olive Garden, Jimmy's Egg, Logan's Roadhouse, Rudy's BBQ, Crunch Fitness, Ross Dress for Less, Shoe Carnival, Old Navy, Office Depot, PetSmart, Spec's, and Hobby Lobby.

OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (NNN)
Lot Size:	1.047 Acres
Building Size:	6,690 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,040	42,388	81,692
Total Population	15,736	99,733	207,026
Average HH Income	\$46,777	\$66,900	\$61,674

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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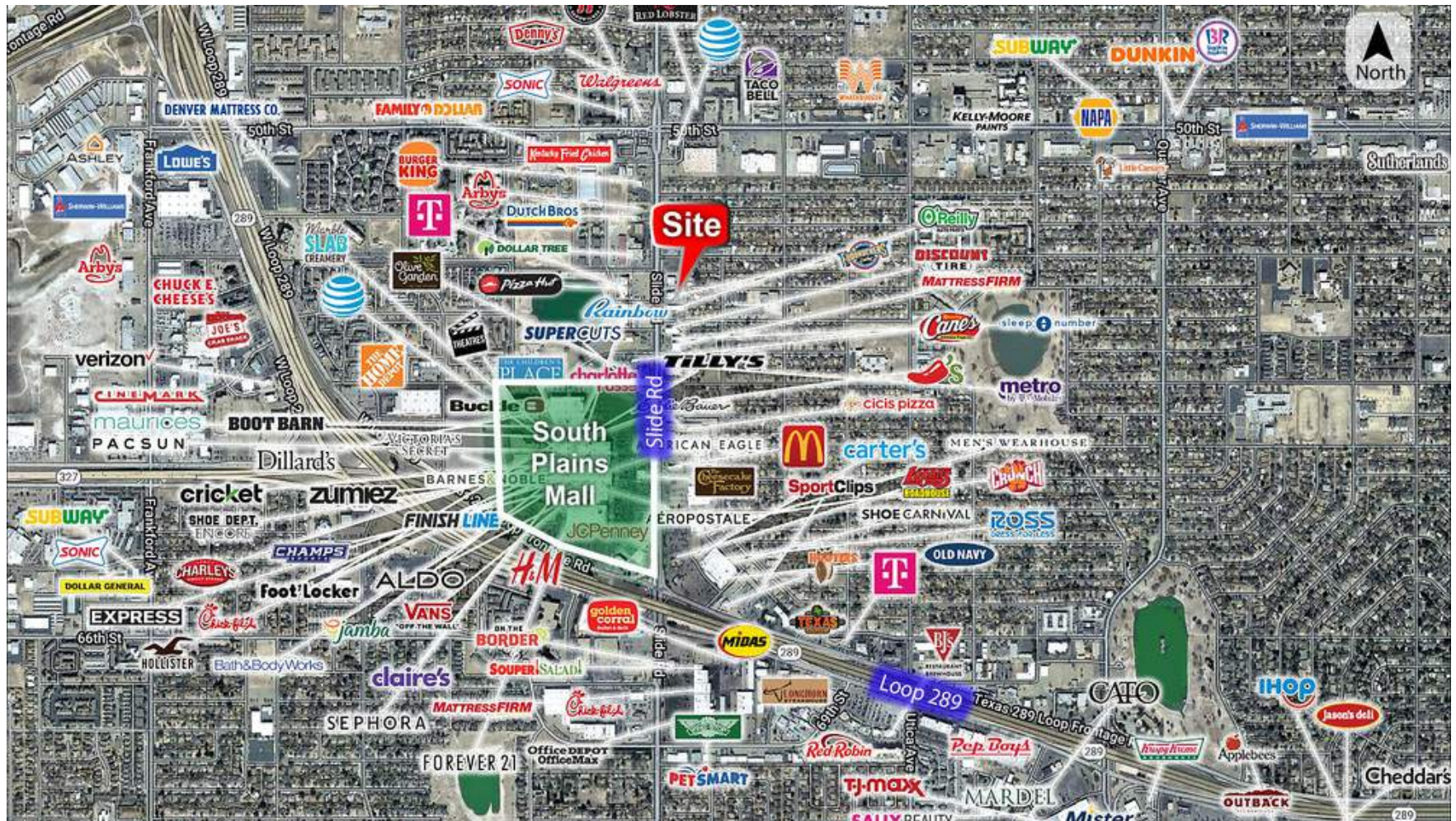
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RETAIL AERIAL

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COLDWELL BANKER
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STREET AERIAL

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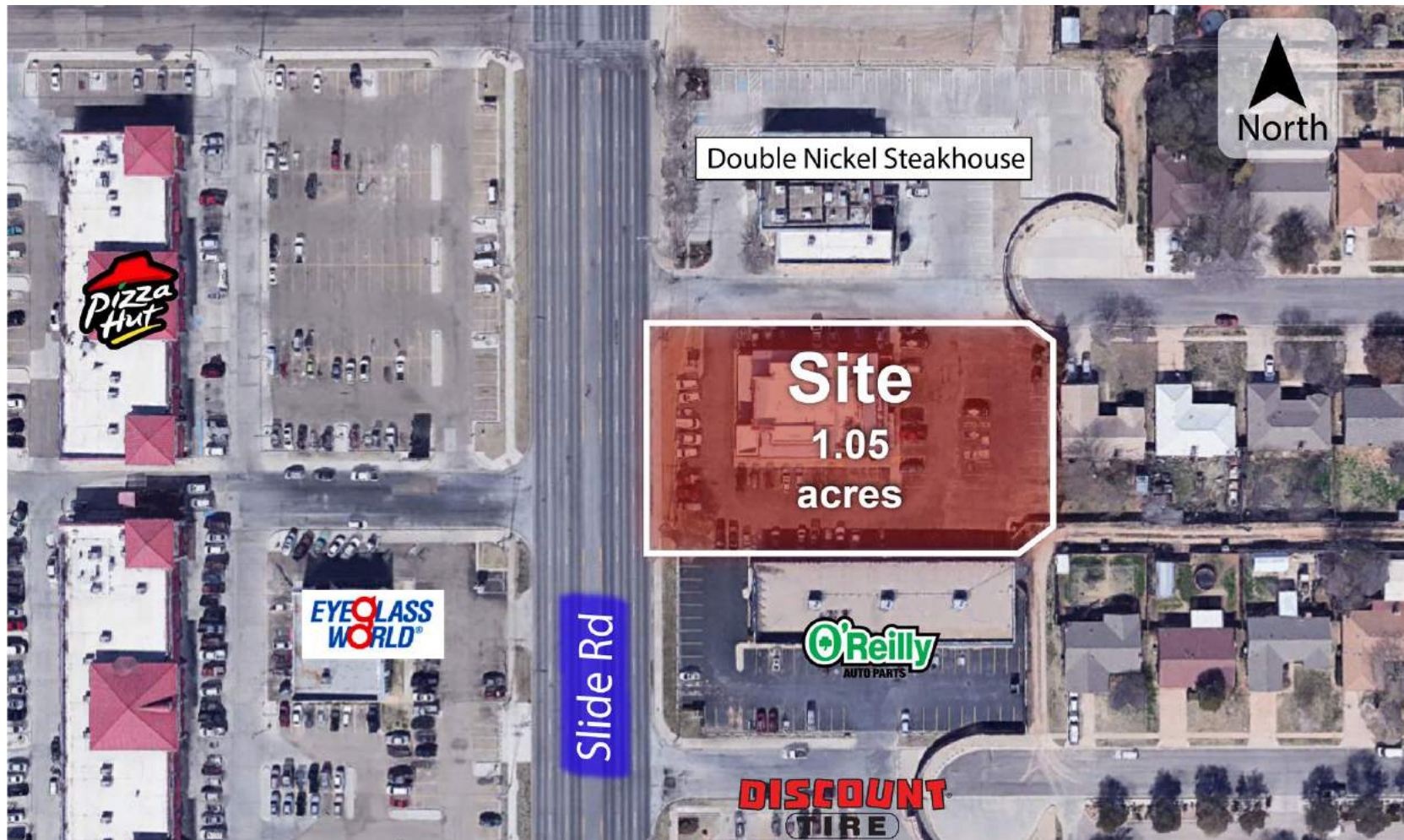
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SITE AERIAL

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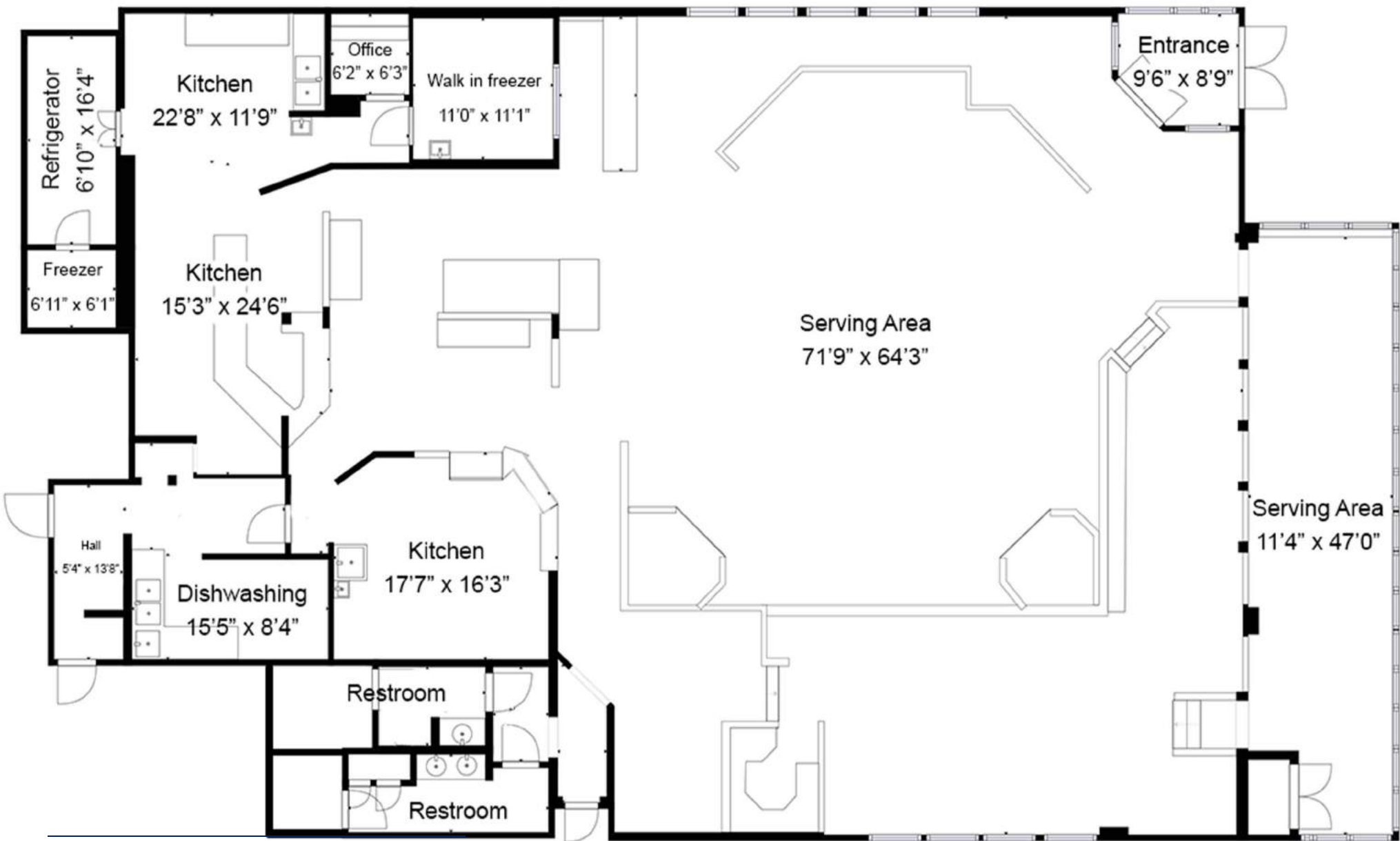


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COLDWELL BANKER
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LEASE OR GROUND LEASE

LOCATION INFORMATION

Section 2



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LUBBOCK, TX

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Lubbock, TX has been nicknamed the "Hub City" due to the central highway access to all parts of the West Texas and Panhandle region. Lubbock is home to major economic drivers such as Texas Tech University, Lubbock Christian University, South Plains College, Texas Tech Health Sciences Center, University Medical Center (UMC), Covenant Hospital, and agriculture. Lubbock has a metropolitan population of 318,679 with projected 7% growth through 2022 and a regional population of 600,000+.

Texas Tech University was founded in 1923 and is the largest comprehensive higher education institution in the western 2/3 of the state of Texas. current enrollment of 40,322 students which sets an enrollment record for the 13th consecutive year for Texas Tech University. Texas Tech is among 131 universities and colleges in the Carnegie Classification of Institutions of Higher Education's "Very High Research Activity" category. (ttu.edu/about/).

Cotton growth in the area is the #1 cash crop on the high plains which produces 2/3 of the state of Texas' crop production, 1/4 of the nation's crop production, and 4% of the world's crop production. (<http://www.lubbockchamber.com/ag-facts>)

Lubbock recently opened a \$158 million 220,000 square foot performing arts and sciences center called the Buddy Holly Hall that features 2 separate theaters, multi-purpose event room, Ballet Lubbock Pre-Professional Academy, fine dining restaurant, and main lobby area.

Leprino Foods Co. announced a \$870 million project to construct and develop a 850,000 square foot plant on 258 acres with expected completion in 2026. The company will create at least 600 new jobs for the Lubbock area. This marks as the one of the largest single private investments for Lubbock's city history.

Texas Department of Transportation is in the beginning stages of developing the upcoming "Outer Loop" or officially known as Loop 88 or US 84 Bypass. The two-way thoroughfare will be located on the wester outskirts of Lubbock connecting US 84 in Slaton to US 84 in Shallowater. (everythinglubbock.com by Matt Stell).

Statistics and sources provided by Lubbock Economic Development Association (LEDA - <https://lubbockeda.org/>), Lubbock Chamber of Commerce (lubbockchamber.com), and Lubbock Entertainment/Performing Arts Association (<https://lepaa.org/the-buddy-holly-hall-of-performing-arts-and-sciences/>), Texas Tech University (ttu.edu/about/), and Everything Lubbock (everythinglubbock.com).

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TEXAS TECH UNIVERSITY



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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.

<u>Coldwell Banker Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>431370 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Designated Broker of Firm	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Licensed Supervisor of Sales Agent/ Associate	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Alex Eberhardt</u> Sales Agent/Associate's Name	<u>644944 TX</u> License No.	<u>AlexE@CBCWorldwide.com</u> Email	<u>806-784-3258</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date