

SAGEWOOD PLAZA

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5412 Slide Road Lubbock, TX 79414



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PROPERTY DESCRIPTION

Sagewood Plaza has multiple spaces immediately available for a number of retail uses. Its mix of national and local tenants include Pizza Hut, Cricket Wireless, Garcia's Restaurant, and Piper boutique.

PROPERTY HIGHLIGHTS

- +27,000 VPD - Slide Rd
- High visibility
- Easy access - 10 points of entry
- Surrounded by regional and national tenants
- Close proximity to South Loop 289

OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Available SF:	1,900 - 2,788 SF
Zoning:	Heavy Commercial - (HC)
Parking Spaces:	96

SPACES	LEASE RATE	SPACE SIZE
Suite 100	\$26.00 SF/yr	2,788 SF
Suite 600	\$26.00 SF/yr	1,950 SF
5604 Slide Rd, Suite 500	\$26.00 SF/yr	1,900 SF

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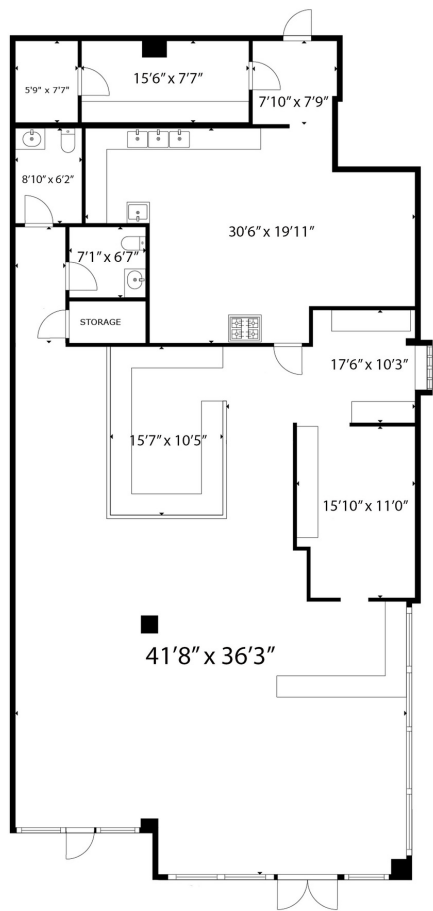


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SUITE 100

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OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Available SF:	2,788 SF
Building Size:	17,784 SF
Restrooms:	2

SPACE DESCRIPTION

Suite 100 is a turn-key restaurant space with a grease trap, vent hood, commercial smoker, walk-in cooler and freezer, two restrooms, a large seating area, bar, and drive-thru.



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SUITE 100

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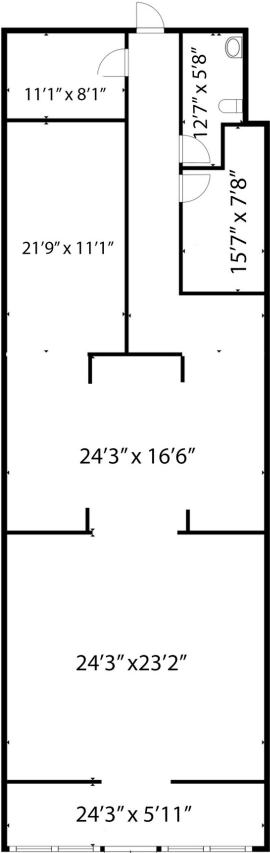


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SUITE 600

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OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Available SF:	1,950 SF
Building Size:	17,784 SF
Restrooms:	1

SPACE DESCRIPTION

This former boutique space boasts high ceilings, updated finished, showroom space and storage space.



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SUITE 600

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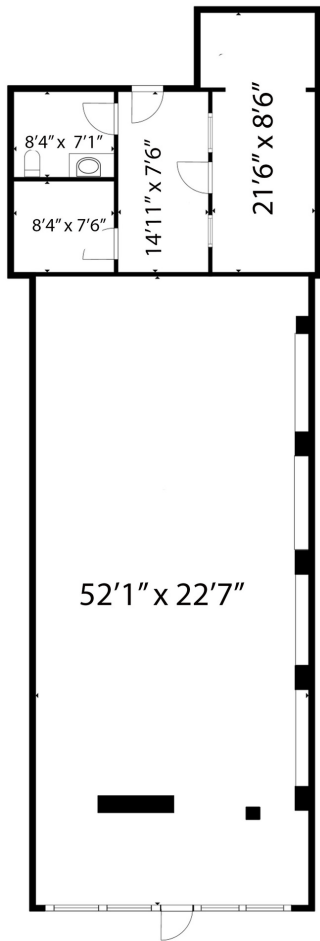


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SUITE 500

SAGEWOOD PLAZA

5604 Slide Road Lubbock, TX 79414



OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Available SF:	1,900 SF
Building Size:	17,784 SF
Restrooms:	1

SPACE DESCRIPTION:

This former nail salon space has an open floor plan, high ceilings, updated finishes, one restroom and a private office.

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SUITE 500

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AERIALS

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DEMOGRAPHICS

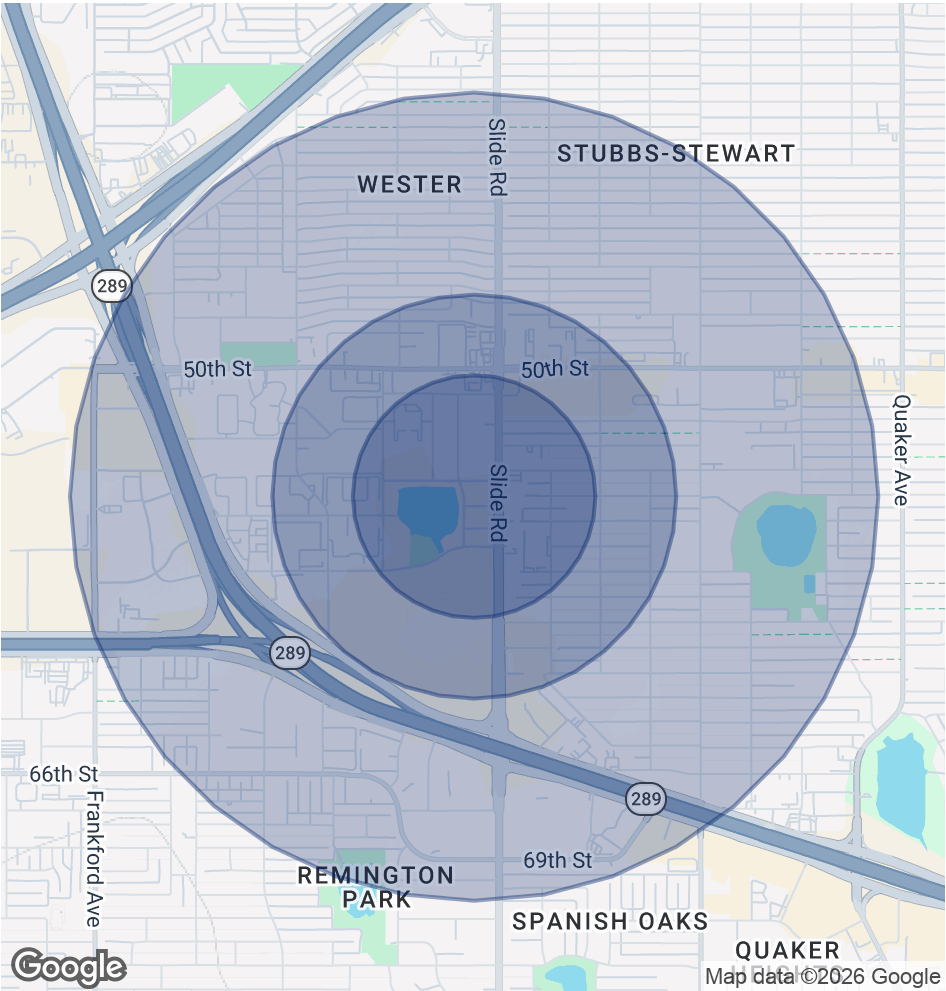
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,107	4,435	15,246
Average Age	35	35	36
Average Age (Male)	33	34	35
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	554	2,127	7,011
# of Persons per HH	2	2.1	2.2
Average HH Income	\$57,557	\$56,798	\$63,191
Average House Value	\$146,667	\$144,610	\$174,479

Demographics data derived from AlphaMap



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jesse Rincones IV	710224 TX	jesse@cbclubbock.com	(806)784-3292
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

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Jesse Rincones

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