

7202 Slide Road



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

Lubbock, TX 79424

## Relocation Sale

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



**Donna Currey Barnes**

Advanced Certified Paralegal, GRI  
Brokerage, Leasing, Sales  
(806) 548-0023  
dcurreybarnes@gmail.com



**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 inquiries, or to receive the offering memorandum, please contact:

Donna Currey Barnes  
Advanced Certified Paralegal, GRI  
Brokerage, Leasing, Sales  
Steve Cox, Broker  
1615 Mammoth Drive  
Allen, TX 75002  
806 548 0023  
[dcurreybarnes@gmail.com](mailto:dcurreybarnes@gmail.com)



7202 Slide Road, Lubbock, Texas 79424

Photos

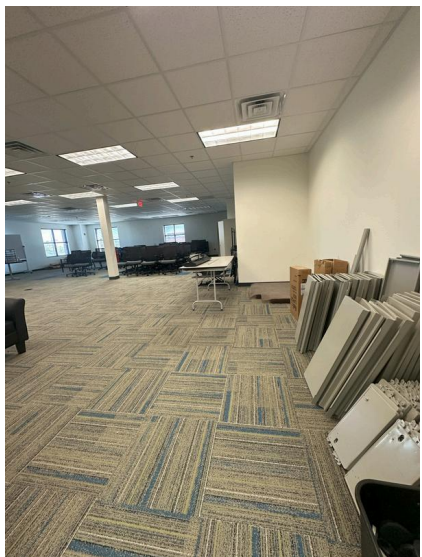
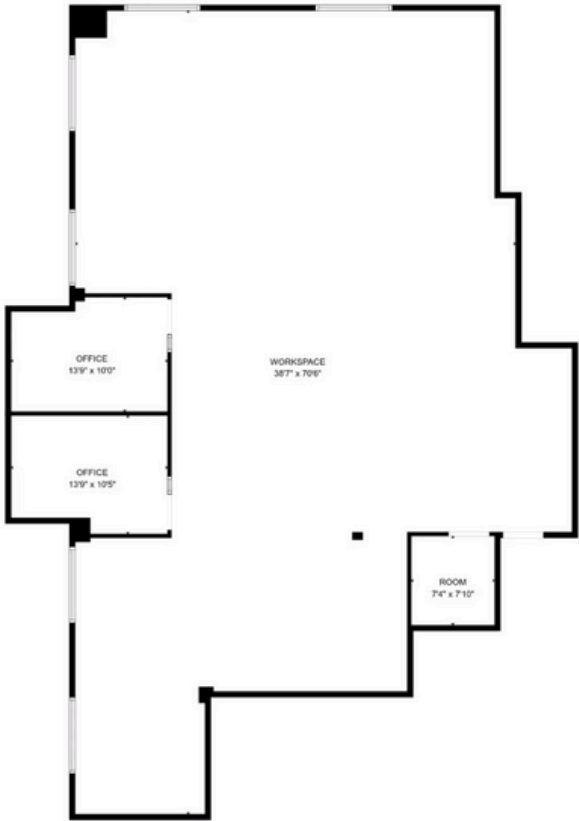
1st Floor - WTSB Space





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

Floor Plan

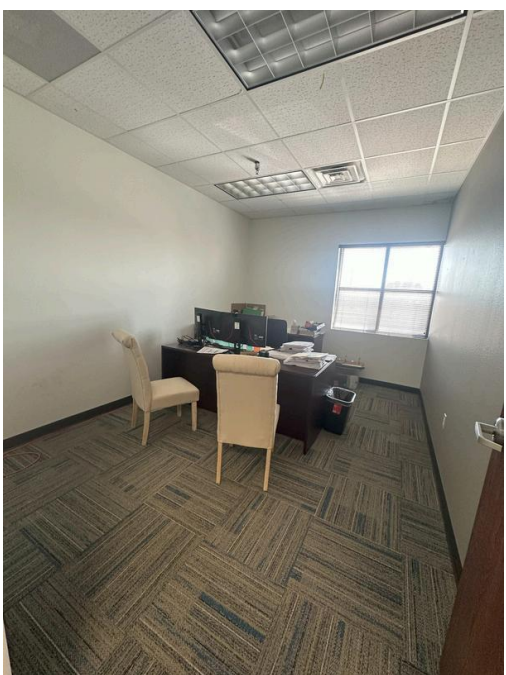




7202 Slide Road, Lubbock, Texas 79424

Photos

Suite 201 - Bank Accounting Dept.





7202 Slide Road, Lubbock, Texas 79424

Photos

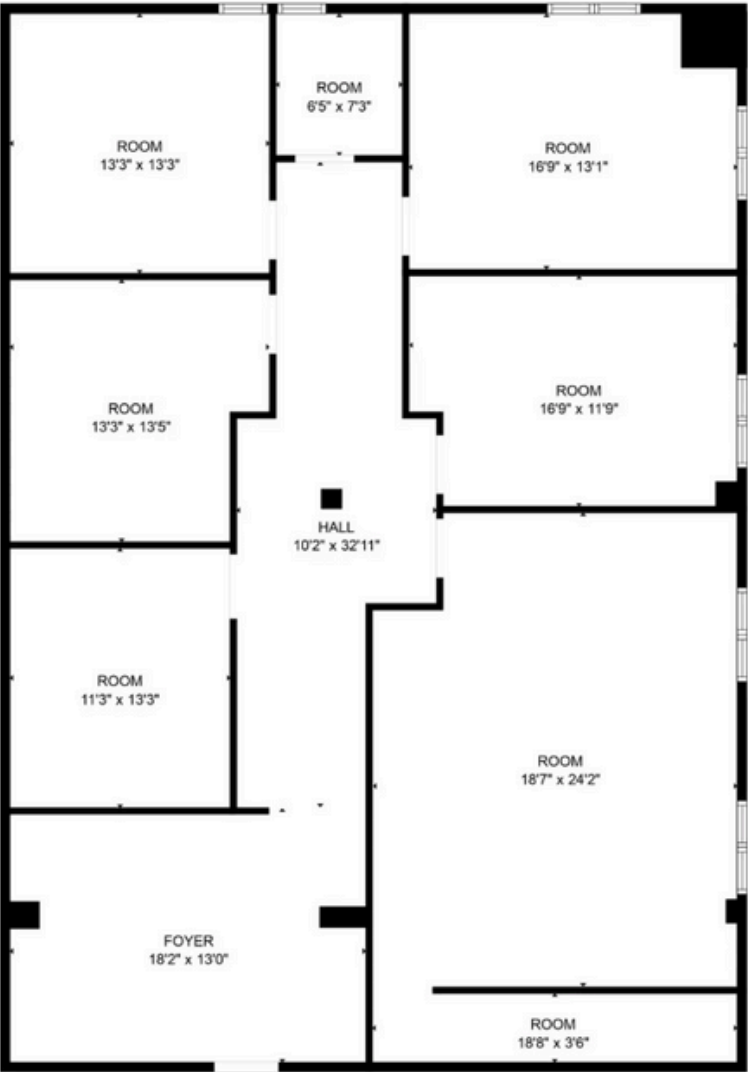
Suite 201 - Bank Accounting Dept.





7202 Slide Road, Lubbock, Texas 79424  
Suite 300-Available  
SF: 1,691

Floor Plan





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

Floor Plan

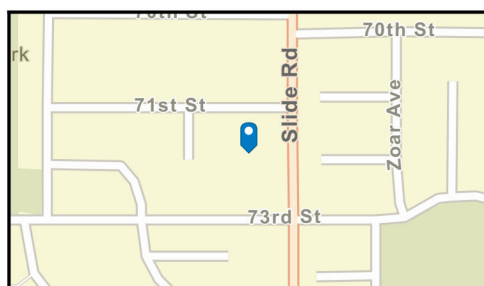
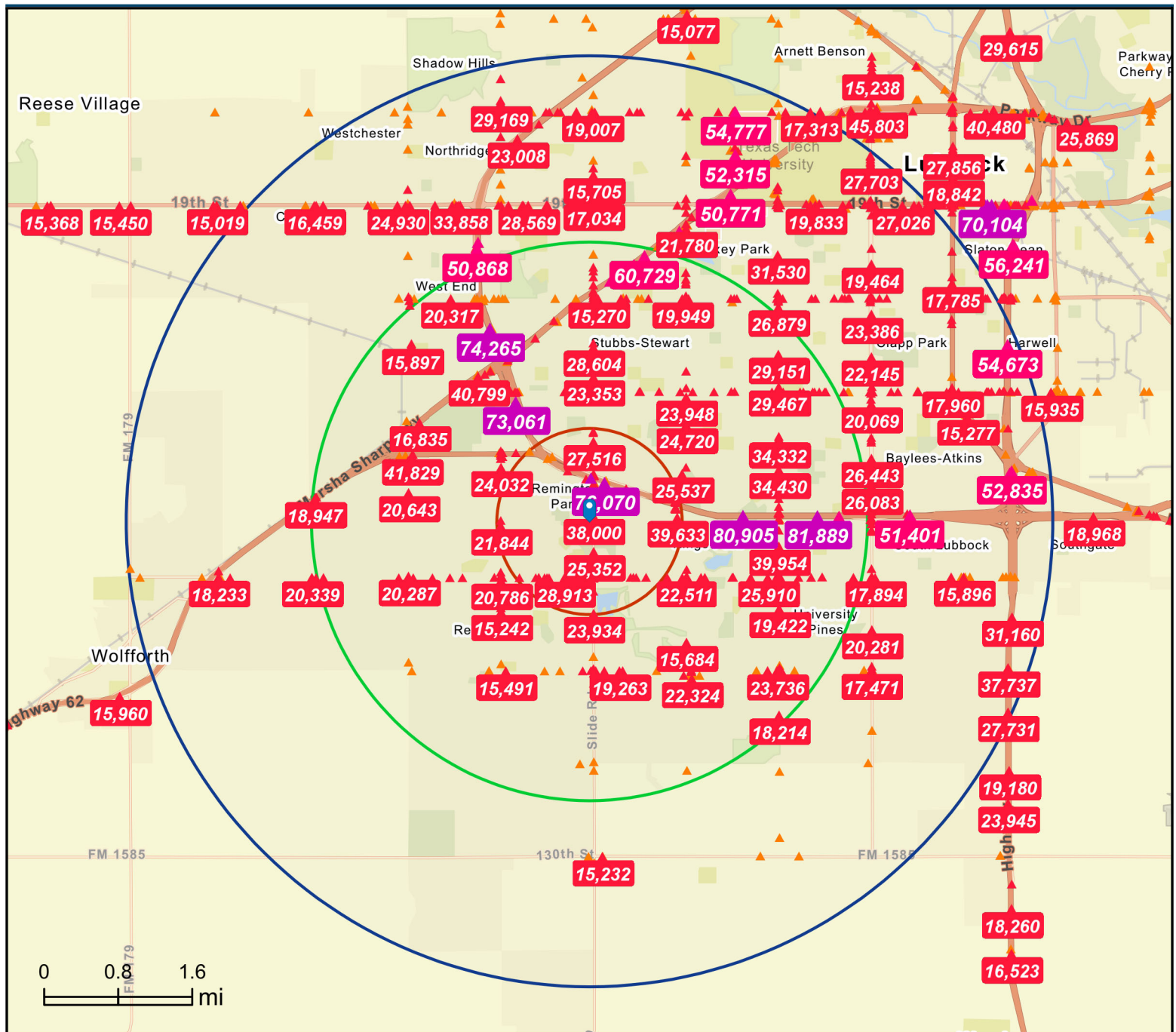




# Traffic Count Map

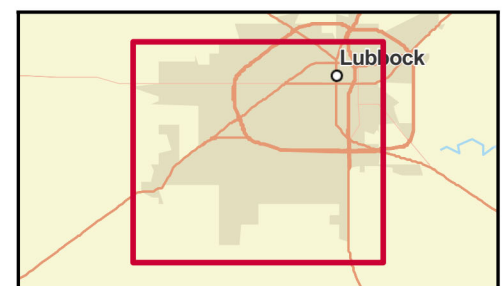
7202 Slide Rd, Lubbock, Texas, 79424  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.52843  
Longitude: -101.92315



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

September 09, 2025



## Executive Summary

7202 Slide Rd, Lubbock, Texas, 79424  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 33.52843  
 Longitude: -101.92315

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	13,299	89,743	182,732
2020 Population	12,886	101,674	208,544
2025 Population	13,219	102,224	217,115
2030 Population	13,573	105,067	224,701
2010-2020 Annual Rate	-0.31%	1.26%	1.33%
2020-2025 Annual Rate	0.49%	0.10%	0.77%
2025-2030 Annual Rate	0.53%	0.55%	0.69%
2020 Male Population	48.0%	47.9%	48.6%
2020 Female Population	52.0%	52.1%	51.4%
2020 Median Age	40.5	36.8	32.9
2025 Male Population	48.8%	48.6%	49.2%
2025 Female Population	51.2%	51.4%	50.8%
2025 Median Age	40.3	37.5	33.7

In the identified area, the current year population is 217,115. In 2020, the Census count in the area was 208,544. The rate of change since 2020 was 0.77% annually. The five-year projection for the population in the area is 224,701 representing a change of 0.69% annually from 2025 to 2030. Currently, the population is 49.2% male and 50.8% female.

### Median Age

The median age in this area is 33.7, compared to U.S. median age of 39.6.

### Race and Ethnicity

2025 White Alone	71.5%	68.2%	62.6%
2025 Black Alone	4.2%	5.4%	7.9%
2025 American Indian/Alaska Native Alone	0.8%	0.8%	1.0%
2025 Asian Alone	2.9%	3.3%	3.7%
2025 Pacific Islander Alone	0.1%	0.1%	0.1%
2025 Other Race	7.5%	8.7%	10.4%
2025 Two or More Races	13.0%	13.5%	14.3%
2025 Hispanic Origin (Any Race)	25.4%	29.3%	33.8%

Persons of Hispanic origin represent 33.8% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.2 in the identified area, compared to 72.7 for the U.S. as a whole.

### Households

2025 Wealth Index	76	85	72
2010 Households	5,989	37,628	71,813
2020 Households	5,838	42,315	82,139
2025 Households	6,000	43,753	88,066
2030 Households	6,256	45,844	93,089
2010-2020 Annual Rate	-0.26%	1.18%	1.35%
2020-2025 Annual Rate	0.52%	0.64%	1.34%
2025-2030 Annual Rate	0.84%	0.94%	1.12%
2025 Average Household Size	2.19	2.32	2.37

The household count in this area has changed from 82,139 in 2020 to 88,066 in the current year, a change of 1.34% annually. The five-year projection of households is 93,089, a change of 1.12% annually from the current year total. Average household size is currently 2.37, compared to 2.44 in the year 2020. The number of families in the current year is 52,702 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 09, 2025



## Executive Summary

7202 Slide Rd, Lubbock, Texas, 79424  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 33.52843  
 Longitude: -101.92315

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	19.1%	21.0%	23.0%
<b>Median Household Income</b>			
2025 Median Household Income	\$76,986	\$74,932	\$65,208
2030 Median Household Income	\$83,937	\$83,495	\$74,438
2025-2030 Annual Rate	1.74%	2.19%	2.68%
<b>Average Household Income</b>			
2025 Average Household Income	\$92,833	\$101,413	\$93,062
2030 Average Household Income	\$100,942	\$111,682	\$102,116
2025-2030 Annual Rate	1.69%	1.95%	1.87%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$41,657	\$43,316	\$37,790
2030 Per Capita Income	\$45,993	\$48,619	\$42,350
2025-2030 Annual Rate	2.00%	2.34%	2.30%
<b>GINI Index</b>			
2025 Gini Index	43.7	45.6	46.6
<b>Households by Income</b>			

Current median household income is \$65,208 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$74,438 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$93,062 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$102,116 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$37,790 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$42,350 in five years, compared to \$50,744 for all U.S. households.

<b>Housing</b>			
2025 Housing Affordability Index	104	96	88
2010 Total Housing Units	6,304	39,879	77,119
2010 Owner Occupied Housing Units	3,541	23,815	42,020
2010 Renter Occupied Housing Units	2,448	13,814	29,793
2010 Vacant Housing Units	315	2,251	5,306
2020 Total Housing Units	6,345	45,648	89,981
2020 Owner Occupied Housing Units	3,388	25,066	44,329
2020 Renter Occupied Housing Units	2,450	17,249	37,810
2020 Vacant Housing Units	501	3,424	7,782
2025 Total Housing Units	6,524	47,323	96,822
2025 Owner Occupied Housing Units	3,485	25,994	48,363
2025 Renter Occupied Housing Units	2,515	17,759	39,703
2025 Vacant Housing Units	524	3,570	8,756
2030 Total Housing Units	6,834	49,599	101,943
2030 Owner Occupied Housing Units	3,710	27,772	52,174
2030 Renter Occupied Housing Units	2,545	18,071	40,915
2030 Vacant Housing Units	578	3,755	8,854
<b>Socioeconomic Status Index</b>			
2025 Socioeconomic Status Index	55.7	54.2	49.3

Currently, 50.0% of the 96,822 housing units in the area are owner occupied; 41.0%, renter occupied; and 9.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 89,981 housing units in the area and 8.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.41%. Median home value in the area is \$239,457, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 5.28% annually to \$309,676.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 09, 2025





## 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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>Steve Cox</b>	<b>0528664</b>	<b>stevec@door.net</b>	<b>(972)741-8489</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Steve Cox</b>	<b>0528664</b>	<b>stevec@door.net</b>	<b>(972)741-8489</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Steve Cox</b>	<b>0528664</b>	<b>stevec@door.net</b>	<b>(972)741-8489</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Donna Currey Barnes</b>	<b>206571</b>	<b>dcurreybarn@gmail.com</b>	<b>(806)548-0023</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)