

THE SHOPS AT 114 • SLIDE

FOR LEASE | RETAIL | RESTAURANT | OFFICE | LUBBOCK, TX



- Pad Sites up to 1.5 Acres
- 6 Blocks from UMC's New 250,000 SF Hospital
- 36,400 VPD
- 1,200 - 1,400 SF Retail Space Available
- 5,200 SF Restaurant Space Available
- End Cap | Drive-Thru | In Line
- New Office Tower Underway

EGENBACHER
Development Group

EGENBACHER
Commercial Properties
Brokerage | Management | Development

NOW LEASING!
Randy Egenbacher, CCIM | 806.786.3420 c | randy@ereproperties.com
Spencer Stanush | 210.393.3457 c | spencer@ereproperties.com

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

ereproperties.com | 806.771.0003 office

Disclaimer: The information contained herein has been obtained from sources believed reliable. However, Egenbacher Real Estate, it's Affiliates and Agents have not verified it and make no guarantee, warranty or representation about it. The price, terms and the information contained herein are subject to change, and the Property is subject to be withdrawn from the market without notice.



The Plaza Restaurant & Bar



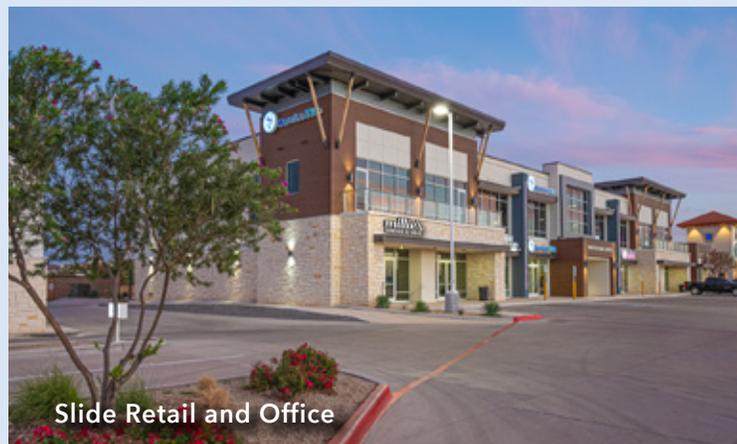
South Endcap Available



Professional Office Lobby



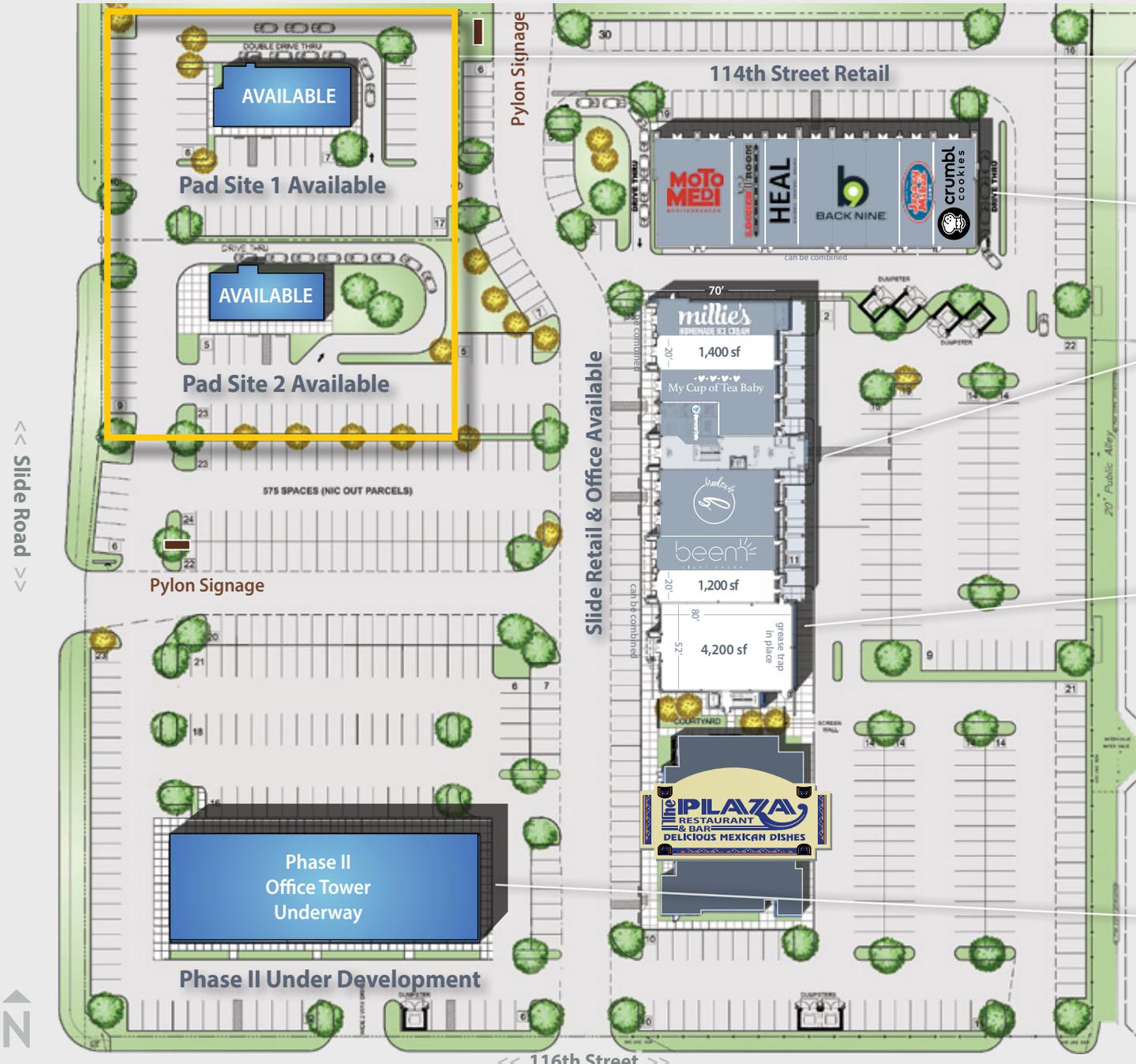
114th Retail fully Leased



Slide Retail and Office



New Office Tower Underway



• CALL FOR PRICING

Pad Sites Available

- .6 Acre - 1.5 Acres
- Build to Suit or Ground Lease

114th Street Retail

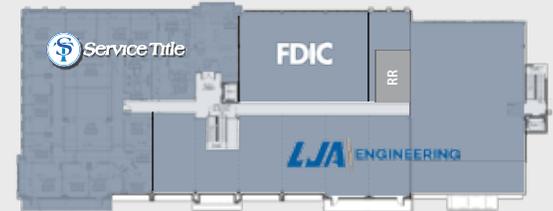
FULLY LEASED

First Floor Slide Retail Available

- North In-Line - 1,400sf Available
- In-Line 1,200 - 2,000sf - 70' Depth
- South End Cap Restaurant/Retail - 3,400 - 5,200sf
Grease Trap in place

Second Floor Slide Professional Office

FULLY LEASED



Phase II - Office Tower Underway

- Call for Pricing

114TH STREET RETAIL



11417 Slide Road, Lubbock TX 79424

TENANTS



SLIDE OFFICE | RETAIL | RESTAURANT



1ST FLOOR RETAIL & RESTAURANT

- 1,200 - 5,200 SF AVAILABLE
- GREASE TRAPS IN PLACE
- 70' BAY DEPTH
- DRIVE-THRU AVAILABLE
- \$28 - \$34 PSF BASE RENT
- \$25 TENANT IMPROVEMENT ALLOWANCE
- 700' SLIDE FRONTAGE

JOIN THESE TENANTS



PAD SITES & Phase II



United supermarkets

- 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 |
| HOUSEHOLDS | 2,788 | 24,432 | 60,277 |
| POPULATION | 7,328 | 62,564 | 141,451 |

Phase II



PHASE II OFFICE TOWER UNDERWAY

- CALL FOR DETAILS



Reece
Technology
Center




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

Interchange at
Slide & Loop 88

130th St. | Loop 88 under construction

Site



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.



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|---|----------------|------------------------------------|---------------------|
| Egenbacher Real Estate II, LLC | 9008638 | reception@ereproperties.com | 806.771.0003 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Randy Egenbacher | 194876 | randy@ereproperties.com | 806.771.0003 |
| Designated Broker of Firm | License No. | Email | Phone |
| Spencer Stanush | 792389 | spencer@ereproperties.com | 806.771.0003 |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

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