

Single Tenant QSR Drive-Thru | For Sale or Lease

**5204 SLIDE ROAD**

LUBBOCK | TX | 79414



**Sale Advisory Team:**

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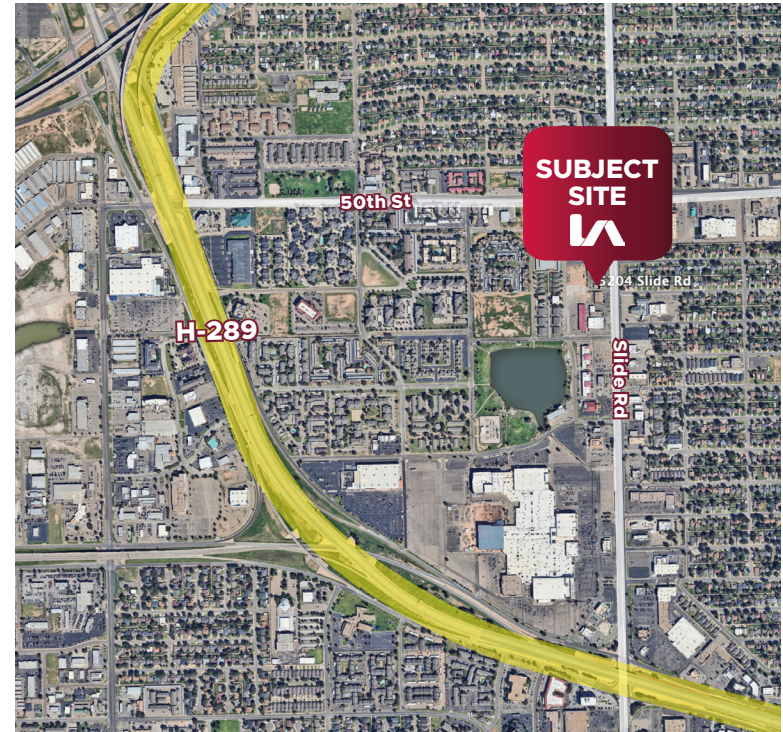
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# PROPERTY HIGHLIGHTS

- Previously home to Arby's, this vacant site offers a prime opportunity for a national QSR brand to establish a presence along the prime retail corridor of Slide Rd
- Surrounded by leading national QSR brands, including Raising Canes, Chick-fil-A, McDonalds, Hawaiian Bros, and neighboring Dutch Bros and Burger King
- Located in a densely populated area of Lubbock with over 100,000 residents in a 3-mile radius
- Excellent visibility with ±30,000 vehicles per day on Slide Rd and convenient access to H289
- Situated on a 0.56-acre lot with ample parking
- Features a prominent monument sign



## Traffic counts

Slide Rd	±30,000 VPD
H289	±61,000 VPD

Join Area Retailers



# I THE OFFERING

Lee & Associates is pleased to offer the opportunity to acquire or ground lease a freestanding drive-thru property in Lubbock, TX. Previously home to Arby's, this vacant site offers a prime opportunity for a national QSR brand to establish a presence in the area. The building was extensively renovated in 2021 and is ideally positioned for additional façade and interior enhancements, allowing the site to seamlessly align with the prospective tenant's brand aesthetic and operational requirements. This investment is ideal for those looking to capitalize on Lubbock's growing market and vibrant retail scene.

The subject site is located along Slide Rd, the primary retail corridor serving the surrounding city supporting approximately 30,000 vehicles per day. The property is equipped with a drive-thru, providing ease and convenience for customers and is positioned within a dense retail corridor featuring other national QSR brands such as Raising Canes, Chick-fil-A, McDonalds, Hawaiian Bros, and neighboring Dutch Bros and Burger King.

The prospective tenant will benefit from a direct consumer base that includes the local community as well as the nearby Texas Tech University, which enrolls around 40,000 students each year. The 3-mile trade area is supported by a population of over 103,345 residents and 57,603 employees with an average household income of \$81,972.

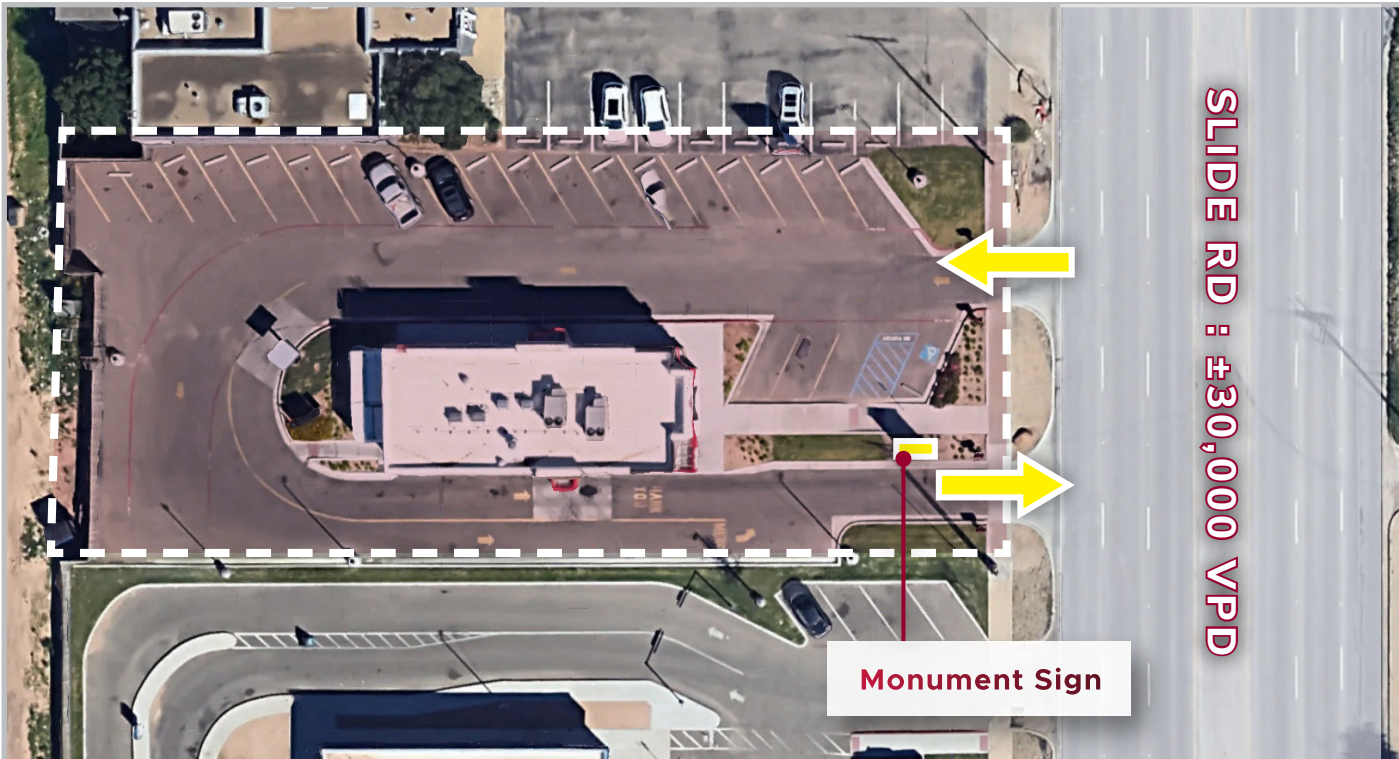
Purchase Price  
**\$2,400,000**

Ground Lease Rate  
**\$125,000/yr(NNN)**

PROPERTY DESCRIPTION	
Address	5204 Slide Road, Lubbock, TX 79414
Parcel Number	R532000-00000-01050-000
Zoning	Neighborhood Commercial
Building Size	± 2,400 SF
Lot Size	± 0.56-acres
Year Built   Renovated	1999   2021
Parking Spaces	±23 surface spaces
Parking Ratio	9.58 per 1,000 SF

	1 MILE	3 MILE	5 MILE
Population	16,348	103,345	236,118
Average HH Income	\$54,210	\$81,972	\$80,240
Daytime Population	9,425	57,603	109,143
Median Age	31	33.5	32.1

# | SITE PLAN



5204 SLIDE ROAD, LUBBOCK, TX

# AERIAL

289 TEXAS



SOUTH PLAINS MALL

H289 ± 61,000 VPD

289 TEXAS



- chili's
- metro
- sleep number
- DISCOUNT TIRE
- O'Reilly
- HAWAIIAN BROS

- The Cheesecake Factory
- Olive Garden
- Cane's
- EYE GLASS WORLD

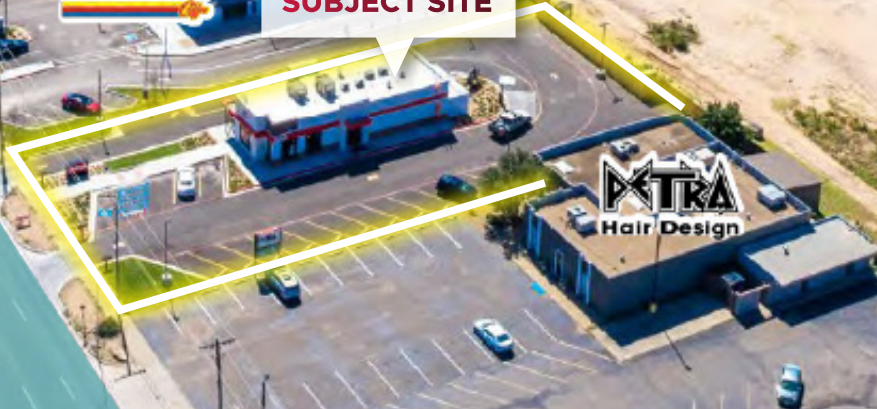
- U.S. ARMY
- Pizza Hut

- Ekimo HUST
- DOLLAR TREE

- boost mobile
- SMOKEHEAD
- DUTCH BROS

**LA**  
SUBJECT SITE

Slide Rd ± 30,000 VPD



**EXTRA**  
Hair Design



# LUBBOCK – MARKET OVERVIEW

Lubbock, Texas, known as the “Hub City,” is a vibrant community in the South Plains region, offering a unique environment for residents and businesses. The economy is diverse, driven by education, healthcare, agriculture, and manufacturing, with Texas Tech University playing a key role in workforce development. As the 10th largest city in Texas, Lubbock is poised for steady growth, with projections estimating a 3% increase in population through 2028.

The South Plains Mall serves as the primary shopping destination, featuring a diverse mix of over 100 retailers, dining options, and entertainment venues. Beyond the mall, Lubbock has seen significant retail development along major corridors such as Slide Road and 19th Street. These areas are home to a growing number of national chains and local boutiques, providing residents with an array of shopping and dining choices.

Lubbock Preston Smith International Airport provides vital air travel services, and major highways facilitate access to surrounding areas. With a strong sense of community and friendly atmosphere, Lubbock is an appealing place to live, work, and visit.



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