

SOUTH PLAINS PLAZA

\$18.00 SF/yr (NNN)

6809 Slide Rd.
Lubbock, TX 79424

AVAILABLE SPACES
1,440 SF & 2,188 SF

FEATURES

- Located at South Loop 289 & Slide Road, Lubbock's retail epicenter.
- Strong co-tenants include OfficeMax, Michael's, Mattress Firm, PetSmart.
- Other tenants in the center include Souper Salad, WingStop, and Kim's Nail Salon and CHIPS Sports Bar.
- There are 207,945 people in a 5-mile radius of South Plains Plaza.

AREA

This property is located at the heavily-traveled intersection of Slide Road and South Loop 289 in the heart of Lubbock's retail trade. Surrounded by numerous national retailers and restaurants.



OFFICE

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SOUTH PLAINS PLAZA

6703 Slide Rd, Lubbock, TX 79424

LEASE



OFFERING SUMMARY

Available SF:	1,440 SF & 2,188 SF
Lease Rate:	\$18.00 SF/yr (NNN)
NNN Expenses:	\$3.39 per sq. ft. (Budget - 2020)
Building Size:	108,326 SF
Improvement Allowance:	Negotiable
Term:	5-10 years
Year Built:	1994
Zoning:	C-4

PROPERTY OVERVIEW

South Plains Plaza is located at the heavily-traveled intersection of Slide Road & South Loop 289. The property is in the epicenter of Lubbock's retail trade area and is surrounded by national retailers and restaurants such as Chick-fil-A, Hobby Lobby, Cotton Patch, Bed Bath & Beyond, Old Navy, Men's Warehouse, On the Border, Carino's, and many others. Lubbock's South Plains Mall is located less than half a mile to the north of the center and traffic counts on South Loop 289 exceed 81,000 vehicles per day. The property has phenomenal visibility and ingress/egress with over six curb cuts for entry. Tenants in the center include Michael's, Mattress Firm, PetSmart, OfficeMax, Souper Salad, and WingStop.

LOCATION OVERVIEW

South Plains Plaza is located at the heavily-traveled intersection of Slide Road and South Loop 289 in the heart of Lubbock's retail trade area. Approximately 81,136 vehicles per day go through the intersection of South Loop 289 & Slide Road. The shopping center is surrounded by numerous national retailers and restaurants and offers a great opportunity for a new or existing business to open or expand.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite I	\$18.00 SF/yr	2,188 SF
Suite E	\$18.00 SF/yr	1,440 SF

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**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS



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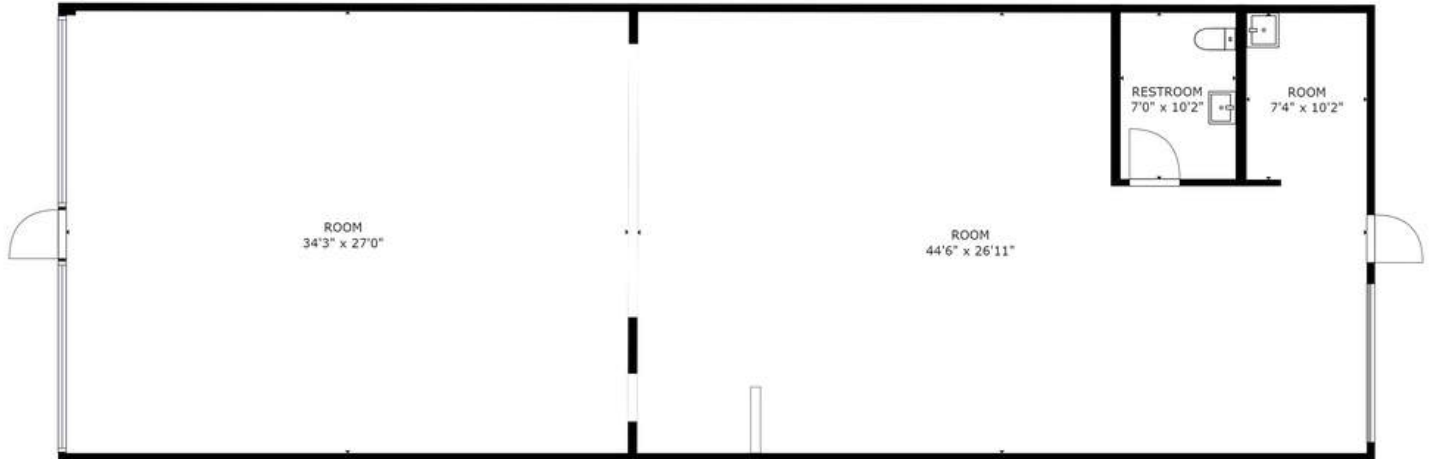




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FLOOR 1

SUITE I FLOORPLAN

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South Plains Plaza

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Aerial View



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	13,754	107,418	220,117
Households	6,789	46,479	89,817
Population Median Age	34.6	34.5	31.5
5 Yr Pop Growth (Total%)	4.8%	4.6%	4.0%

5 Mile Information

96,902	\$57,350	9,467
Employees	Median Income	Businesses

Contact Information

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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
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<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>Scott Womack</u> Sales Agent/Associate's Name	<u>437816 TX</u> License No.	<u>SWomack@ColdwellBanker.com</u> Email	<u>806-784-3265</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date