

THE SHOPS AT 114 • SLIDE

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



- Newly Opened 70,000 SF Center
- 6 Blocks from UMC's New 250,000 SF Hospital
- 36,400 VPD
- Available: 1,300 - 7,000 SF
- End Cap | Drive-Thru | In Line | 2nd Level Office
- 600 Parking Spaces
- New 44,800sf, 4 Story Office Tower Underway
- 1,300 – 2,600sf Move-in-Ready Retail

EGENBACHER
Development Group

EGENBACHER
Commercial Properties
Brokerage | Management | Development

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

ereproperties.com | 806.771.0003 office

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The Plaza Restaurant & Bar



North Endcap Drive Thru Available



Professional Office Lobby



Rooftop Patio



Retail and Office for Lease



New 44,800sf, 4 Story Office Tower Underway



CALL FOR PRICING

Pad Sites Available

- .6 Acre - 2.5 Acres
- Build to Suit or Ground Lease

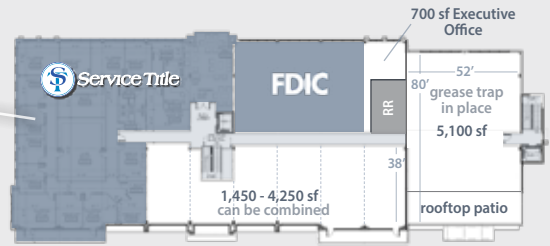
114th Street Retail Available

- 1,300 - 2,600sf Finished-Out and Move-In Ready
- 1,300 - 2,600sf Available
- 65' Depth

First Floor Slide Retail Available

- North End Cap - 1,300 - 2,750sf - Drive-Thru & Grease Trap Available
- In-Line 1,500sf - 70' Depth
- South End Cap Restaurant/Retail - 4,200 sf Grease Trap in place

Second Floor Slide Professional Office



- 1,450 - 4,250sf Office Available
- 700sf Executive Office Available
- 5,100sf Restaurant with Rooftop Patio Available Grease Trap in place

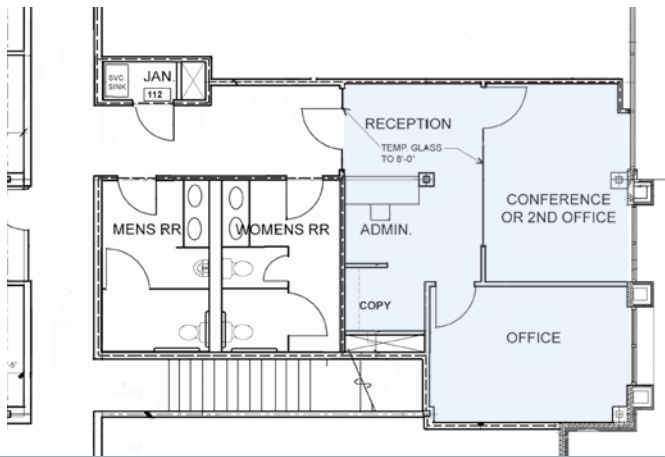
Phase II - 4 Story Underway

- Call for Pricing
- Office | Retail | Restaurant

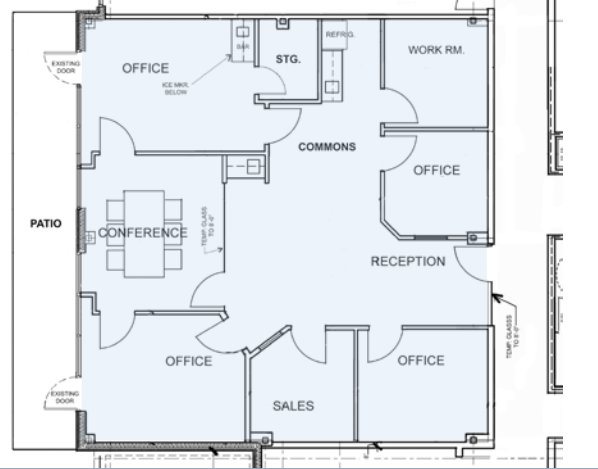
Slide Road



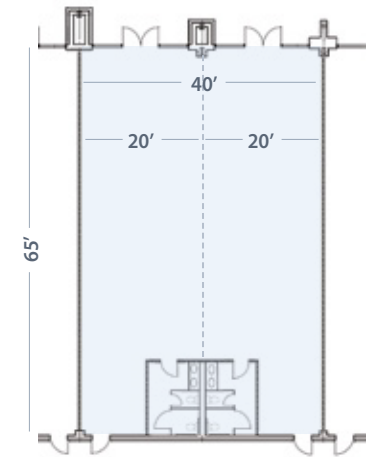
116th Street



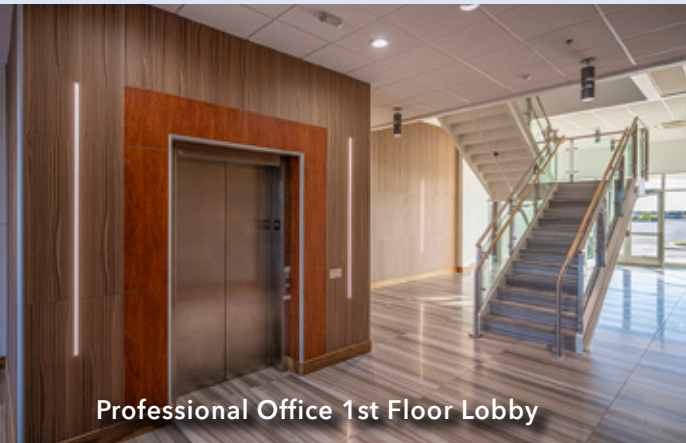
700sf Office Floor Plan



1,500sf Office Floor Plan



1,300 to 2,600sf Retail Floor Plan



Professional Office 1st Floor Lobby



Professional Office 2nd Floor Lobby



114th Street Retail

2ND FLOOR OFFICE

- TWO PRIVATE OFFICES
- RECEPTION AREA
- WORK ROOM
- FLOOR TO CEILING WINDOWS
- ELEGANT ENTRY
- CLASS A COMMON AREA BATHROOMS

2ND FLOOR OFFICE

- SIX PRIVATE OFFICES
- GLASS WALLED CONFERENCE ROOM
- GLASS FRAMED BALCONY
- COFFEE BAR
- RECEPTION
- FLOOR TO CEILING WINDOWS

1ST FLOOR RETAIL

- 1,300 - 2,600SF
- WARM VANILLA SHELL
- HVAC IN PLACE
- BATHROOMS IN PLACE
- MOVE IN READY

114TH STREET RETAIL



11417 Slide Road, Lubbock TX 79424

- 1,300 - 5,200 SF
- \$28 PSF BASE RENT
- \$25 TENANT IMPROVEMENT ALLOWANCE
- 65' BAY DEPTH
- 600' 114TH STREET FRONTAGE
- 1,300 - 2,600SF FINISHED-OUT AND MOVE-IN READY

JOIN THESE TENANTS



SLIDE OFFICE | RETAIL | RESTAURANT



• \$25 TENANT IMPROVEMENT ALLOWANCE • \$26 - \$34 BASE RENT

1ST FLOOR RETAIL & RESTAURANT

- 1,400 - 7,000 SF AVAILABLE
- GREASE TRAPS IN PLACE
- 70' BAY DEPTH
- DRIVE-THRU AVAILABLE

2ND FLOOR OFFICE

- 700 - 4,600 SF AVAILABLE
- GLASS FRAMED BALCONY
- FLOOR-TO-CEILING WINDOWS
- ELEGANT ENTRY
- TREMENDOUS VIEWS

2ND FLOOR RESTAURANT

- 5,100 SF AVAILABLE
- ROOF TOP TERRACE
- PRIVATE ELEVATOR & STAIRWAY
- GLASS FRAMED BALCONY
- GREASE TRAPS IN PLACE

JOIN THESE TENANTS



PAD SITES & Phase II



36,400 VPD

Newly Opened UMC
250,00sf Hospital

114TH STREET (Recently expanded to 5 Lanes)

Pad Sites
AVAILABLE

Phase II
4 Floors Under
Development

SLIDE ROAD (State HWY)

116TH STREET



- 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 4-STORY UNDERWAY


- OFFICE | RETAIL | RESTAURANT
- 1,500 TO 44,000 SF AVAILABLE
- CALL FOR DETAILS



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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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