



**West Texas
State Bank**
The Friendly West Texas Bank

7202 Slide Road

Lubbock, TX 79424

Relocation Sale

**Bank-Owned Commercial Property with Potential
Short-Term Sale-Leaseback Opportunity**



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7202 Slide Road, Lubbock, Texas 79424

Property Summary

West Texas State Bank is offering a unique opportunity to acquire its 100% owned commercial property in a prime, well-maintained resident/commercial neighborhood.



| | |
|-----------------|---------------------------------------|
| Sales Price: | \$3,050,000.00 |
| Building SF: | 25,400/18,674 Rentable Area |
| Land Area: | 70,299 SF - (1.61 Acres) |
| Dimensions: | 190' Slide Road frontage - 332' Depth |
| Zoning: | NC-Neighborhood Commercial District |
| Constructed: | 2005 |
| Parking Spaced: | 91 Surface Parking Spaces |

Short-Term Leaseback: As part of the transaction, the bank will consider a simultaneous short-term lease agreement with Buyer, contingent on the property's sale timeframe.

- **Purpose:** This arrangement will allow the bank to maintain operational continuity while the relocation facility is being prepared for occupancy.
- **Terms:** A lease term not to exceed six (6) months with specific lease terms and conditions to be negotiated and finalized in the purchase and sale agreement, including rent & responsibilities.
- **Clear Exit Strategy:** The bank is committed to a defined timeline for vacating the premises, allowing the investor to assume full control of the asset for future use or re-tenanting.

Confidentiality: A signed Non-Disclosure Agreement (NDA) is required to receive access to detailed financial information.

Property Overview

This exceptional property is a three-story Class B+ multi-tenant office building. WTSB completed improvements and renovations in 2023 exceeding \$700,000. for the branch location, accommodating drive-thru service.

The building is designed for multi-tenant occupancy, featuring multiple common area entrances, stairwells, passenger elevators, medical plumbing infrastructure, and ADA public restrooms on each floor.

The first floor accommodates WTSB occupying 6,374 SF, with entrance from the South side of the building. A medical office occupies the remaining first floor, Ste. 100, with entrance from the front east side. WTSB accounting department occupies Suite 201. Suite 200 is available for lease. Third floor office suites are available to provide flexible configurations. The site includes perimeter fencing along select boundaries for added security.

Location Overview:

Positioned on Slide Road, one of Lubbock’s primary north/south thoroughfares, the property benefits from excellent visibility, traffic counts exceeding 41,000 vehicles per day nearby, and proximity to major retail, dining, and residential developments. With stable tenancy, recent capital investment, and available space for lease-up, this property offers investors both reliable income and long-term growth potential in one of Lubbock’s most active commercial corridors

Contact:

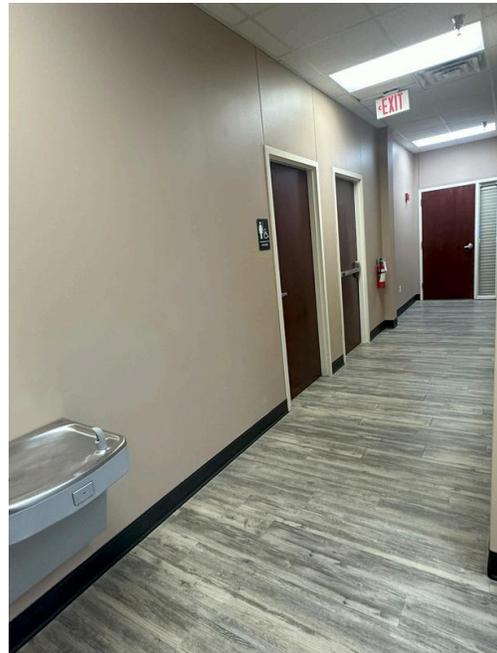
For inquires, or to receive the offering memorandum, please contact:

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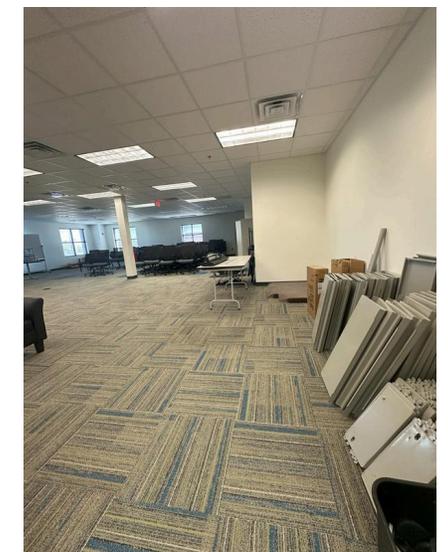
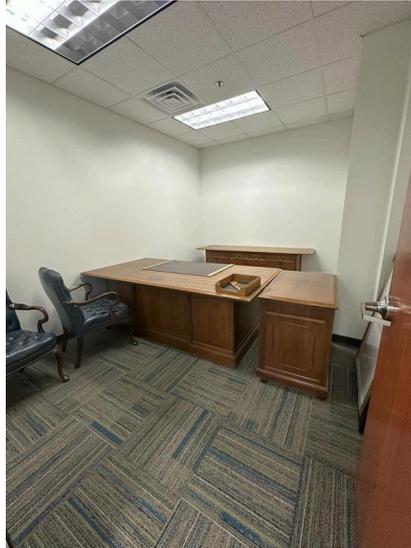
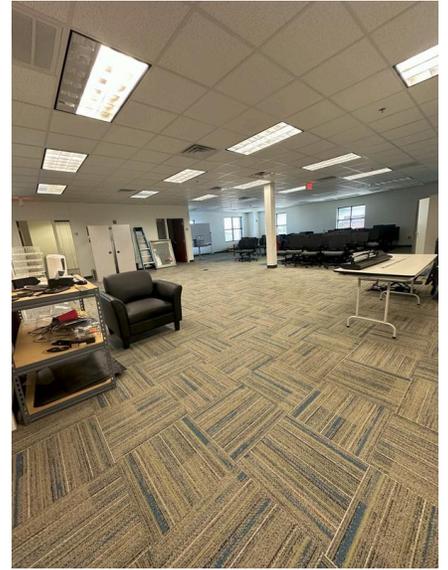
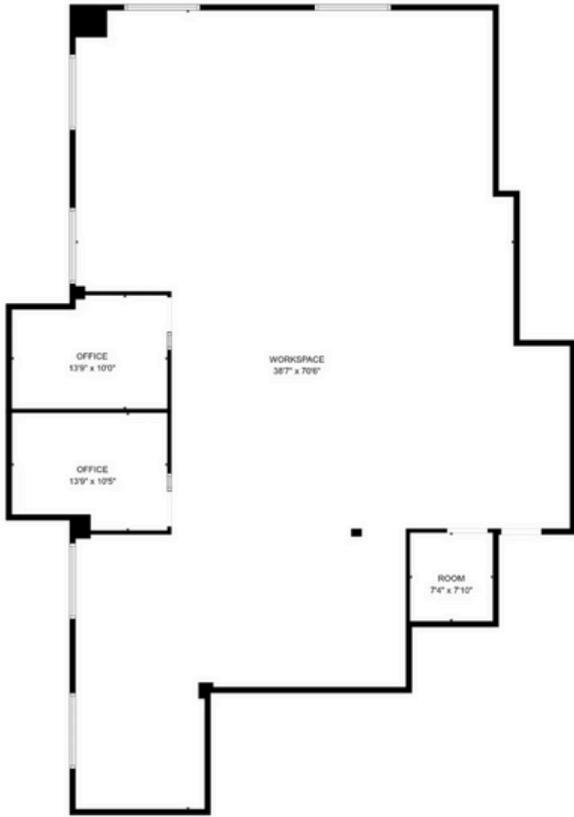
Photos

1st Floor - WTSB Space



7202 Slide Road, Lubbock, Texas 79424
Suite 200-Available
SF: 2,790

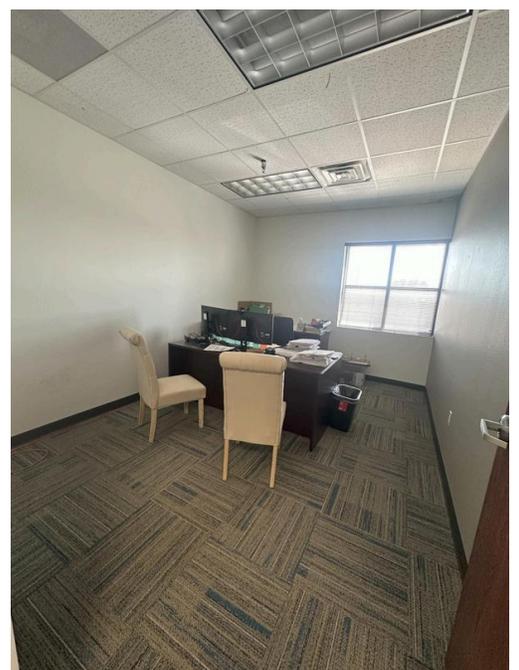
Floor Plan



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Photos

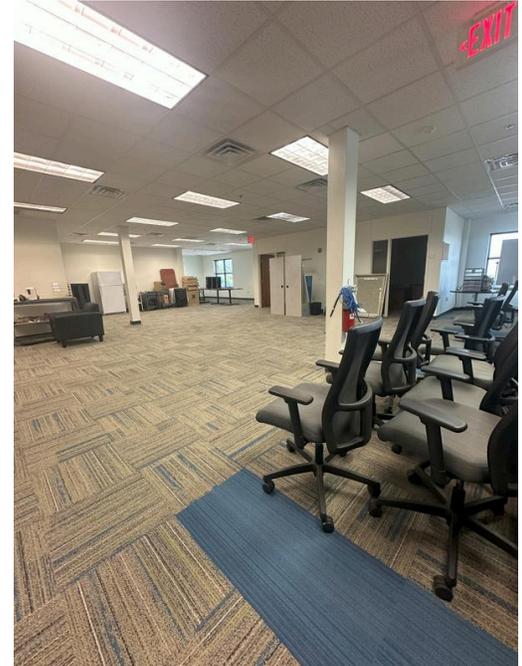
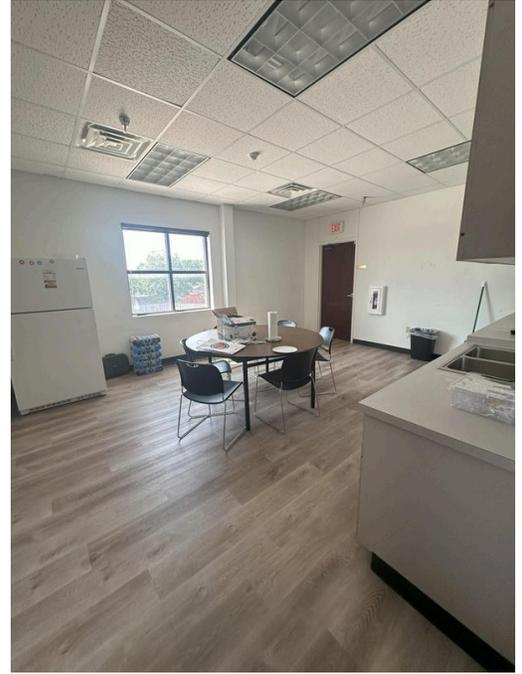
Suite 201 - NOW AVAILABLE!



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Photos

Suite 201 - NOW AVAILABLE!

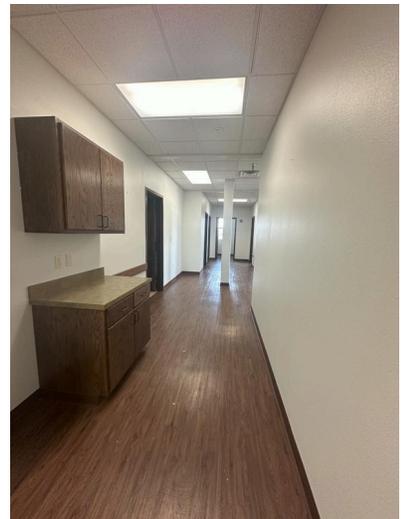
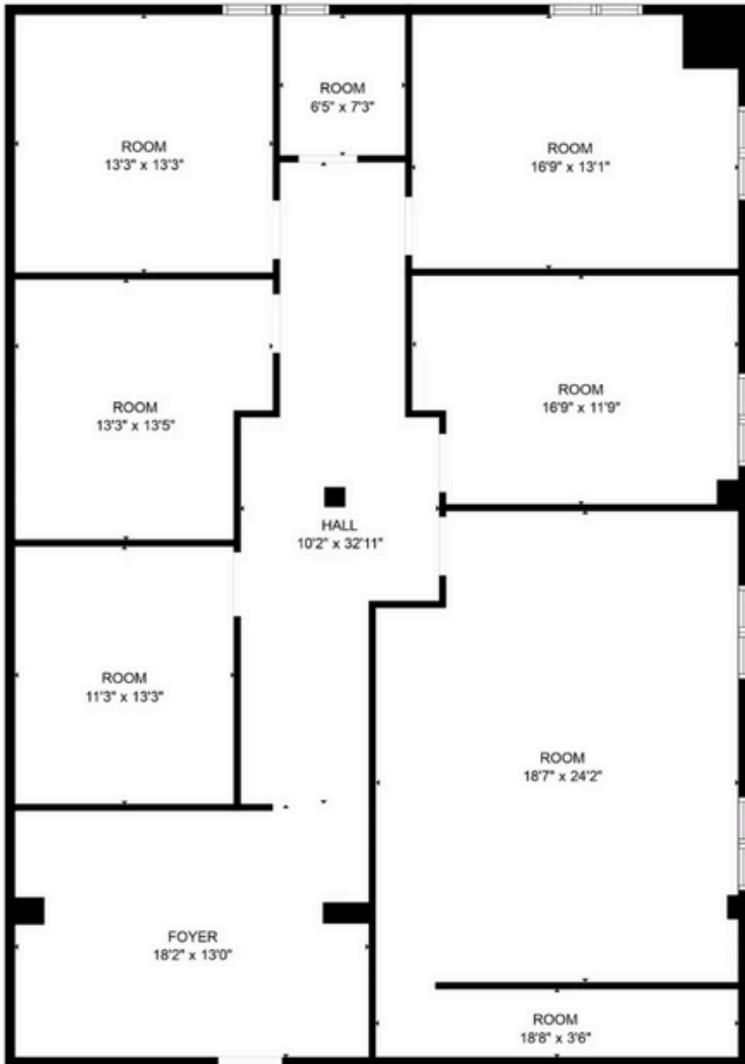


7202 Slide Road, Lubbock, Texas 79424

Suite 300-Available

SF: 1,691

Floor Plan



7202 Slide Road, Lubbock, Texas 79424
Suite 303-LEASED
SF: 1,989

Floor Plan

