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5302 Slide Road, Lubbock, Texas 79414



Investment Opportunity – Multi-Tenant Retail Center | Prime Lubbock Location



PRESENTED BY:

Sales Price: \$1,299,000

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KW Commercial | Lubbock
The Powell Group

10210 Quaker Avenue
Lubbock, TX 79424

Property Summary



New Architectural Renovation Plans

Property Summary

Address: 5302 Slide Road
Lubbock, TX 79414

Zoning: NC
Bldg SF: 7,210
Lot AC: 1.42

Sales Price: \$1,299,000
Price/SF: \$180.17

Built: 1975

Property Highlights

- Approved Renovation Plans
- High Traffic Area
- Prime Location near South Plains Mall and Loop 289
- Six suites - 50% leased
- Strategic Lease-Up Potential

Property Overview

Located just North of South Plains Mall on one of Lubbock's busiest streets, this ±7,210 SF multi-tenant retail center presents a prime value-add investment opportunity in a rapidly revitalizing submarket. Surrounded by national retailers and popular restaurants including Bubba's 33, Uncle Julio's, The Cheesecake Factory, Raising Cane's, Texas Roadhouse, and recent Dutch Bros adjacent to the property, this property offers strong consumer traffic and visibility. With three of six suites currently leased, the center provides immediate income, with significant upside potential through strategic lease-up and city approved architectural renovations that allow the buyer opportunity for a quick frontage commercial appeal. Additional area developments, such as a newly refurbished Burger King and an upcoming car wash, and additional commercial businesses that further enhance the area's appeal. Positioned off Slide Road and near Loop 289, this location offers exceptional access, high traffic counts, and continued growth, making it an ideal investment for retail, service, or professional tenants.

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Photos

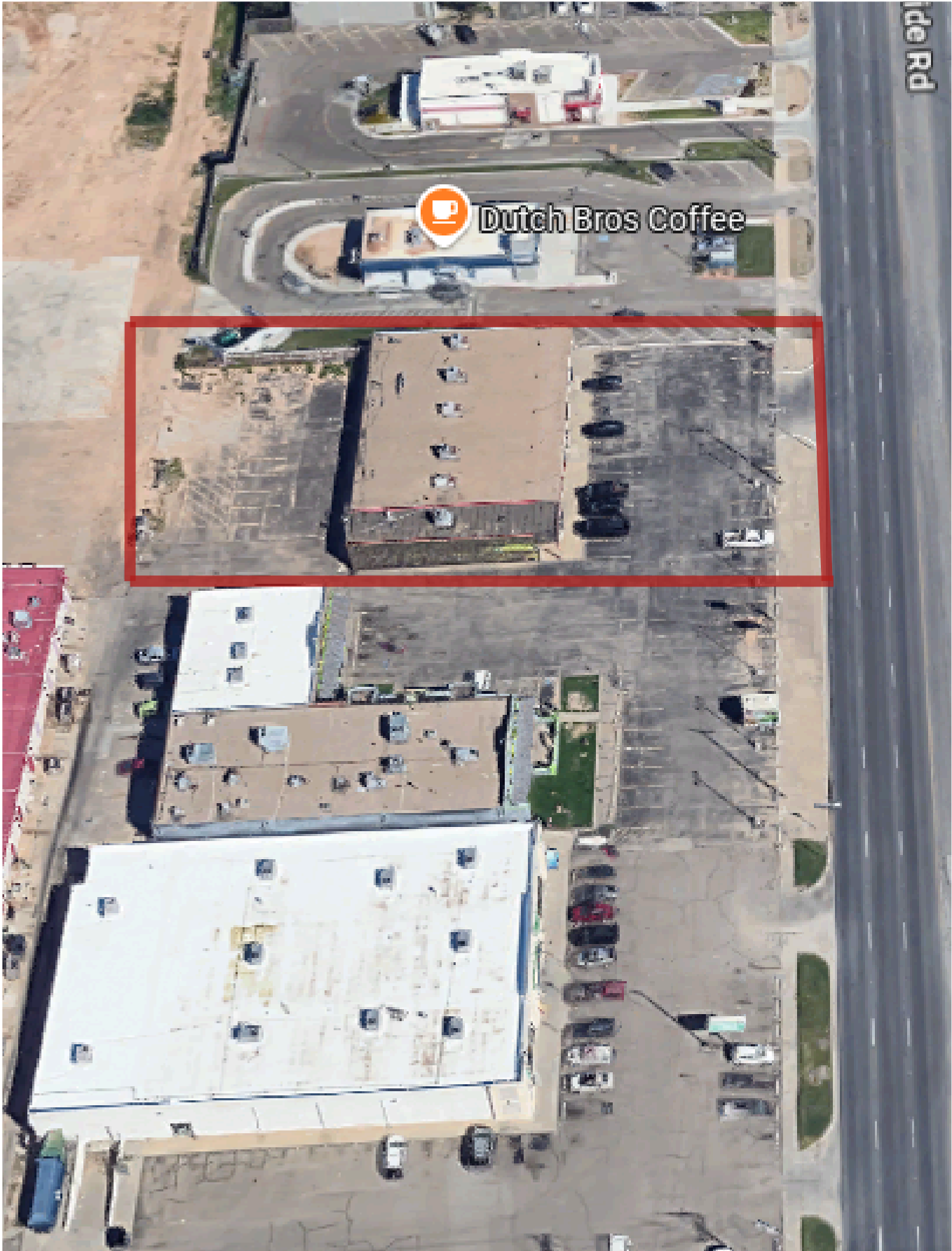


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Land AC



Financials

Rent Roll					
Suite	Tenant	Sq Foot	Lease End Date	Rate/SF	Mo. Rate
Suite A	Vacant	1,200	VAC		
Suite B	Freeway Ins	1,200	7/31/2027	\$19.25	\$1,925.00
Suite C	Angel's Foot Care	1,200	Month-to-month	\$16.80	\$1,680.00
Suite D	Boost Mobile	1,200	5/31/2027	\$16.80	\$1,680.00
Suite E	Vacant	1,200	VAC		
Suite F	Vacant	1,200	VAC		
Total		7,200			\$5,285.00

Pro Forma					
Potential Income					
Suite	Tenant	Sq Foot	Lease End Date	Rate/SF	Mo. Rate
Suite A	Tenant	1,200		\$19.25	\$1,925.00
Suite B	Tenant	1,200		\$19.25	\$1,925.00
Suite C	Tenant	1,200		\$19.25	\$1,925.00
Suite D	Tenant	1,200		\$19.25	\$1,925.00
Suite E	Tenant	1,200		\$19.25	\$1,925.00
Suite F	Tenant	1,200		\$19.25	\$1,925.00
Total		7,200			\$11,550.00

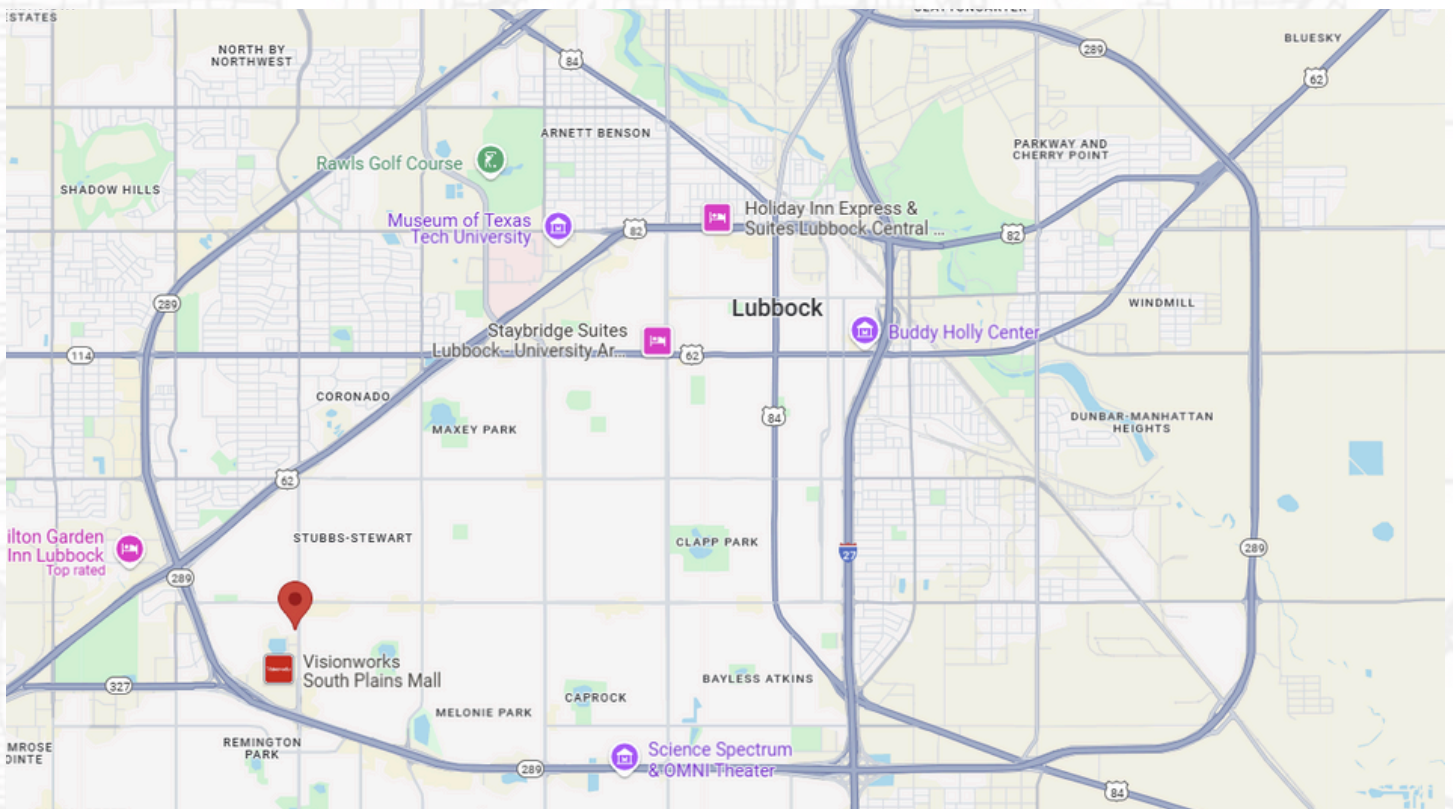
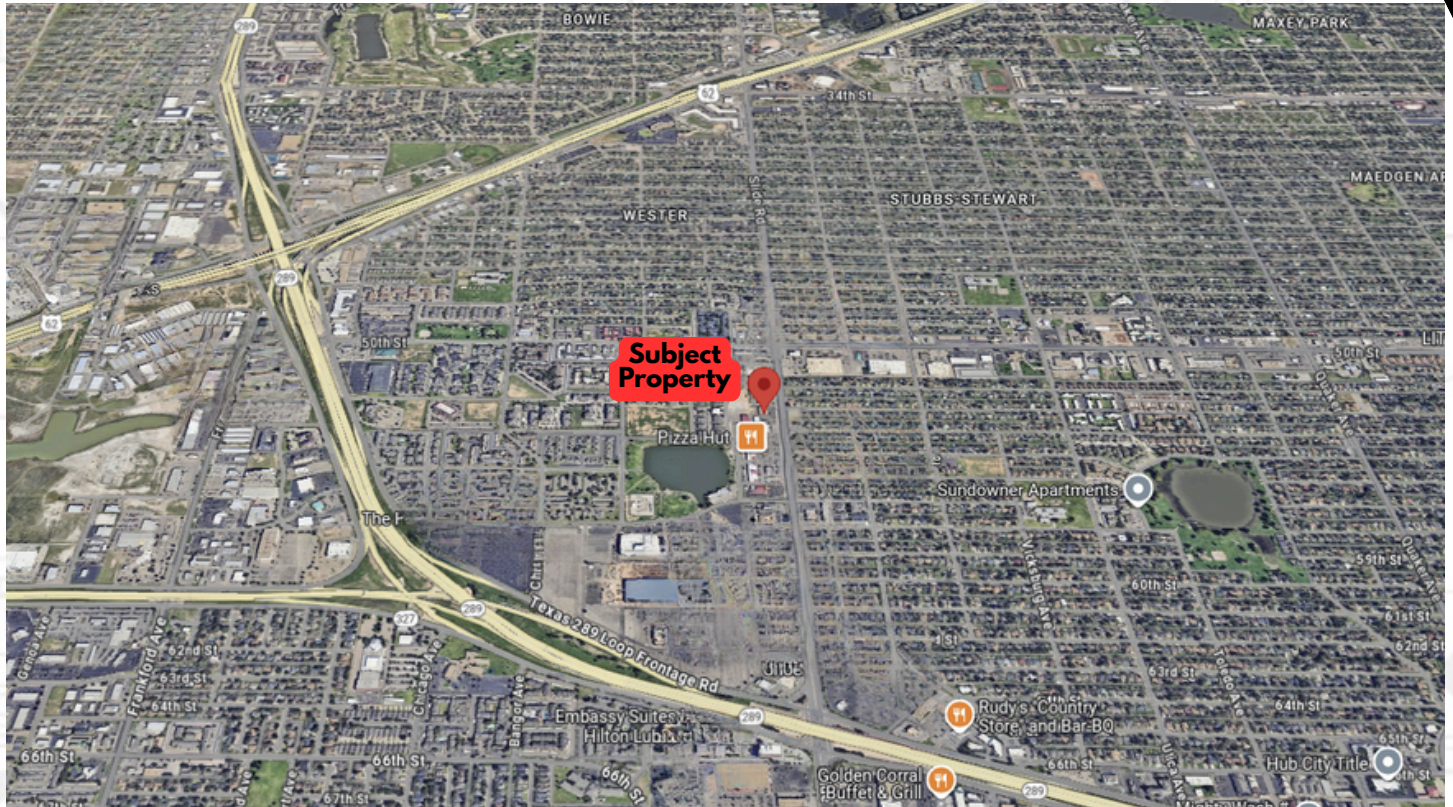
Vacancy Rate	5%			
Income after Vacancy	\$131,670.00			

Property Expenses					
Taxes		\$8,239.04			
Insurance		\$6,646.84			
Repairs/Maint		\$200.00			
Utilities		\$30.00			
Total Expenses		\$15,115.88			

Net Operating Income					
Pro Forma			Actual		
Total Income	\$131,670.00		Total Income	\$63,420.00	
Total Expenses	\$15,115.88		Total Expenses	\$15,115.88	
NOI	\$116,554.12		NOI	\$48,304.12	
Cap Rate	9.0%		Cap Rate	3.72%	
Sales Price	\$1,299,000.00		Sales Price	\$1,299,000.00	

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Location Maps



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