

LAND | LIST PRICE: \$19/SF | 1.0 AC - 5.59 AC

**10604 SLIDE RD/10710 SLIDE RD, LUBBOCK, TX 79424**



Ethan Quisenberry

COMMERCIAL REALTOR

Carrigan Williams

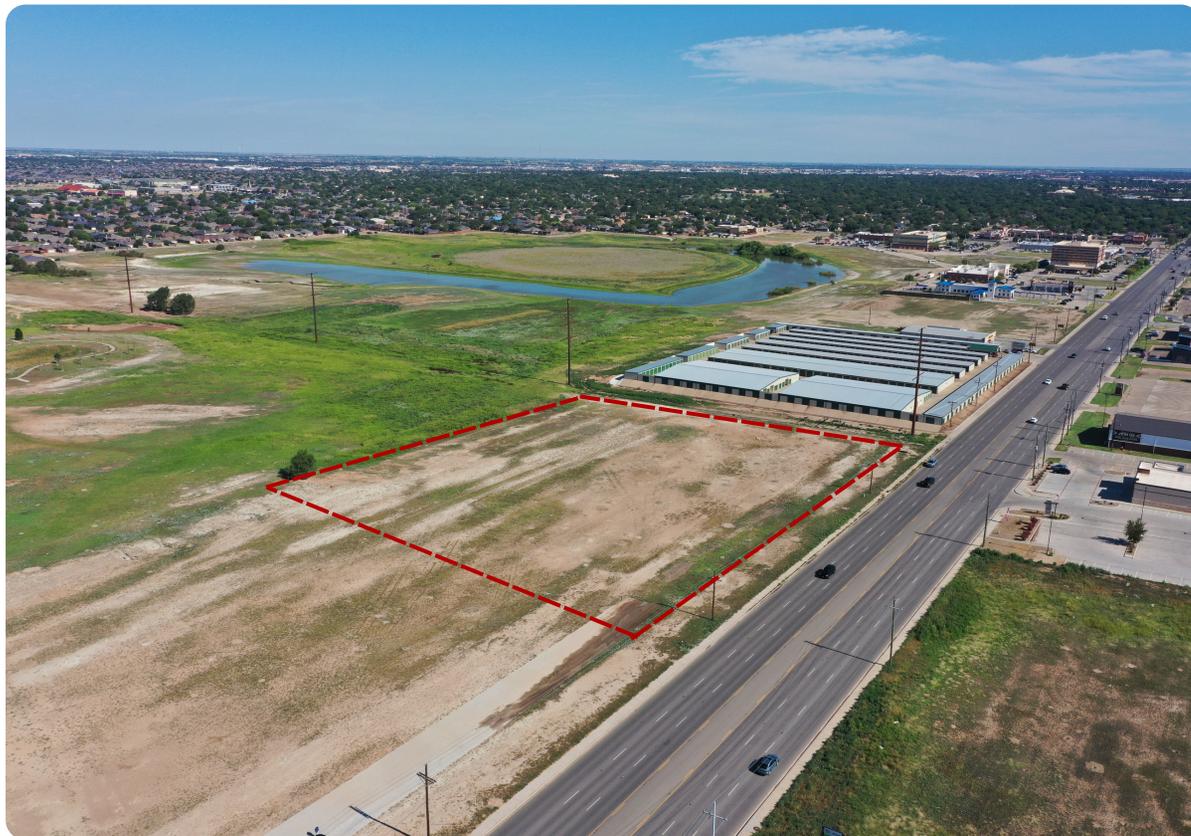
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#### PROJECT SCOPE

Exceptional opportunity to acquire up to 5.59 acres of divisible land along Slide Road in Southwest Lubbock, one of the city's most rapidly expanding and highly sought-after commercial corridors. With approximately 18,500 vehicles per day and full utility access, the site offers outstanding visibility and accessibility for future retail or mixed-use development.

Surrounded by new shopping centers and national retailers, this location serves one of the most prestige areas in Lubbock. Ideal for developers or end-users seeking a premier location in a high-growth market.

#### DETAILS

- Property Type: Land
- Size: 1.00 AC-5.59 AC
- List Price: \$19/sf
- Zoning: Auto Urban Commercial- AC
- Traffic Count: 18,500 VPD

#### AREA RETAILERS:



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18,500 VPD

SITE

LOOP 88

VINTAGE TOWNSHIP

OAKMONT ESTATES

114.SLIDE SHOPPING CENTER

UNITED SUPERMARKETS

UNIVERSITY MEDICAL CENTER

PROSPERITY BANK

SHOPS AT ABBEY GLEN

DR HORTON ABBEY GLEN

LONESTAR SUDS

SOUTH LUBBOCK SHOPPING CENTER

SLIDE RETAIL CENTER

A-PLUS SUPERSTORAGE

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#### COMMUNITY SUMMARY

##### 1-Mile Radius

Population Growth	0.44%
Median HH Income	\$105,048
Median HH Home Value	\$291,652
Median Net Worth	\$469,960

##### 3-Mile Radius

Population Growth	1.13%
Median HH Income	\$91,671
Median HH Home Value	\$281,032
Median Net Worth	\$295,294

##### 5-Mile Radius

Population Growth	1.04%
Median HH Income	\$76,600
Median HH Home Value	\$257,472
Median Net Worth	\$176,078

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SHOPS AT ABBEY GLEN  
11,236 SF  
**0.24 mi from SITE**



SOUTH LUBBOCK SHOPPING CENTER  
12,903 SF  
**0.20 mi from SITE**

NEARBY  
DEVELOPMENTS



114.SLIDE SHOPPING CENTER  
60,258 SF  
**0.45 mi from SITE**



UNIVERSITY MEDICAL CENTER  
250,000 SF  
**0.19 mi from SITE**

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## LUBBOCK-TEXAS



### HEALTH CARE

Lubbock is the leading medical hub for the vast region between I-35 and the Rocky Mountains, providing essential healthcare services to nearly 2 million people. Home to premier medical facilities such as University Medical Center and Covenant Health, the city delivers advanced treatments and state-of-the-art care. Institutions like Texas Tech University Health Sciences Center further enhance the sector through transformative medical research and innovation, ensuring high-quality care for the entire region.

### EDUCATION

Lubbock's educational institutions form the backbone of its talent development and workforce preparation. Texas Tech University, a Carnegie-designated Tier One research institution, leads the region's higher education landscape alongside South Plains College, Lubbock Christian University, and Wayland Baptist University. This comprehensive educational ecosystem ensures lifelong learning opportunities and positions Lubbock as a hub for academic excellence and workforce readiness.

### AGRICULTURE

Located in the fertile South Plains, Lubbock is a leading cotton producer and cultivates crops like sorghum, wheat, and peanuts. The area's vineyards have also elevated Texas to the fifth-largest wine-producing state in the U.S., blending traditional farming with emerging agribusiness innovation.

### MANUFACTURING

Lubbock's manufacturing sector fuels economic growth and innovation. XFAB--drives semiconductor advancements, SIMFLO--specializes in industrial metal fabrication, and Leprino Foods--a global leader in mozzarella production. These industries along with other companies in Lubbock highlight the city's versatility in producing high-tech components, essential materials, and food products.

### DISTRIBUTION

Lubbock serves as a key distribution hub, offering efficient access to domestic and international markets. With direct connections via major highways such as I-27 and U.S. 87, rail services through BNSF, and an international airport, Lubbock provides seamless logistics solutions. This robust infrastructure supports a dynamic network that drives commerce, facilitates business growth, and strengthens regional and global connectivity.

\*Information sourced from the Lubbock Economic Development Alliance website.

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