

DOLLAR GENERAL

10404 Slide Rd | Lubbock, TX

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
CAPITAL ADVISORS

Dollar General

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Exclusively Marketed by:

Alex Eberhardt, CCIM

Coldwell Banker Commercial, Capital Advisors

Brokerage and Leasing Specialist

(806) 577-3032

Alex@CBCCapitalAdvisors.com



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01

Executive Summary

Investment Summary

DOLLAR GENERAL

OFFERING SUMMARY

ADDRESS	10404 Slide Rd Lubbock TX 79424
COUNTY	Lubbock
GLA (SF)	9,016 SF
LAND ACRES	1.38
LAND SF	60,112 SF
YEAR BUILT	2005
YEAR ROOF REPLACED	2025
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,750,000
PRICE PSF	\$194.10

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	10,634	75,419	162,771
2025 Median HH Income	\$102,779	\$91,125	\$75,991
2025 Average HH Income	\$138,153	\$119,924	\$102,890

Fast Developing Southwest Lubbock

- Southwest Lubbock is one of the fastest-growing areas in the region, with a wide range of new residential and infrastructure developments shaping the community's future.
- Several master-planned neighborhoods are driving demand, including Upland Crossing, a popular residential community with quick access to retail like Costco, Target, and United Supermarkets, and served by Frenship ISD schools. Stratford Pointe, located at Quaker and 139th Street, is another standout, offering nearly 300 acres of thoughtfully designed homes, walking trails, and green spaces within Lubbock Cooper ISD.

- Infrastructure is keeping pace with these developments, particularly through the ongoing construction of Loop 88, which will significantly improve access across southwest Lubbock. Over the next decade, Lubbock is expected to add more than 21,000 homes, 7,000 apartments, and nearly 20 million square feet of business space, supported by 139 planned road projects and 43 intersection improvements. Altogether, southwest Lubbock is positioning itself as a hub for residential growth, family-friendly neighborhoods, and long-term investment opportunities.

Loop 88 Coming Soon

- Loop 88, also known as the Lubbock Outer Route, is a transformative highway project designed to create a 36-mile bypass around Lubbock, connecting US 84 near Shallowater through Wolfforth and South Lubbock before rejoining US 84 at Slaton.
- Loop 88, the long-anticipated Lubbock Outer Route, is one of the most significant infrastructure investments in West Texas and a catalyst for growth in the Lubbock market. Beyond immediate development potential, Loop 88 anchors Lubbock's long-term growth trajectory.

Longterm Redevelopment Opportunity

- Situated along one of southwest Lubbock's most heavily traveled commercial corridors, 10404 Slide Road offers a rare 1.38-acre redevelopment opportunity in the heart of the city's fastest-growing submarket. With excellent frontage and visibility on Slide Road, the property is surrounded by a dynamic mix of residential master-planned communities, retail, dining, and medical developments that continue to push south toward Loop 88.



02

Location

- Location Summary
- Local Business Map
- Major Employers
- Drive Times
- Drive Times (Heat Map)
- Traffic Counts

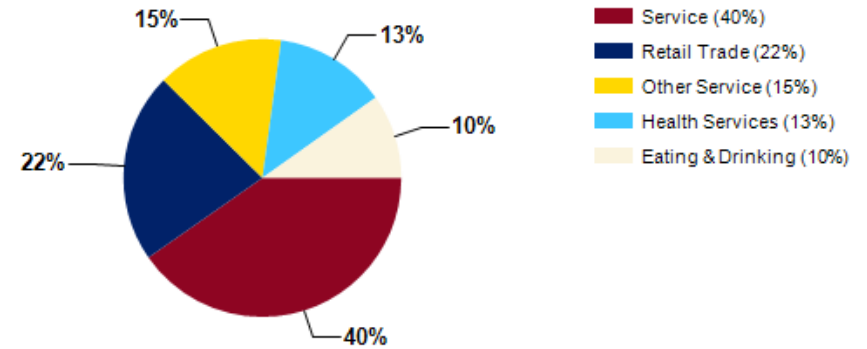
Lubbock, TX

- Lubbock, known as the “Hub City” of West Texas, is the region’s cultural, medical, educational, and economic center, serving a trade area of more than 600,000 people across the South Plains. With a city population exceeding 267,000 and consistent growth, Lubbock continues to expand south and west, fueled by residential development, infrastructure investment, and a diversified economy.
- At the core of Lubbock’s strength is Texas Tech University, a Tier One research institution with enrollment surpassing 40,000 students, generating an annual economic impact of more than \$2 billion. The university’s medical and research components—including the Texas Tech University Health Sciences Center (TTUHSC) and University Medical Center—anchor a nationally recognized medical district that draws patients and professionals from across the region. This strong educational and healthcare presence provides stability and continuous demand for housing, retail, office, and hospitality uses.
- Lubbock’s economy is supported by a blend of healthcare, education, agriculture, logistics, and energy, making it one of the most resilient secondary markets in Texas. Recent expansions, including Amazon’s last-mile distribution facility, underscore Lubbock’s growing role in regional logistics and e-commerce fulfillment.

Texas Tech University

- Founded in 1923, Texas Tech University (TTU) has grown into one of the nation’s leading public research institutions and serves as the largest higher education presence in West Texas. With an enrollment exceeding 40,000 students and more than 3,000 faculty members, TTU is both a major employer and a critical economic driver for the city of Lubbock.
- Economically, TTU contributes over \$2 billion annually to the Lubbock economy through employment, student spending, athletic events, and research initiatives. Its growing alumni base—now exceeding 300,000 worldwide—creates a broad network of business, research, and professional connections.

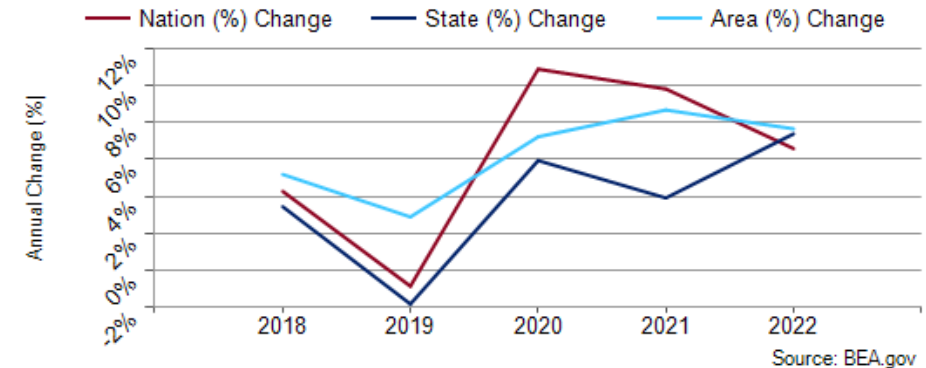
Major Industries by Employee Count



Largest Employers

Texas Tech University	21,000
Covenant Health	5,000
Texas Tech University Health Sciences Center	5,017
UMC Health System	4,000
United Supermarkets	4,199
Lubbock Independent School District	3,300
City of Lubbock	2,700
Lubbock County	1,355

Lubbock County GDP Trend





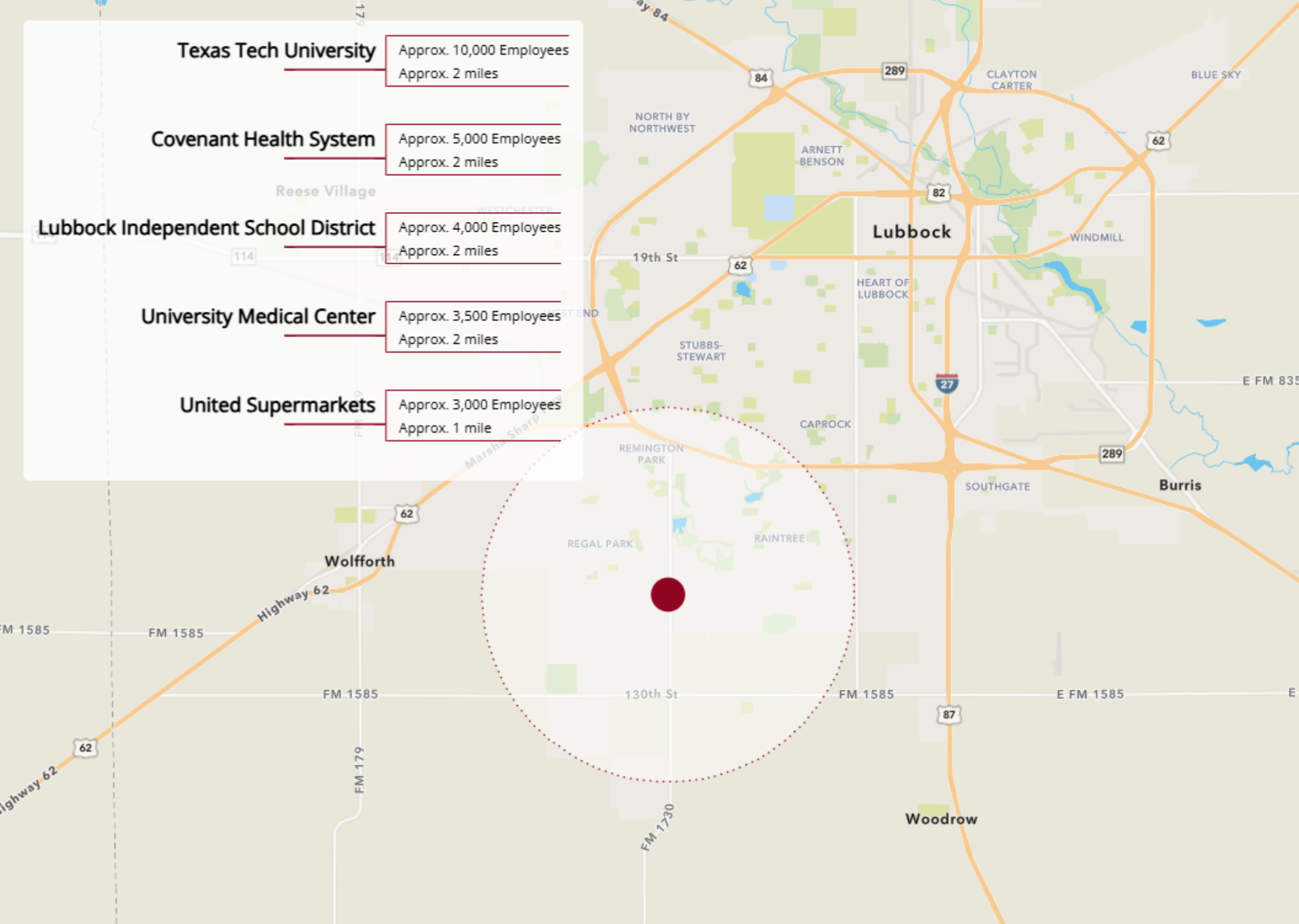
Texas Tech University Approx. 10,000 Employees
Approx. 2 miles

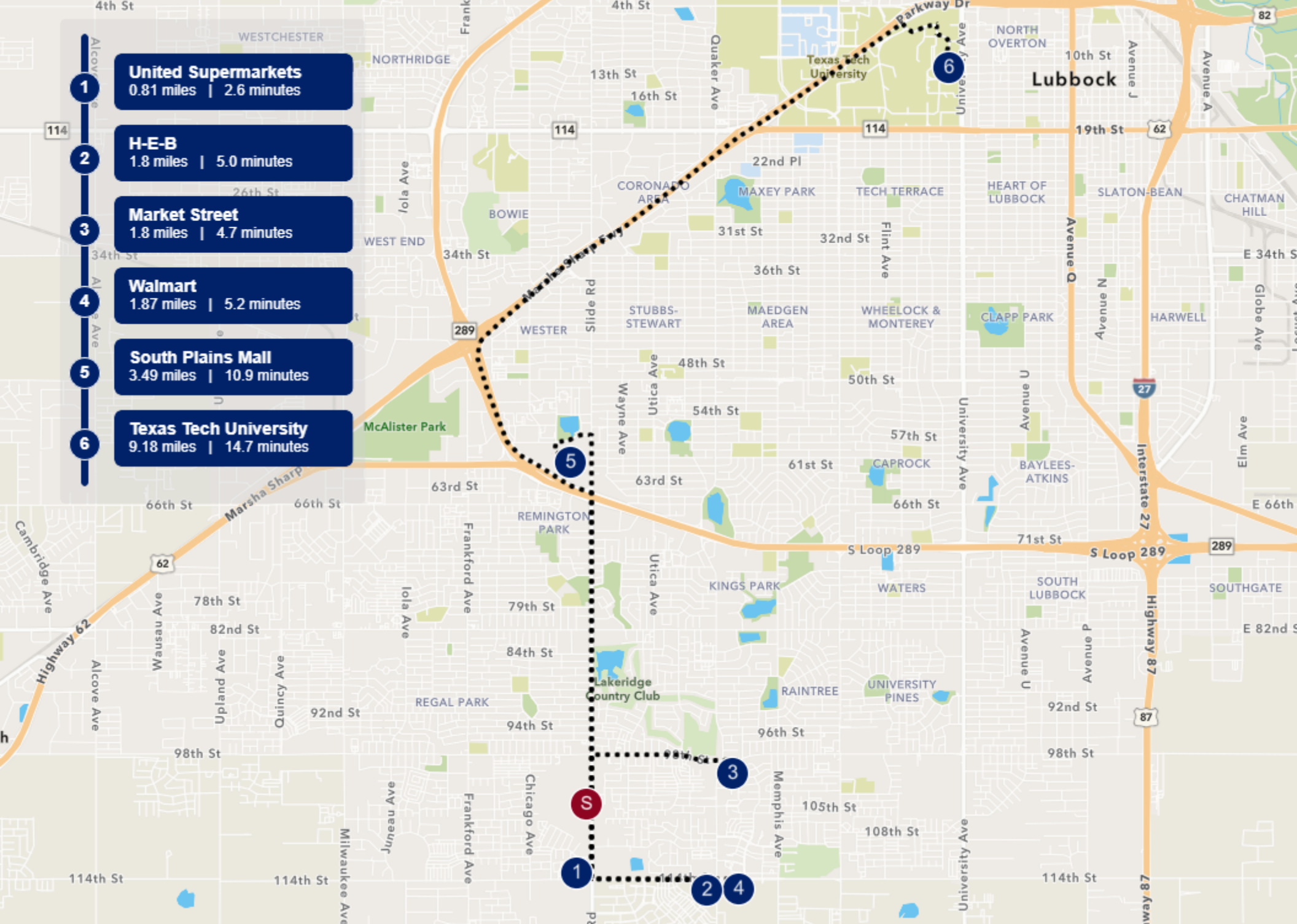
Covenant Health System Approx. 5,000 Employees
Approx. 2 miles

Lubbock Independent School District Approx. 4,000 Employees
Approx. 2 miles

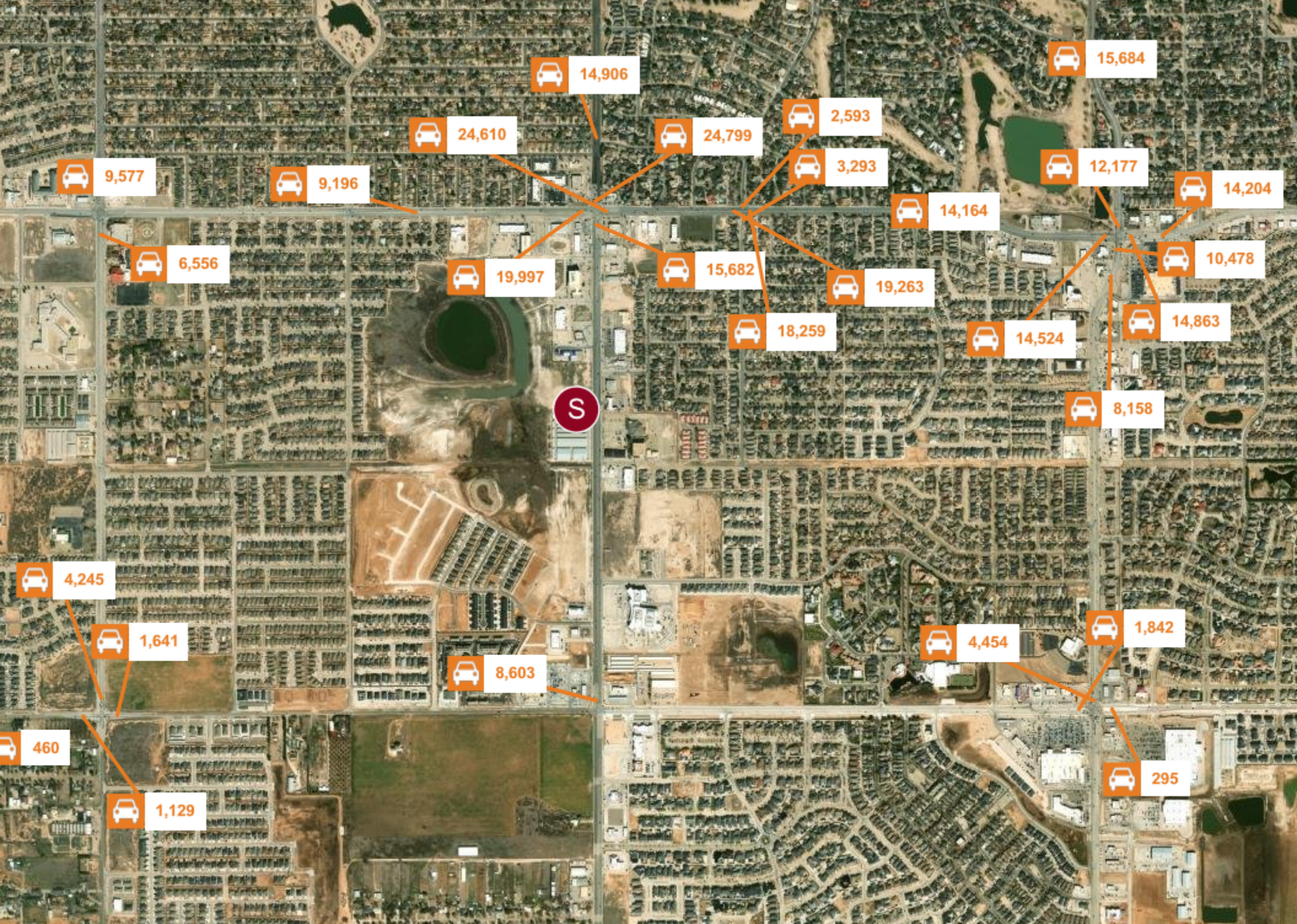
University Medical Center Approx. 3,500 Employees
Approx. 2 miles

United Supermarkets Approx. 3,000 Employees
Approx. 1 mile











03

Property Description

Property Features

Property Images

DOLLAR GENERAL

PROPERTY FEATURES

LAND SF	60,112
GLA (SF)	9,016
LAND ACRES	1.38
YEAR BUILT	2005
YEAR ROOF REPLACED	2025
YEAR STUCCO REPLACED	2025
TOPOGRAPHY	Flat
NUMBER OF PARKING SPACES	33
TRAFFIC COUNTS	18,000+ VPD

TENANT INFORMATION

TENANT	Dollar General
GUARANTY	Corporate
NET OPERATING INCOME	\$76,224.00/year
LEASE EXPIRATION DATE	July 31, 2026
OPTION TO RENEW	1 x 5-year option
OPTION TO RENEW RENT	\$83,853.00/year
ROOF/STRUCTURE/PARKING LOT	Landlord Responsibility
TAXES/INSURANCE/CAM	Tenant Responsibility

CONSTRUCTION

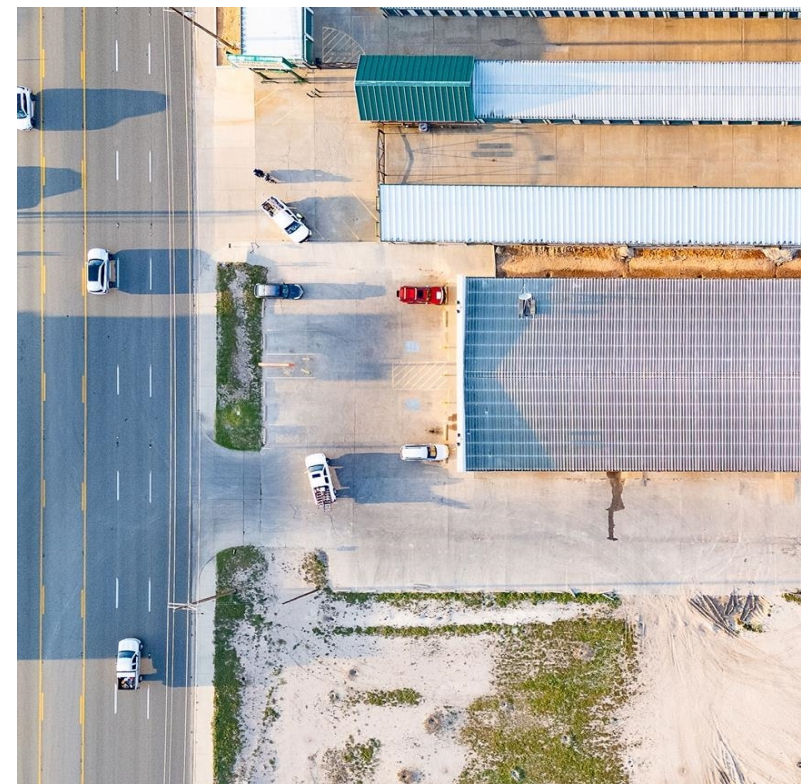
EXTERIOR	Stucco
PARKING SURFACE	Concrete
ROOF	Metal
LANDSCAPING	Minimal grass













04

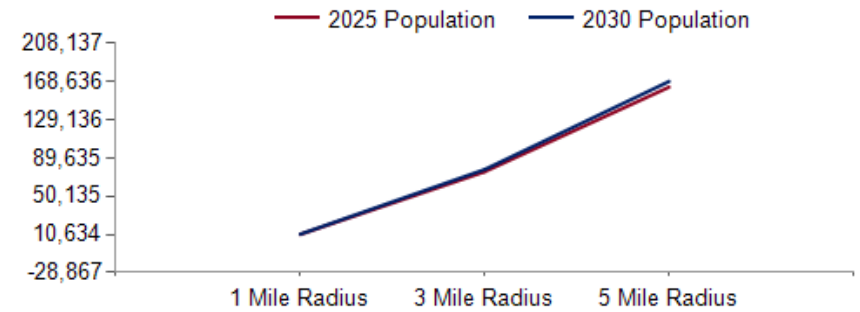
Demographics

General Demographics
Race Demographics

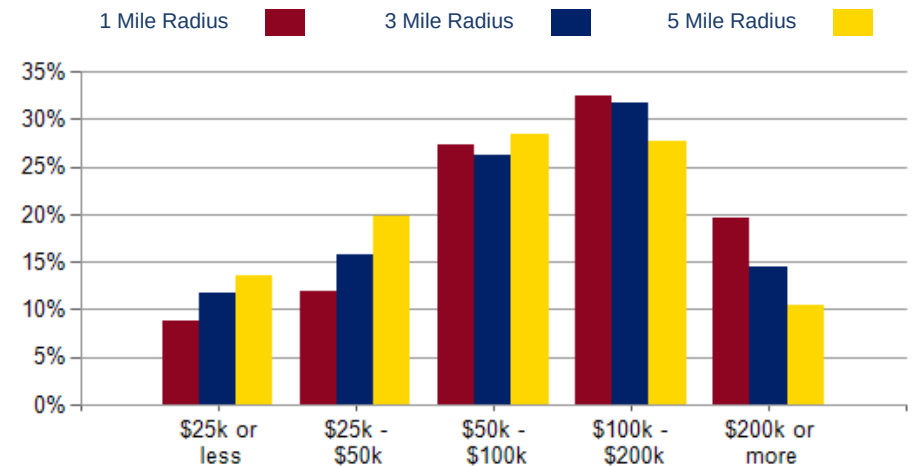
DOLLAR GENERAL

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,388	42,475	105,936
2010 Population	7,703	56,113	128,363
2025 Population	10,634	75,419	162,771
2030 Population	10,912	77,711	168,636
2025 African American	243	2,678	9,284
2025 American Indian	48	498	1,377
2025 Asian	484	2,700	4,658
2025 Hispanic	2,059	17,810	51,791
2025 Other Race	459	4,592	15,381
2025 White	8,085	55,459	108,836
2025 Multiracial	1,316	9,463	23,123
2025-2030: Population: Growth Rate	2.60%	3.00%	3.55%

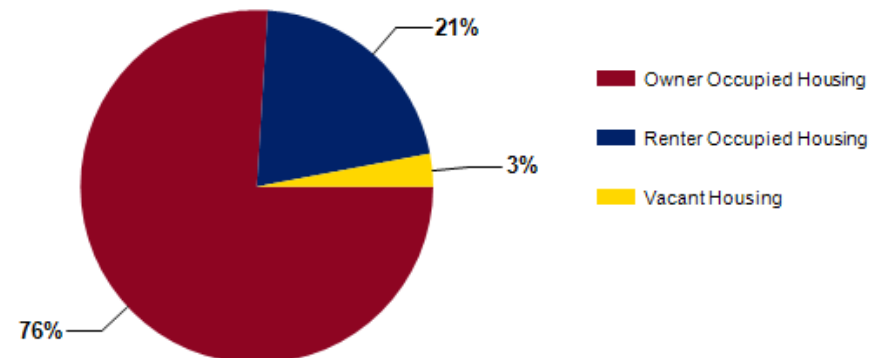
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	236	1,533	4,342
\$15,000-\$24,999	143	2,082	4,761
\$25,000-\$34,999	165	1,743	5,043
\$35,000-\$49,999	347	3,069	8,279
\$50,000-\$74,999	654	4,201	10,662
\$75,000-\$99,999	521	3,822	8,350
\$100,000-\$149,999	908	6,682	13,266
\$150,000-\$199,999	487	3,056	5,317
\$200,000 or greater	842	4,438	7,024
Median HH Income	\$102,779	\$91,125	\$75,991
Average HH Income	\$138,153	\$119,924	\$102,890



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

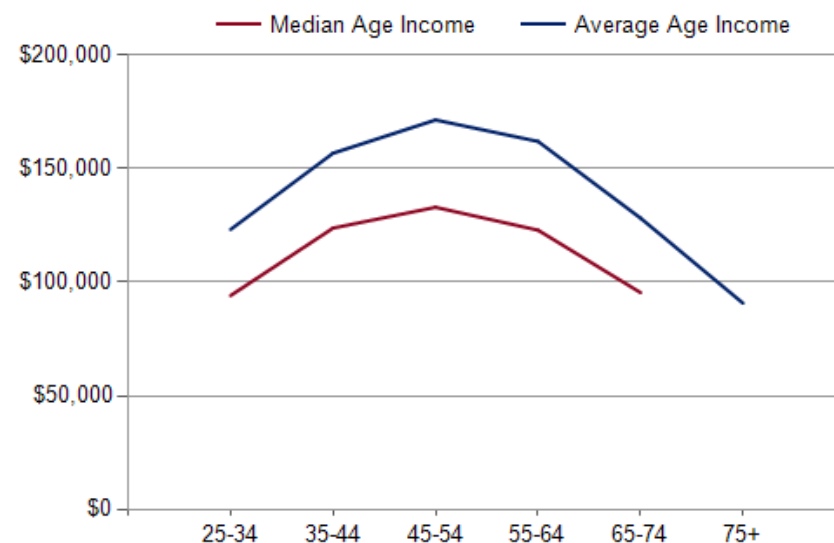
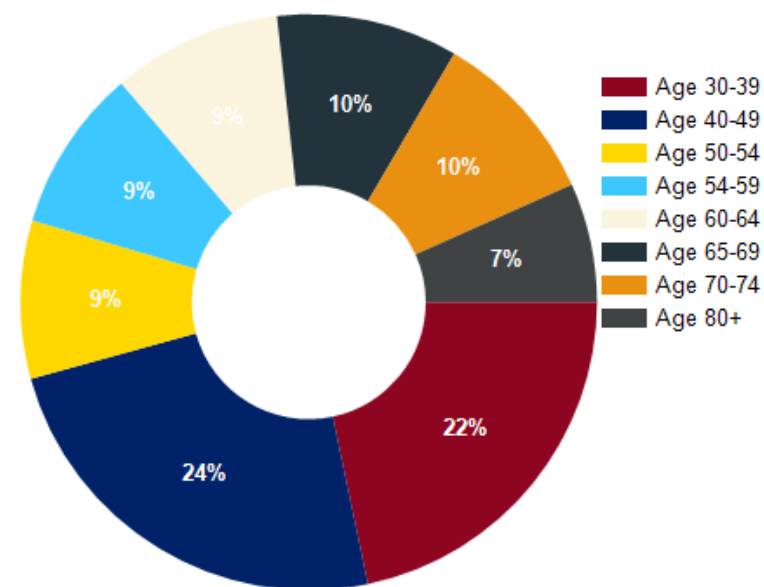


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	669	5,170	12,191
2025 Population Age 35-39	718	5,251	11,770
2025 Population Age 40-44	818	5,647	11,678
2025 Population Age 45-49	716	4,682	9,534
2025 Population Age 50-54	567	4,195	8,624
2025 Population Age 55-59	585	3,935	7,991
2025 Population Age 60-64	607	4,008	8,134
2025 Population Age 65-69	651	4,204	7,983
2025 Population Age 70-74	631	3,916	7,067
2025 Population Age 75-79	428	2,800	4,985
2025 Population Age 80-84	273	1,771	3,214
2025 Population Age 85+	192	1,433	2,824
2025 Population Age 18+	8,258	58,153	123,882
2025 Median Age	41	39	36
2030 Median Age	42	40	37

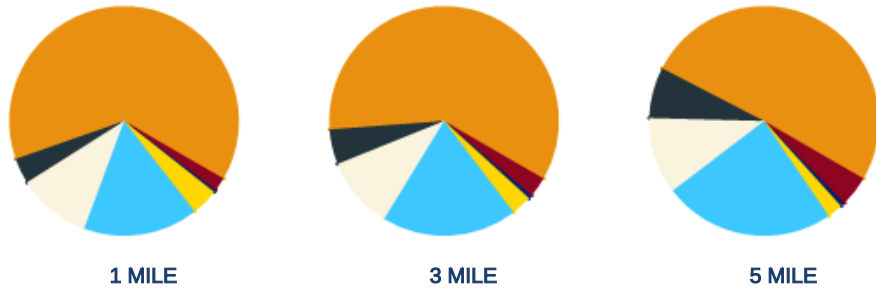
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$94,096	\$82,115	\$72,150
Average Household Income 25-34	\$123,188	\$105,394	\$92,854
Median Household Income 35-44	\$123,811	\$112,499	\$100,307
Average Household Income 35-44	\$156,815	\$142,198	\$123,350
Median Household Income 45-54	\$132,992	\$116,350	\$101,828
Average Household Income 45-54	\$171,467	\$149,668	\$127,329
Median Household Income 55-64	\$122,907	\$107,913	\$86,935
Average Household Income 55-64	\$161,991	\$139,491	\$116,464
Median Household Income 65-74	\$95,399	\$83,089	\$66,234
Average Household Income 65-74	\$128,222	\$111,661	\$95,083
Average Household Income 75+	\$90,740	\$76,157	\$67,528

Population By Age



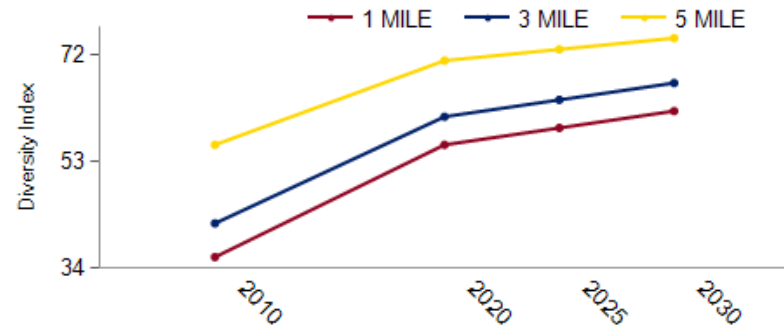
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	62	67	75
Diversity Index (current year)	59	64	73
Diversity Index (2020)	56	61	71
Diversity Index (2010)	36	42	56

POPULATION BY RACE



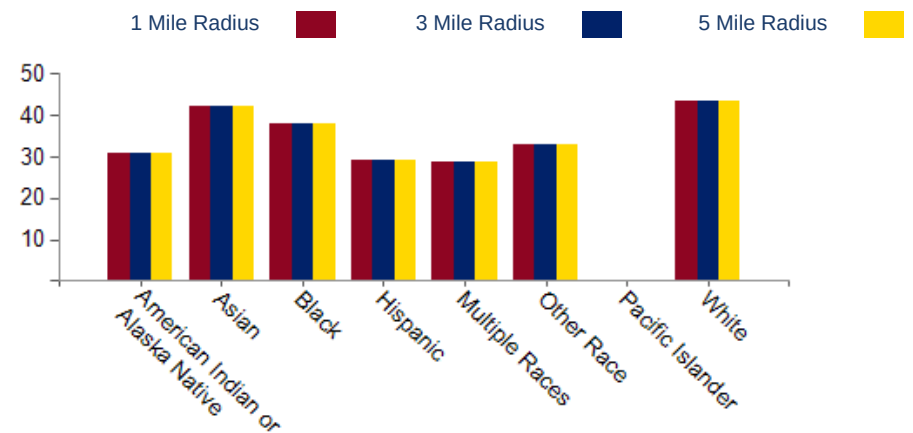
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	3%	4%
American Indian	0%	1%	1%
Asian	4%	3%	2%
Hispanic	16%	19%	24%
Multiracial	10%	10%	11%
Other Race	4%	5%	7%
White	64%	60%	51%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	31	33	33
Median Asian Age	42	37	36
Median Black Age	38	33	31
Median Hispanic Age	29	29	28
Median Multiple Races Age	29	30	29
Median Other Race Age	33	32	31
Median Pacific Islander Age	0	41	37
Median White Age	43	42	39

2025 MEDIAN AGE BY RACE



Dollar General

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4918 S Loop 289, Lubbock, 79414

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