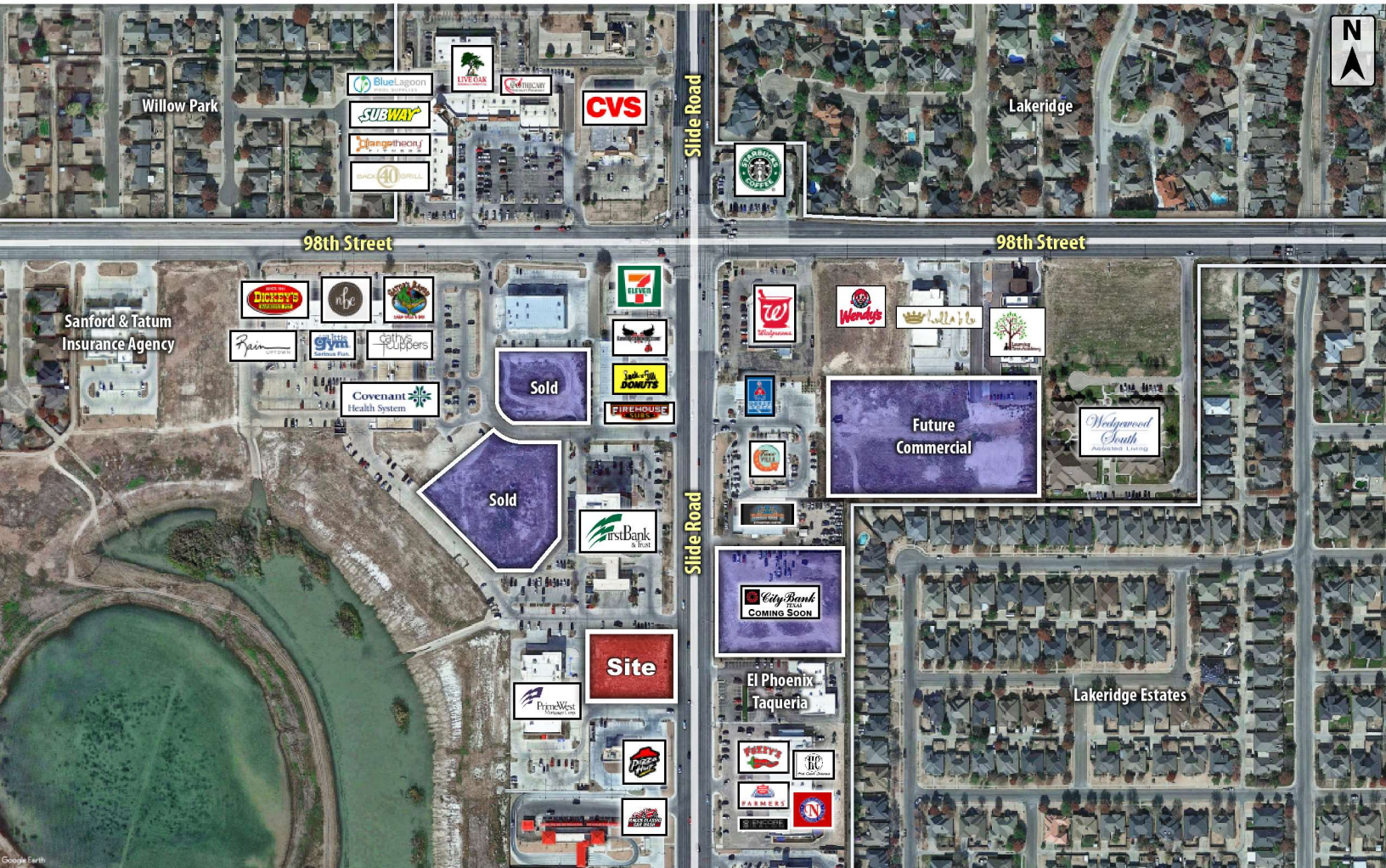




# 9822 SLIDE ROAD

Lubbock, TX 79424

LAND



## QUICK FACTS



PURCHASE PRICE  
BTS or Ground Lease



TOTAL ACREAGE  
1 AC



ZONING  
Commercial



TRAFFIC COUNT  
16,000+ VPD

CBCWORLDWIDE.COM

Beau Tucker, CCIM  
806.470.3944  
BTucker@CBCWorldwide.com  
CBCLandMan.com



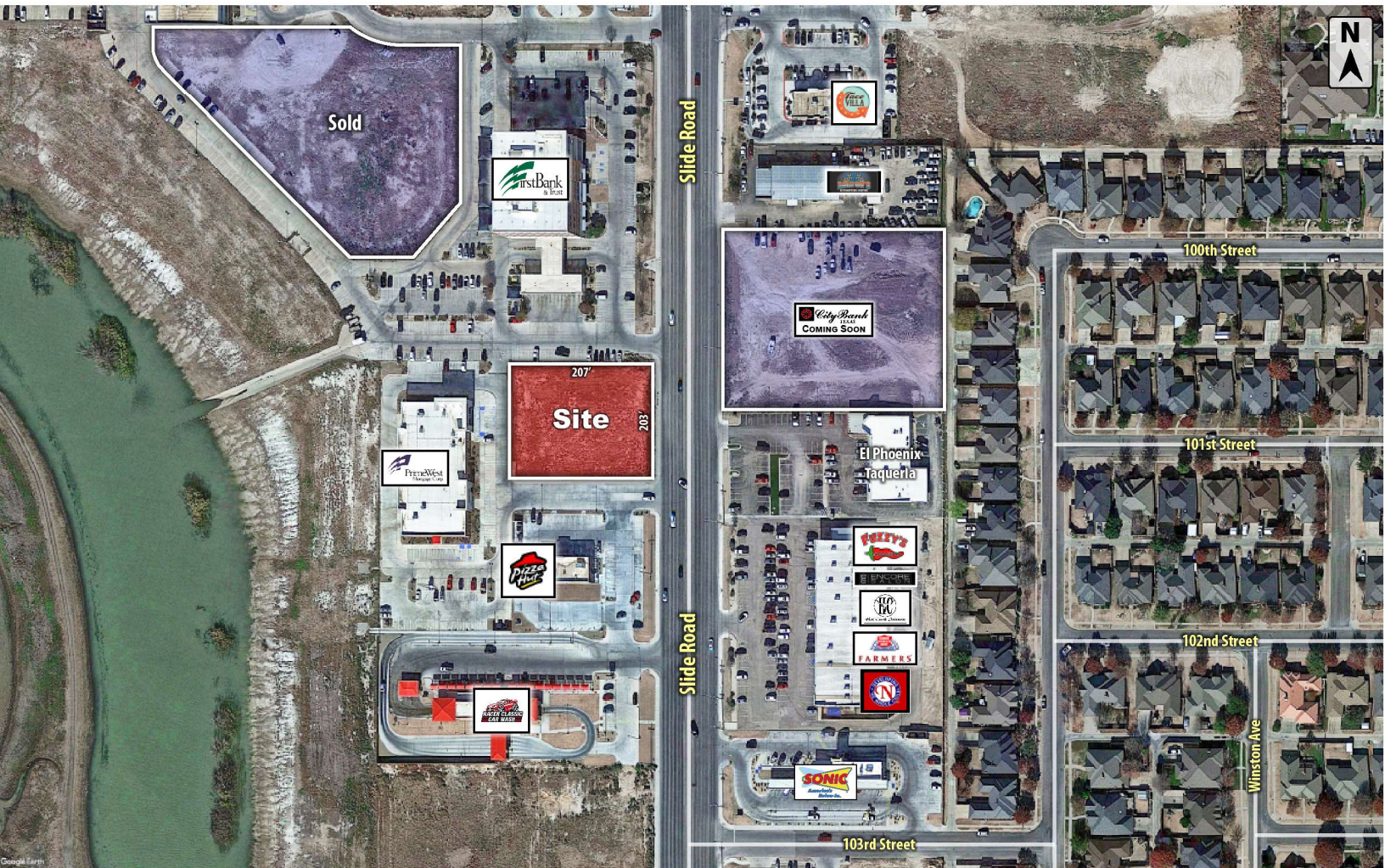
COLDWELL  
BANKER  
COMMERCIAL

CAPITAL ADVISORS





## Trade Area & Information



## LOCATION

This property is located south of 98th Street on the west side of Slide Road in Lubbock, TX.

## DESCRIPTION

Prime land in the heart of growing southwest Lubbock. This tract is strategically placed in the middle of this retail area and has great visibility. Businesses in the area include Walgreens, CVS, First Bank & Trust, Prime West Mortgage, Fuzzy's, Pizza Hut, Taco Villa and more.

Property is not in the floodplain.

## OPTIONS

1 Acre - Build-to-Suit or Ground-Lease  
(call broker for information)



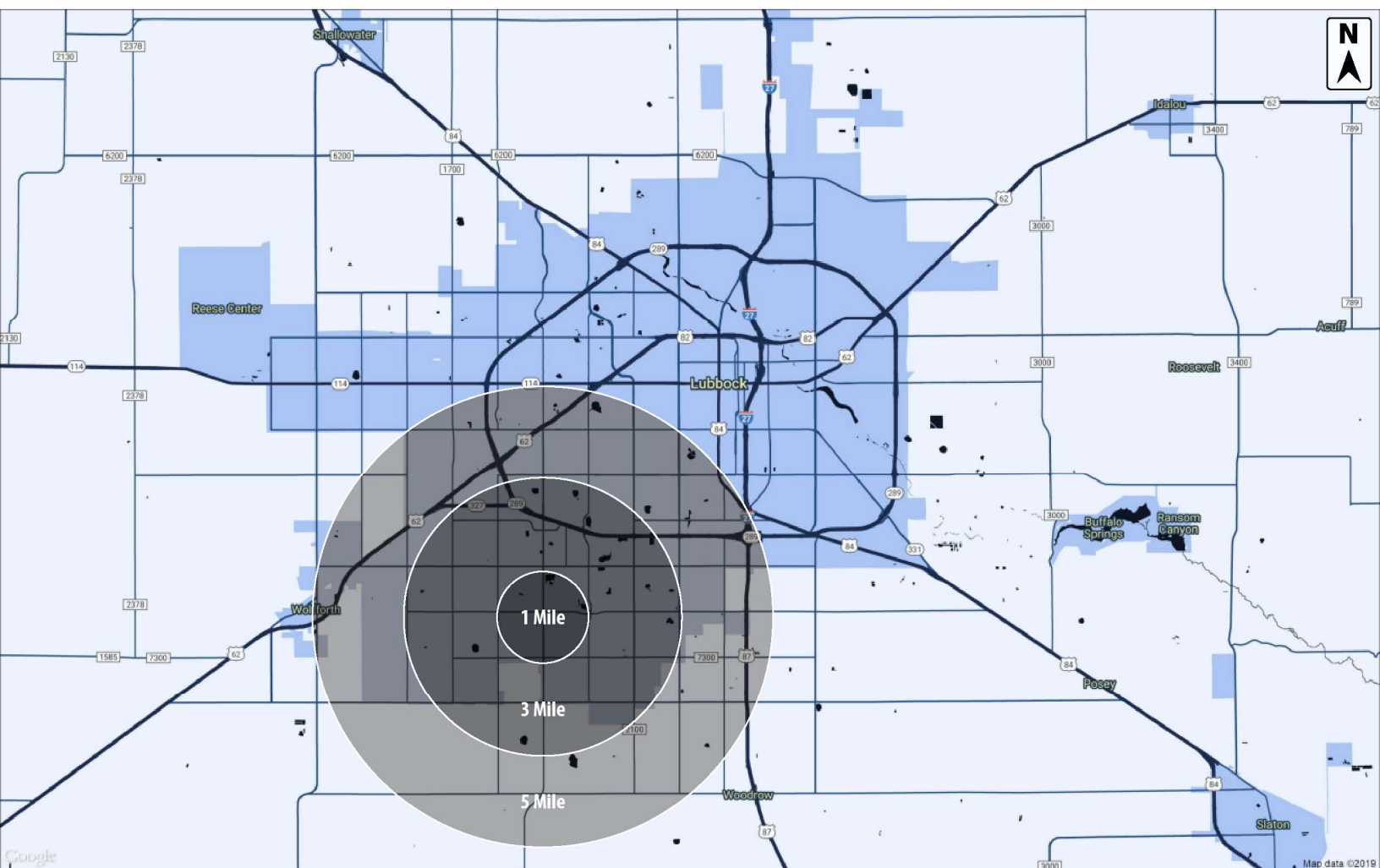
**COLDWELL  
BANKER  
COMMERCIAL**

CAPITAL ADVISORS





## Demographics



### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,115	52,959	131,637
AVERAGE AGE	42.6	40.2	35.1
AVERAGE AGE (MALE)	41.3	38.7	34.0
AVERAGE AGE (FEMALE)	43.4	41.1	36.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,951	22,829	54,416
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$117,787	\$85,504	\$68,471
AVERAGE HOUSE VALUE	\$147,654	\$167,471	\$150,900

CBCWORLDWIDE.COM

Beau Tucker, CCIM  
806.470.3944  
BTucker@CBCWorldwide.com  
CBCLandMan.com

©2020 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Capital Advisors. All rights reserved. Coldwell Banker Real Estate LLC and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.



**COLDWELL  
BANKER  
COMMERCIAL**

CAPITAL ADVISORS