

THE SHOPS AT
114 • SLIDE

± 1.5 ACRE PAD SITES AVAILABLE

Pad Site
Available

Pad Site
Available

114TH STREET

Loop 88 (1 mile)

SLIDE ROAD

42,000 VPD

- Out Parcel of Newly Opened 70,000 SF Center
- 1/4 Mile from University Medical Center's New 250,000 SF Hospital

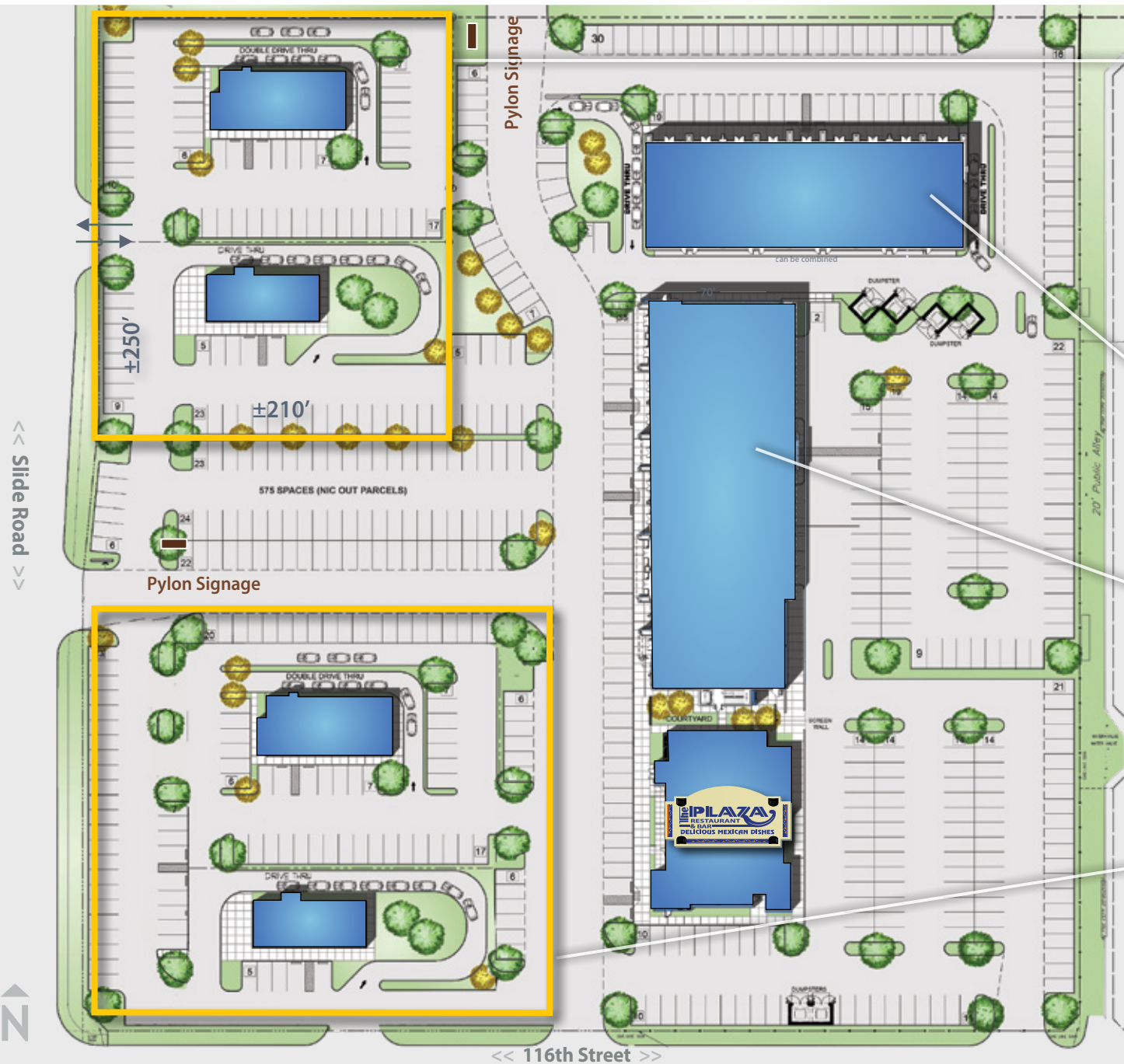
EGENBACHER 
Commercial Properties
Brokerage | Management | Development

Randy Egenbacher, CCIM | 806.786.3420 c | randy@ereproperties.com
Spencer Stanush | 210.393.3457 c | spencer@ereproperties.com
Mark Scioli, Jr. | 806.470.9900 c | mark@ereproperties.com

114th & Slide Road | 11401 Slide Rd., Lubbock, Texas 79424

ereproperties.com | 806.771.0003 office

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Pad Site Available -
Build to Suit or Ground Lease

- Up to 1.5 Acres
- Call for Pricing
- TxDot Approved Curb Cut
- All Utilities to Site
- Zoned Auto Urban Commercial

Tenants



Pad Site Available -
Build to Suit or Ground Lease

- Up to 1.5 Acres
- Call for Pricing
- TxDot Approved Curb Cut
- All Utilities to Site
- Zoned Auto Urban Commercial

PAD SITES



Newly Opened UMC
250,00sf Hospital

42,000 VPD

114TH STREET (Recently expanded to 5 Lanes)

Pad Sites AVAILABLE

SLIDE ROAD (State HWY)

Loop 88 (1 mile)

116TH STREET

Oakmont Estates



- Operating 97 Stores in 30 Markets
- 18,000 Employees
- \$3.8 Billion in Revenue
- Serves North Texas, West Texas & New Mexico

DETAILS & DEMOGRAPHICS

- SIGNALIZED HARD CORNER
- STATE HIGHWAY
- CALL FOR PRICING
- 2 PYLON SIGNS
- 7 INGRESS/EGRESS
- ± 600 PARKING SPACES

	1 MILE	3 MILE	5 MILE
AVG HH INCOME	\$182,277	\$152,719	\$123,760
	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
HOUSEHOLDS	12,086	45,904	104,339
POPULATION	30,187	111,237	259,288



Texas Tech University

- 1,839 Acre Lubbock Campus
- Carnegie Research Level 1 status
- 41,000 Students - Lubbock
- 65,000 Students - all Campuses
- Undergraduate & Graduate
- School of Law
- School of Medicine
- 21,000 Employees
- 3 Billion Operating Budget



Newly Opened Health & Wellness Hospital 11011 Slide Road

- 250,000 sf on 13 Acre Campus
- Infusion
- CT Scan
- Interventional Radiology
- Cardiac Rehab
- Medical Fitness Center
- Emergency Center
- Physician Offices
- Family & Internal Medicine
- Neuro Surgery



Information About Brokerage Services



11-2-2015

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 to provide 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. This 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.

E GENBACHER
Commercial Properties



Buyer/Tenant/Seller/Landlord Initials

Date

Egenbacher Real Estate II, LLC

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

Randy Egenbacher

Designated Broker of Firm

9008638

License No.

194876

License No.

reception@ereproperties.com

Email

randy@ereproperties.com

Email

806.771.0003

Phone

806.771.0003

Phone

Licensed Supervisor of Sales Agent/Associate

Spencer Stanush

Sales Agent/Associate's Name

License No.

792389

License No.

Email

spencer@ereproperties.com

Email

Phone

806.771.0003

Phone

Egenbacher Real Estate, PO Box 94337 Lubbock TX 79493 Phone: 806.771.0003 Fax: 806.792.1861 Randy Egenbacher, CCIM