



**COLDWELL  
BANKER  
COMMERCIAL**

CAPITAL ADVISORS

## 3009 SLIDE ROAD

\$20.00 SF/yr (NNN) | 14,550 Sq. Ft. Freestanding Building

3009 Slide Road  
Lubbock, TX 79407

### FEATURES

- Freestanding Building Constructed in 2013 for Walgreens
- Great Visibility on Highly Travelled Freeway (US 62/82; Marsha Sharp Freeway)
- Close Proximity to Texas Tech University, Lubbock's CBD, and Medical District



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### OFFICE

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FOR SUBLEASE

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3009 Slide Road, Lubbock, TX 79407

LEASE



### OFFERING SUMMARY

Available SF:	14,550 SF
Lease Rate:	\$20.00 SF/yr (NNN)
Lot Size:	1.93 Acres
Year Built:	2013
Building Size:	14,550 SF
Parking Spaces:	Approximately 81 parking spaces

### PROPERTY OVERVIEW

Freestanding building constructed in 2013 for Walgreens and available for sublease. Walgreens term ends on 10/31/2037. The building provides extremely good highway exposure on heavily-travelled freeway that provides cross-access from east to west across the city. The space consists of large showroom area, rear storage, and small overhead door for deliveries.

### LOCATION OVERVIEW

Northeast corner of the Marsha Sharp Freeway (US Hwy 62/82) and Slide Road in Lubbock, TX. The building is located on a major commercial thoroughfare with excellent visibility, and close proximity to Texas Tech University (approximately 2 miles to the northeast), the medical district (approximately 1.5 miles northeast), Canyon West Shopping Center (900,000 sq. ft. regional shopping center; approximately 1.25 miles west) and South Plains Mall (1.7 million square foot regional mall; approximately 2 miles south).

Lubbock's highly skilled and educated workforce, proximity and connection to major national and international markets, and affordable utility and living costs make it the ideal place to grow a business. Known as the "Hub City" of West Texas, Lubbock's diverse economy is based on manufacturing, agriculture, wholesale and retail trade services, as well as government, education and health care. As the 11th largest city in Texas, Lubbock boasts a trade-area population base of 639,921 people. Home to Texas Tech University, Texas Tech University Health Sciences Center, Lubbock Christian University and a fast-growing community college, Lubbock County boasts more than 50,000 college students. Lubbock is the only city in the nation with a comprehensive university, a health sciences center, an agriculture college and a law school in one location, making Texas Tech University the second largest contiguous university campus in the United States.

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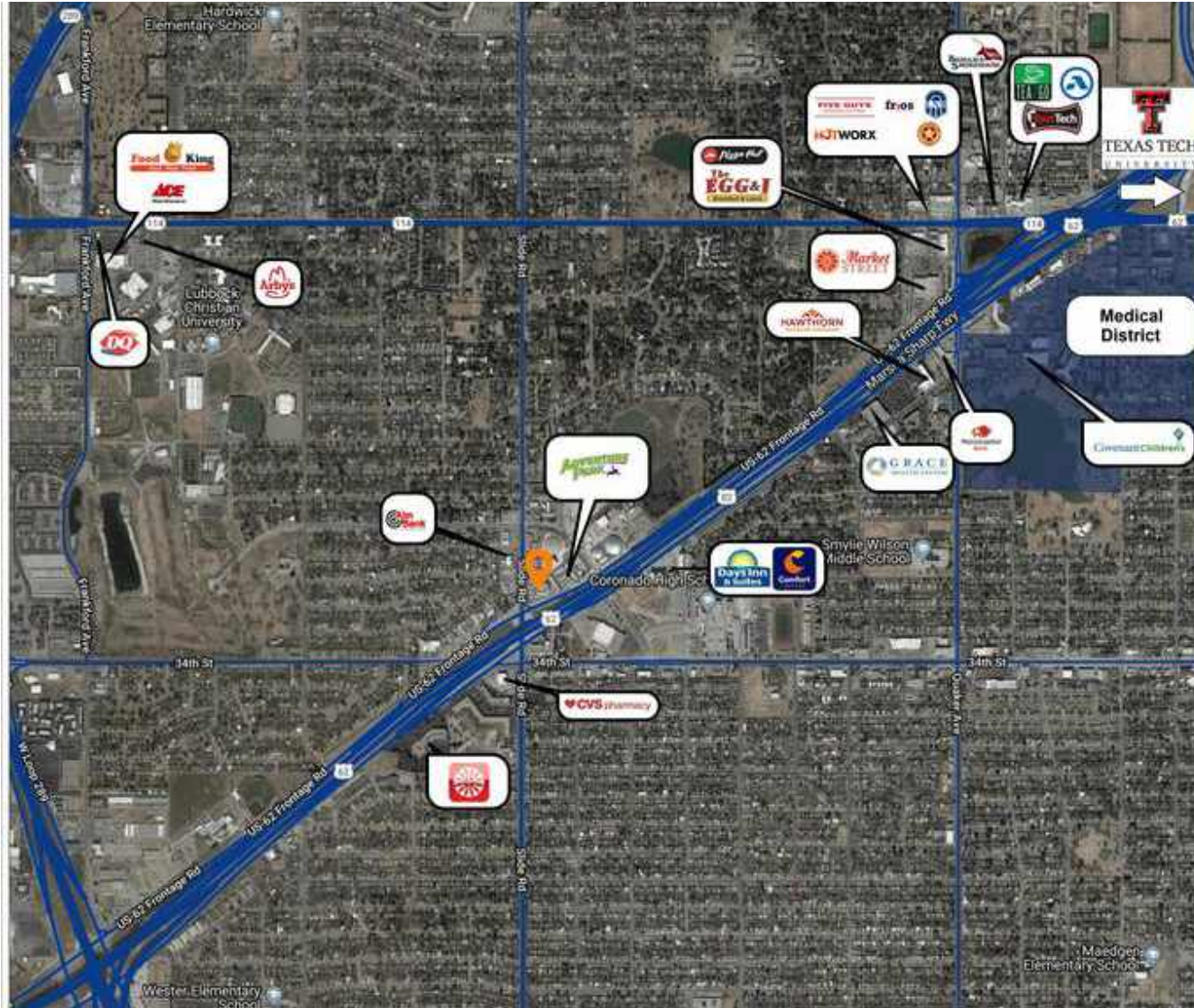




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## Lubbock, TX 79407

### Aerial View



### Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	12,111	111,514	218,525
Households	4,935	46,590	89,485
Population Median Age	31.9	28.3	31.1
5 Yr Pop Growth (Total%)	4.7%	4.2%	9.0%

### 5 Mile Information



### Contact Information

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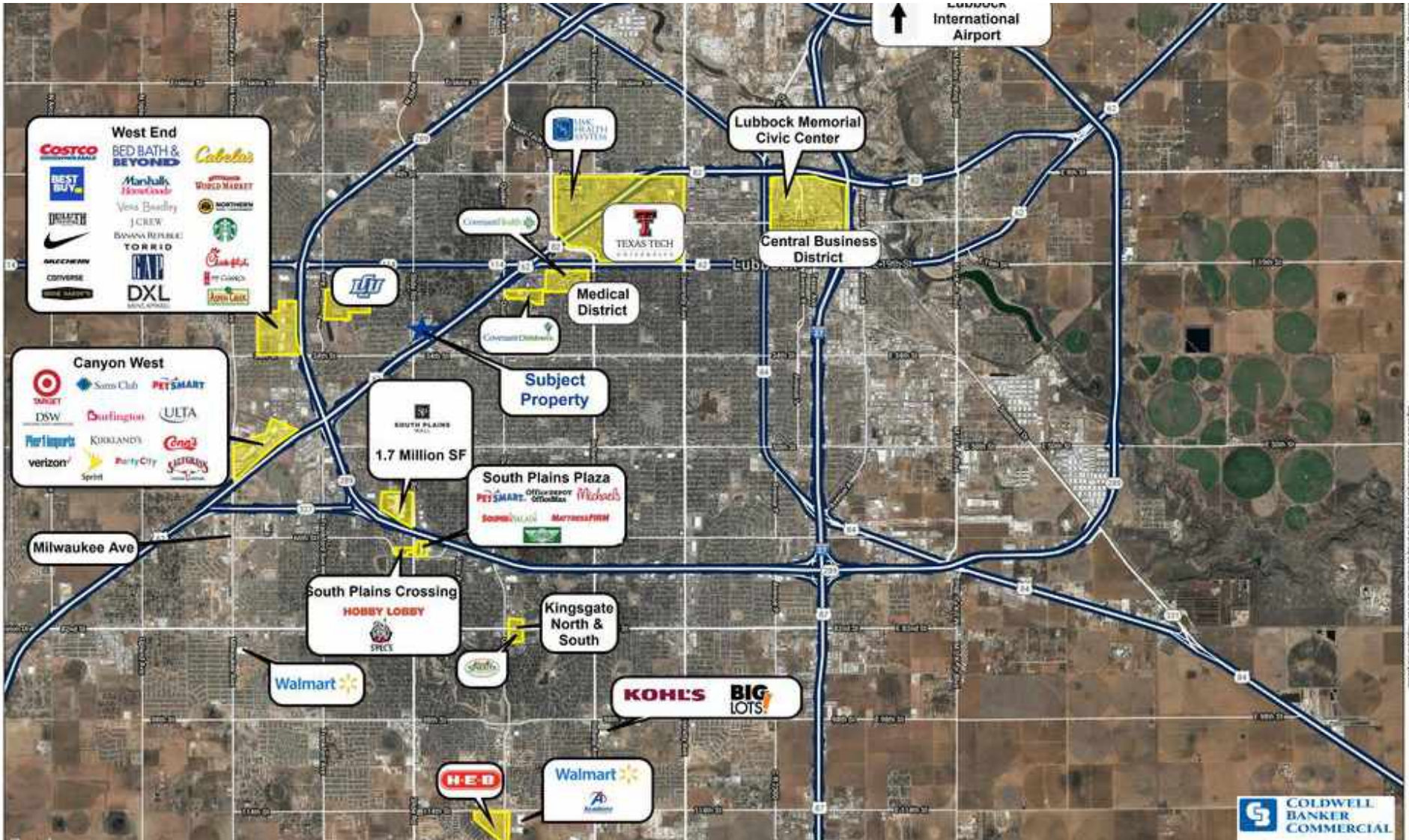




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## Information About Brokerage Services

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.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date