



Lubbock, TX
Approx. 13 Miles NW

Slaton, TX



Railroad Tracks

E. County Road 7800

Site
17.7 Acres

Railroad Tracks

Slaton City Limits

OFFERING MEMORANDUM

10809 E. HWY 84, SLATON, TX 79364



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COMMERCIAL
CAPITAL ADVISORS

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Exclusively Marketed by:

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	10809 E. Hwy 84 Slaton TX 79364
COUNTY	Lubbock
PRICE	\$650,000
PRICE PSF	\$0.84
LAND SF	771,012 SF
LAND ACRES	17.7
ZONING TYPE	Outside Slaton City Limits

Slaton, TX

- Slaton is a key gateway community to Lubbock and sits along one of the region's primary transportation arteries. With expanding growth from Lubbock southeast toward Slaton, the demand for transitional-use land near city limits continues to grow. This site offers a compelling opportunity to invest ahead of that curve.
- Slaton sits on a major transportation corridor connecting Lubbock to points southeast, including Post, Snyder, and Abilene. The city is serviced by U.S. Highway 84, State Highway 41, and multiple rail lines, making it a natural hub for logistics, agriculture, and manufacturing.
- As a rural community just outside Lubbock's city reach, Slaton offers lower land costs, light regulatory pressure, and pro-growth attitudes, making it an attractive destination for industry and small business development.
- Slaton's economy has long been anchored in agriculture, particularly cotton farming, cattle, and grain production. The fertile High Plains soil and central location support a strong ag-based economy and related service industries.
- The city benefits from Class I rail service and sits along a key freight corridor. This enhances its potential for warehousing, ag-processing facilities, and industrial development.

- Slaton is served by Slaton Independent School District, which operates elementary through high school campuses. The community draws on the workforce and educational resources of nearby Lubbock, including access to Texas Tech University and South Plains College.

Local Agriculture

- Slaton—part of the South Plains region—sits within the world's largest contiguous cotton-growing area.
- Cotton remains a pivotal crop, fueling both local production and regional ginning operations.
- Slaton Co-Op Gin - Operating for over 70 years, this cooperative cotton gin injects significant income into the local economy.
- Delta Ag Hemp Processing - A modern hemp drying and separation facility launched in north Slaton in 2020. It supports about 1,000 acres of hemp farming across three counties, creating jobs (~15) and offering farmers crop diversification beyond cotton.
- Triangle Fibers - A niche cotton by-product processor working with moat cotton — a cellulose extracted from cotton linters used in U.S. currency paper — with roughly 60% of its output shipped to Pennsylvania for federal minting.

Sale Highlights

- With no zoning restrictions and location just beyond city jurisdiction, this tract offers significant flexibility for future development.
- Bordered by active railroad tracks on two sides, adding logistics value for potential commercial or industrial users.
- Direct access and visibility along US Highway 84.
- 13 miles to Lubbock, TX.
- Industrial or commercial use. Storage yard or laydown yard. Agricultural operations.
- Its position along a major highway and adjacent to rail infrastructure makes it highly attractive for logistics, light manufacturing, or warehousing.



02

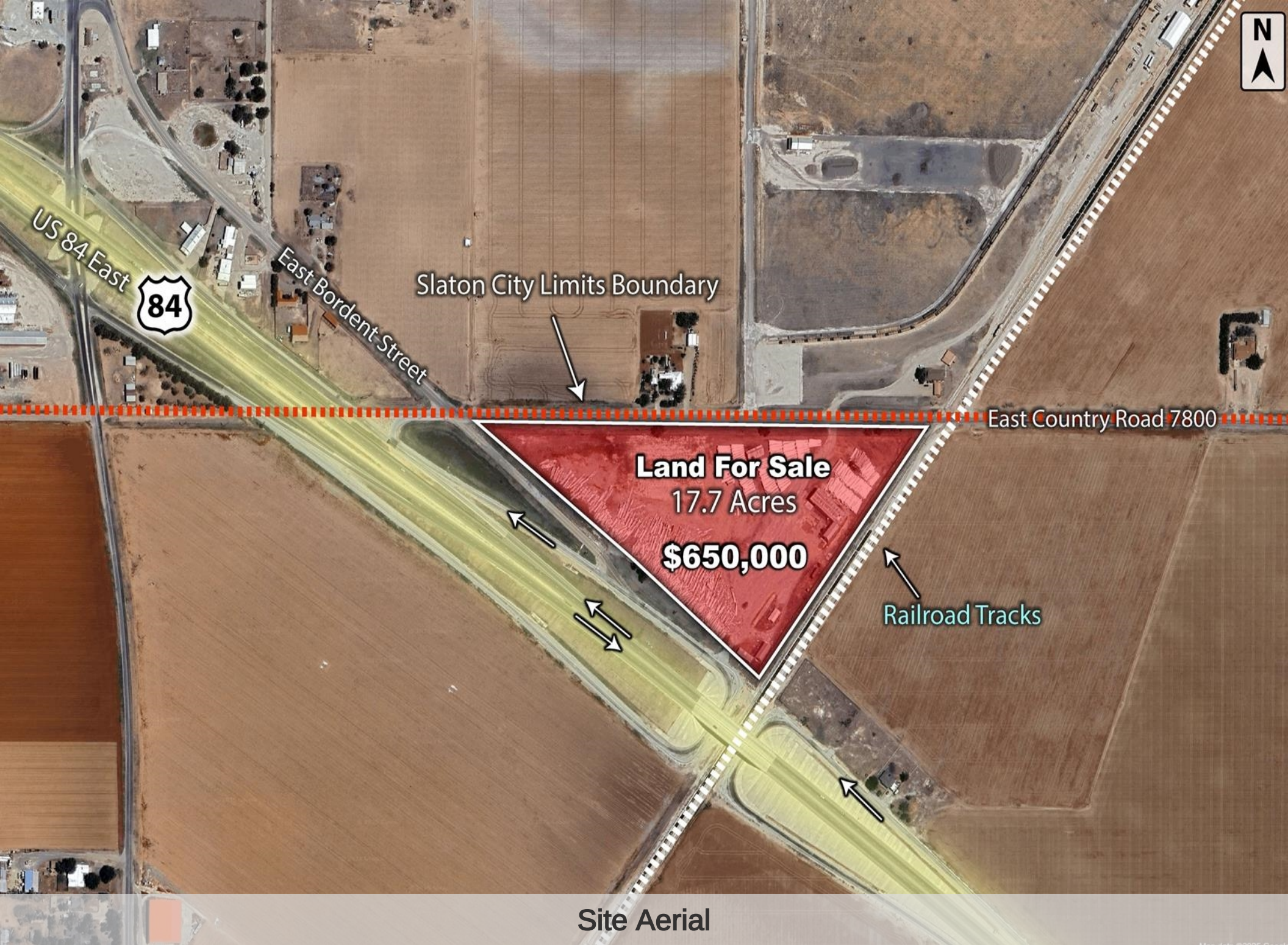
Property Description

Property Images





Location Aerial



Site Aerial

Slaton, TX



17.7 Acres

Right off of Highway 84



17.7 Acres

Just Outside Slaton City Limits



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Coldwell Banker Commercial, Capital Advisors and it should not be made available to any other person or entity without the written consent of Coldwell Banker Commercial, Capital Advisors.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Coldwell Banker Commercial, Capital Advisors. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Coldwell Banker Commercial, Capital Advisors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Coldwell Banker Commercial, Capital Advisors has not verified, and will not verify, any of the information contained herein, nor has Coldwell Banker Commercial, Capital Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov