

# SECURE

NET LEASE



## Auto Shop Flex

**\$1,715,000 | 17,278 SF - 0.96AC**

3415 W Wall St, Midland, TX 79701

- ✓ **17,278 Square Feet on 3 Separate Buildings** on Roughly 1 Acre | Priced Below Replacement Cost at \$99/ft
- ✓ **Located Near the Heavily Trafficked Intersection of W Wall St & Front St** | Combined VPD of 36,793+
- ✓ **Strong Demographics in a 5 Mile Radius.** The Population is over 133,368 and the Avg HH Income is over \$161,000
- ✓ **Subject Property is 2 Miles from Downtown Midland** on a Premier Retail Corridor that Connects Both Downtown Midland & Odessa
- ✓ **5 Miles from Midland International Air & Space Port**, the 1st Jointly Located Spaceport and Airport in the World

MIDLAND MEMORIAL HOSPITAL  
• 225+ BEDS  
• \$1.3+ BILLION IN REVENUE



MIDLAND HIGH SCHOOL  
(2,323 STUDENTS)

MIDLAND  
(2.4 MILES)

SAM HOUSTON  
ELEMENTARY SCHOOL  
(455 STUDENTS)



158  
TEXAS



LOOP  
268

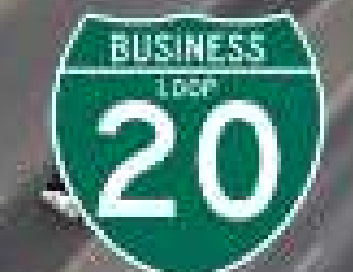


SUBJECT  
PROPERTY

W FRONT STREET  
(16,256 VPD)

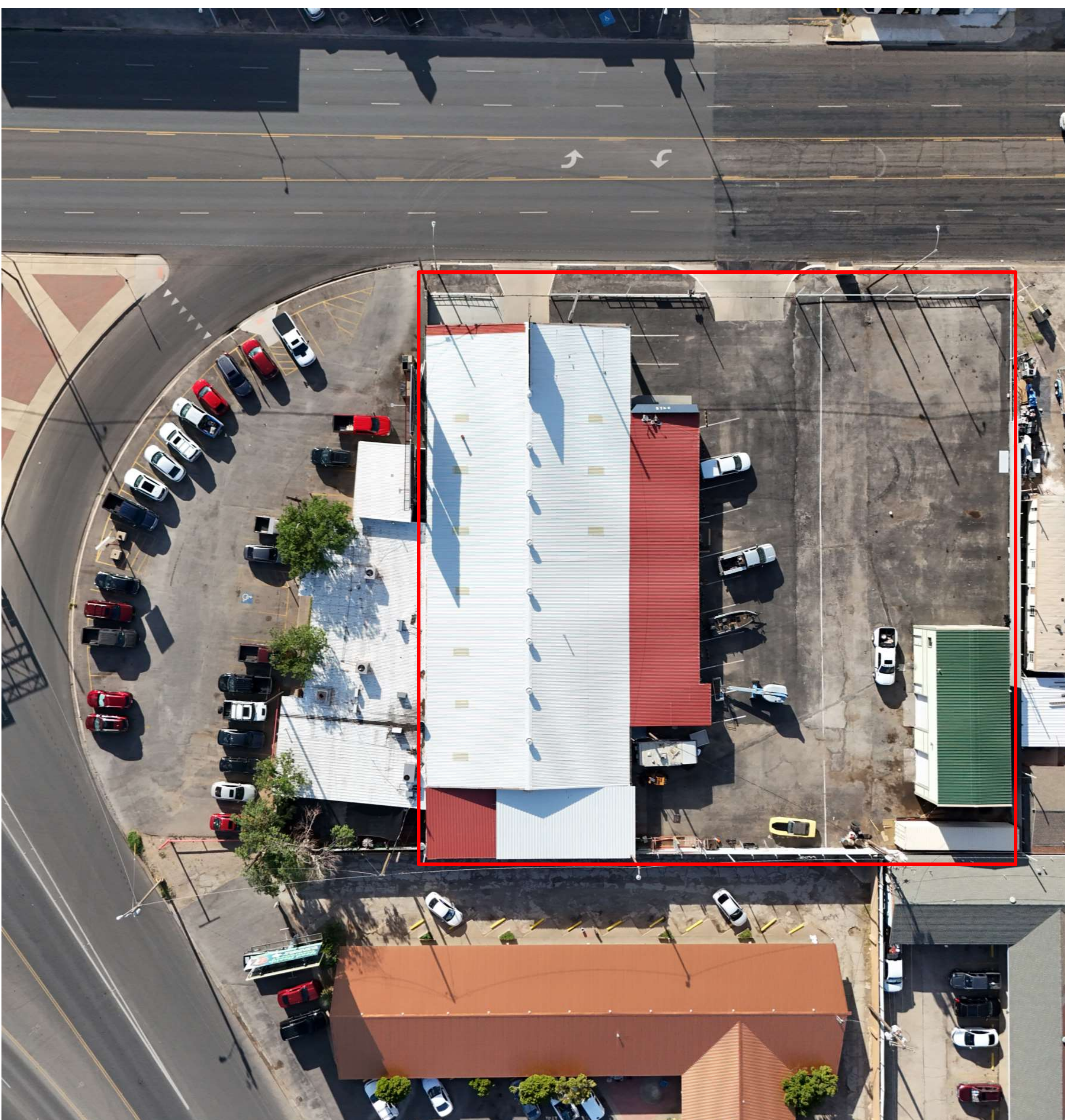


W WALL STREET  
(20,537 VPD)



# INVESTMENT OVERVIEW

VACANT BUILDING MIDLAND, TX



## CONTACT FOR DETAILS

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# \$1,715,000

## 17,278 SF - 0.96AC

### Building Area

±17,278 SF

### Land Area

±0.96 AC

### Year Built

1959

### Lease Type

Vacant Building\*

### Price Per SF

\$99.26

- ✓ **17,278 Square Feet of Space on 3 Buildings Sitting on Roughly 1 Acre of Land.** One tenant is on a Month to Month Lease but Property can be delivered fully vacant.
- ✓ **Subject Property is Located on the Corner of W Wall Street (20,537+ VPD) and W Front Street (16,256+ VPD).** This site is just north of Interstate 20 (52,352+ VPD), a major east-west highway that runs from just southeast of Midland, through DFW, and all the way to South Carolina.
- ✓ **Strong Demographics in a 5 Mile Radius.** The Population is over 133,368 and the Avg HH Income is over \$161,000
- ✓ **Site is Only 3 Miles from Midland Airpark,** a public airport designed to allow easy access to all areas of the Midland Community. Midland Airpark serves the general aviation public, which includes business and corporate traffic. It has 12 T-Hangers and covers 816 acres of land. The airport averages 28,110 aircraft operations a year and 77 per day.
- ✓ **Near Several Nationally Recognized Tenants** such as Dollar General, Exxon, Dairy Queen, Denny's, Caliber Collision, Chevron, GMC, and more.
- ✓ **Midland is Projected to be the Fastest Growing Mid-Sized City in the Country.** Kenan Institute's American Growth Project ranked Midland first due to the cities potential gross domestic product (GDP). High contributions in the oil & gas pegged midlands GDP at 9.4%

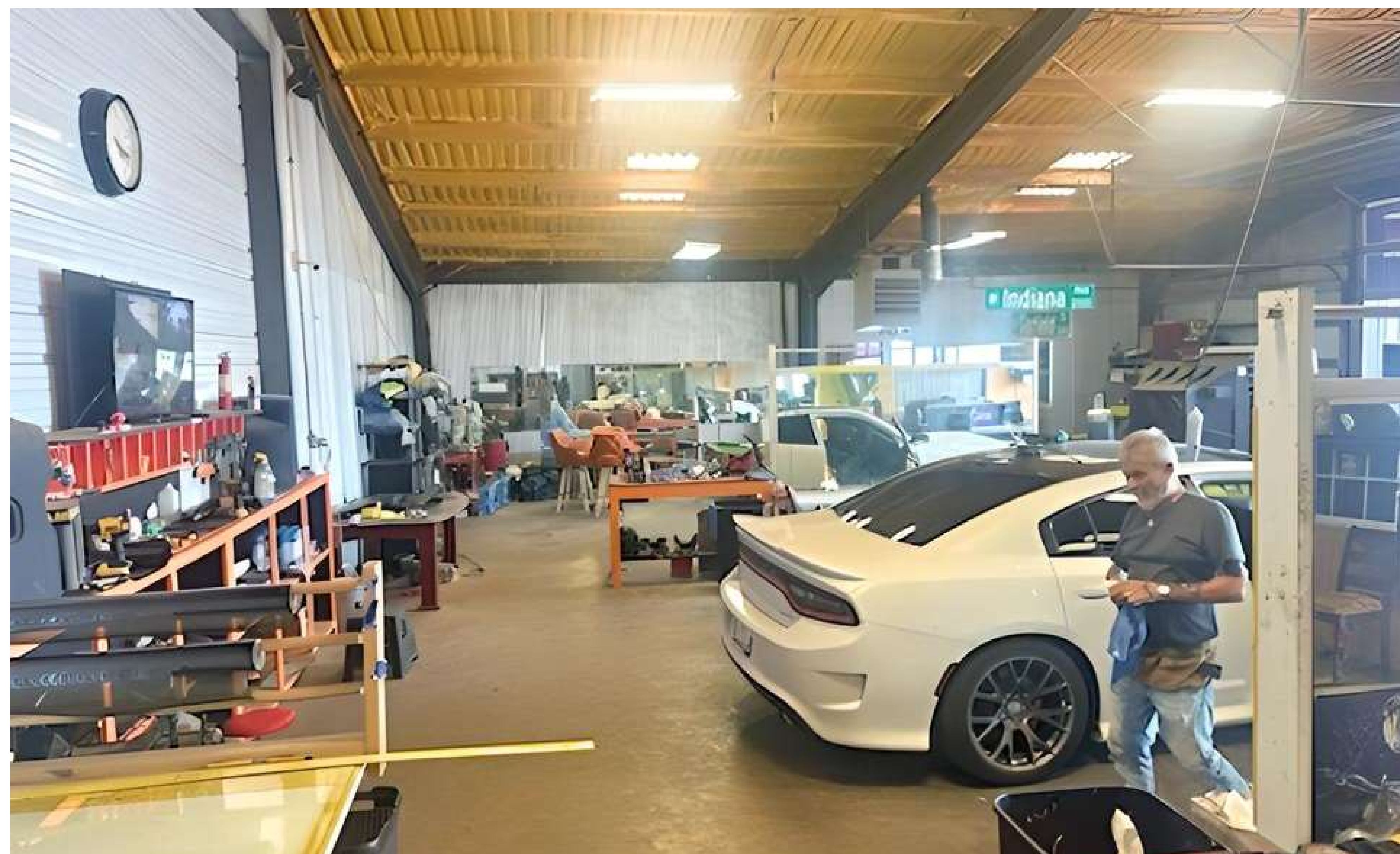
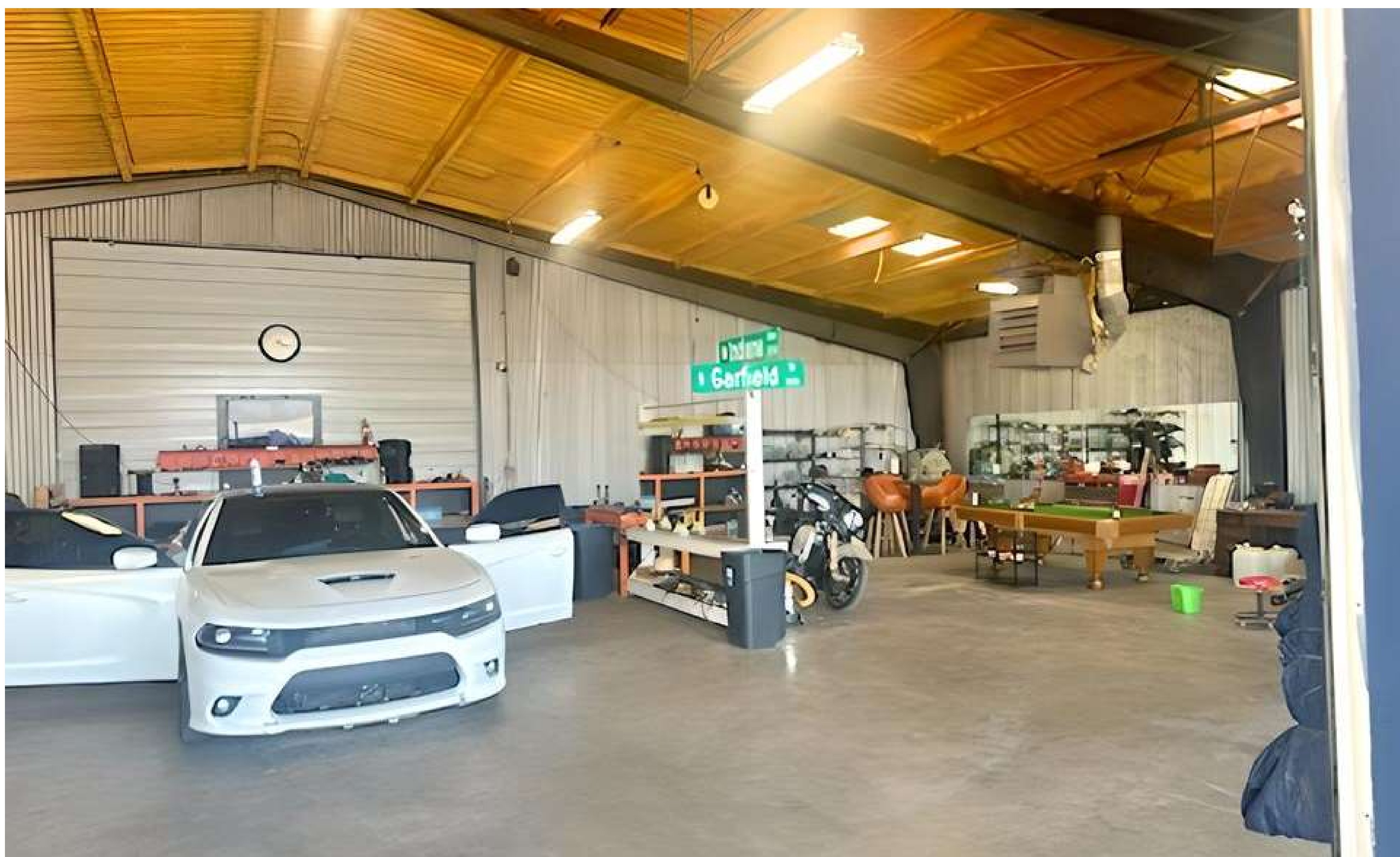
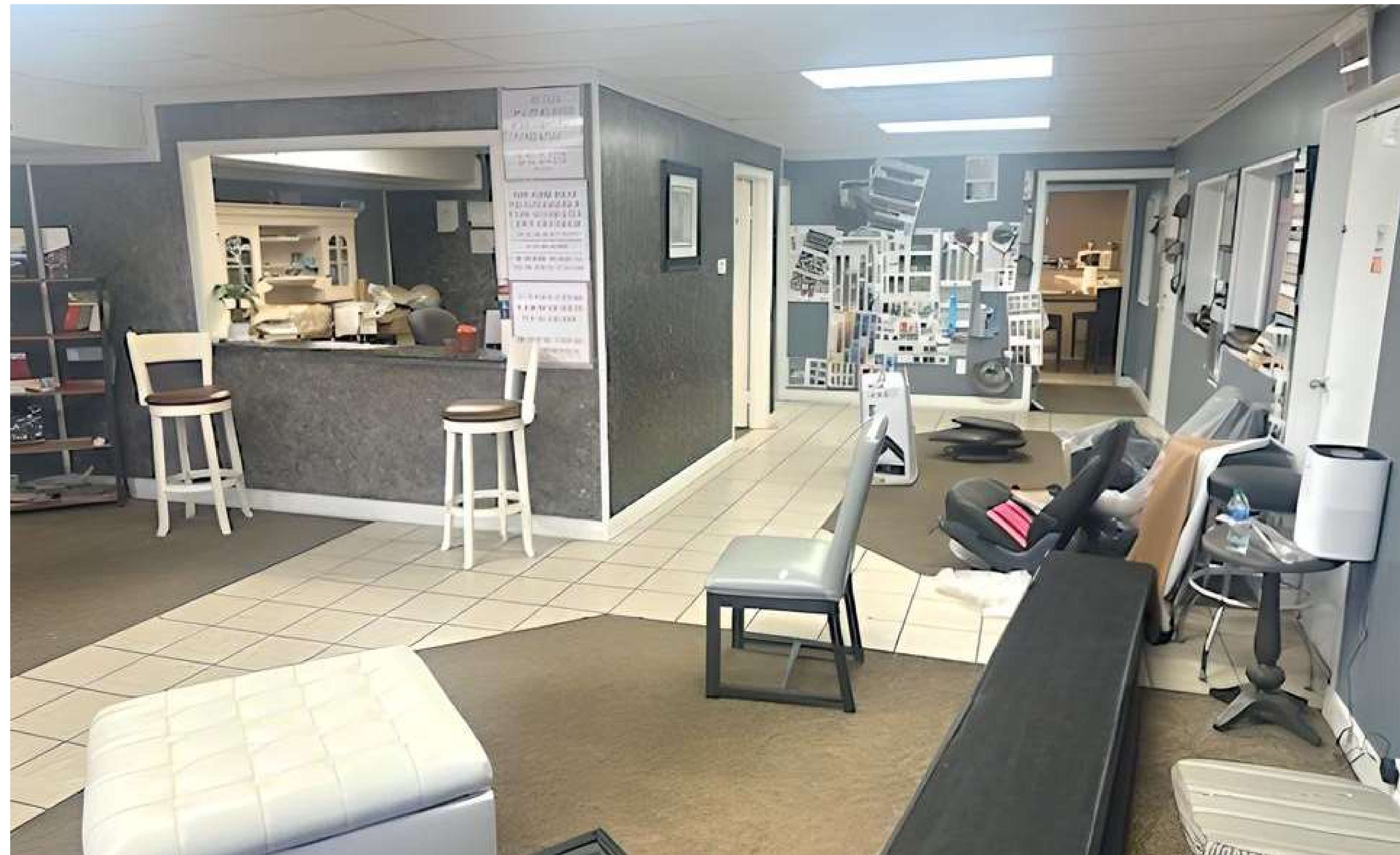
\* One Tenant on Month-Month Lease

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE

# INTERIOR PHOTOS

VACANT BUILDING MIDLAND, TX



**ANDREWS HIGHWAY**  
±36,098 VPD

**HARBOR FREIGHT TOOLS**  
Quality Tools at Remarkably Low Prices

**O'Reilly AUTO PARTS**

**Little Caesars**

**planet fitness**

**BONHAM ELEMENTARY SCHOOL**  
(484 STUDENTS)

**ALAMO JUNIOR HIGH SCHOOL**  
(851 STUDENTS)

**AVALON SPRINGS APARTMENT HOMES**

**LONG ELEMENTARY SCHOOL**  
(559 STUDENTS)

**BURNET ELEMENTARY SCHOOL**  
(460 STUDENTS)

**LAQUINTA**

**LINCOLN**

**PCS**

**PATTERSON-UTI**

**FAMILY DOLLAR**

**TAKE 5**

**DISCOUNT TIRE**

**158 TEXAS**

**H&R BLOCK**

**SHOE SHOW MEGA**

**BUDDY'S HOME FURNISHINGS**

**FAMILY DOLLAR**

**CHURCH'S**

**Denny's**

**Super 8**

**Days Inn**

**LAQUINTA**

**CHEVROLET**

**LI-HAUL**

**Ford**

**LINCOLN**

**PCS**

**158 TEXAS**

**349 TEXAS**

**Schlotzsky's**  
IT'S A MOUTHFUL

**BURGER KING**

**AutoZone**

**Chick-fil-E**

**Wendy's**

**Pizza Hut**

**WINDGATE APARTMENTS PELON**  
(88 UNITS)

**LAMAR ELEMENTARY SCHOOL**  
(433 STUDENTS)

**enterprise**

**NAPA**

**PGC PAINTS**

**LI-HAUL**

**LOOP 268**

**MIDAS**

**ABC Supply Co. inc.**

**Denny's**

**DQ**

**DOLLAR GENERAL**

**HONDA**

**Qin**

**CHRYSLER**

**Jeep**

**SUBARU**

**LESLIE'S**

**CHEVROLET**

**SUNOCO**

**E INTERSTATE 20**  
±52,352 VPD

**MISSION**

**SAM HOUSTON ELEMENTARY SCHOOL**  
(455 STUDENTS)

**MIDLAND MEMORIAL HOSPITAL**  
• 225+ BEDS  
• \$1.3+ BILLION IN REVENUE

**W WALL STREET**  
±20,537 VPD

**KENT KNIK**

**stripes**

**ASCO**

**BUSINESS LOOP 20**

**INTERSTATE 20**

**MIDLAND HIGH SCHOOL**  
(2,323 STUDENTS)

**158 TEXAS**

**DK**

**PROSPERITY BANK**

**W FRONT STREET**  
±16,256 VPD

**DQ**

**GOLDEN CHICK**

**Bill Williams**

**MIDLAND FRESHMAN HIGH SCHOOL**  
(851 STUDENTS)

**PAPA JOHN'S**

**Walmart Supercenter**

**TRACTOR SUPPLY CO**

**DOLLAR TREE**

**AutoZone**

**BOOT BARN**

**CATO**

**Little Caesars**

**Wendy's**

**cicis pizza**

**Starbucks**

**Jack in the box**

**McALISTER'S DELI**

**Starbucks**

**Jack in the box**

**TOWNEPLACE SUITES**  
BY MARRIOTT

**Hilton Garden Inn**  
AN IHG HOTEL

**Quality Inn**

**Comfort Inn**

**Red Roof**

**Hampton**

**FAMILY DOLLAR**

**DISCOUNT TIRE**

**Advance Auto Parts**

**IHOP**

**SUBWAY**

**stripes**

**DUNKIN'**

**BURGER KING**

**POPEYES**

**349 TEXAS**

**MIDLAND ACADEMY CHARTER SCHOOL**  
(363 STUDENTS)

**Advance Auto Parts**


**CHASE**

# SITE OVERVIEW

VACANT BUILDING MIDLAND, TX

 Year Built | 1959

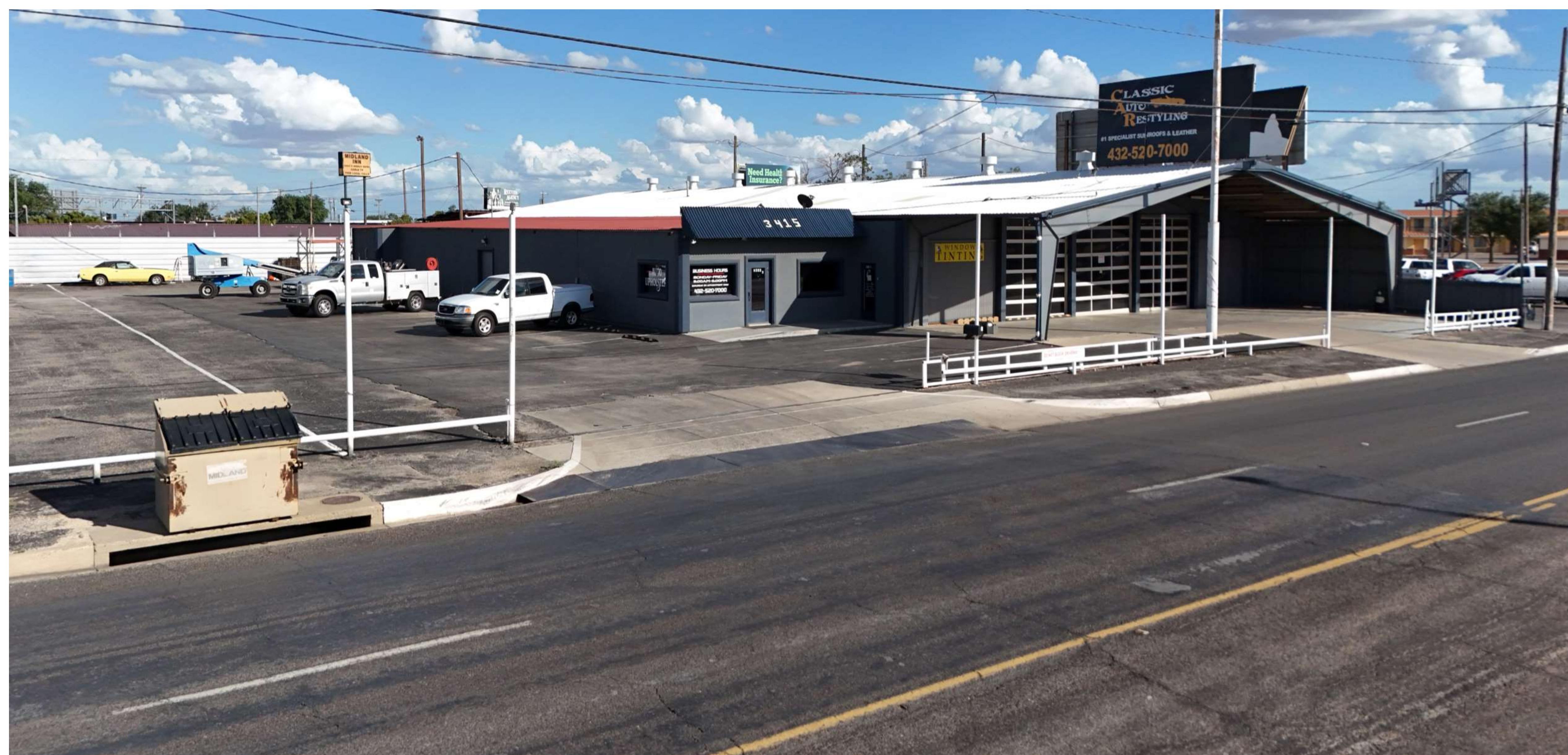
 Building Area | ±17,278 SF

 Land Area | ±0.96 AC



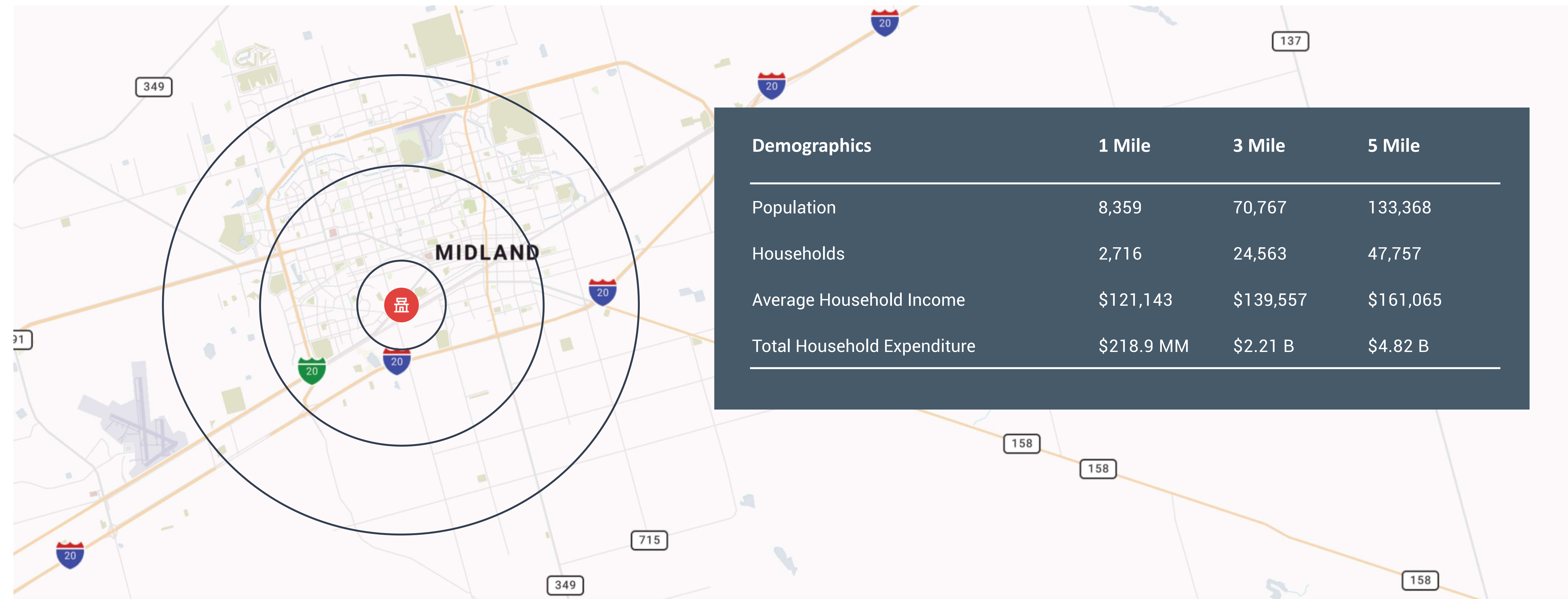
## NEIGHBORING RETAILERS

- Exxon
- Caliber Collision
- Dollar General
- Midas Auto
- Chick-Fil-A
- ABC Supply Co.
- Walgreen's
- Dairy Queen



# LOCATION OVERVIEW

VACANT BUILDING MIDLAND, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Midland Independent School District (2,876)
2. Endeavor Energy Recourses (1,300)
3. City of Midland (1,026)
4. Midland County (1,000)
5. Midland Memorial Hospital (950)
6. Conoco Phillips (900)
7. Chevron (830)
8. H-E-B (700)
9. Walmart (680)
10. XTO Energy, Inc. (400)

# LOCATION OVERVIEW

VACANT BUILDING MIDLAND, TX

## Midland Texas

 149,455  
Population

 \$115,425  
Median Household Income



Highest Rank GDP  
Potential

MID-SIZED  
CITIES

Proposed \$1.361B Bond  
Package

AUG 1, 2023

**The history of Midland, Texas is rich and diverse. In 1880, the Texas Pacific Railroad began to lay tracks westward from Fort Worth at about the same time that the Southern Pacific began building east from El Paso.**

The place where the tracks met became known as Midway. Later, the name was changed to Midland. Prior to WWI, Midland was a prosperous railroad town serving the surrounding ranching community.

**Today, Midland is a thriving community in the heart of the Permian Basin oil region, which is the 2nd largest oil and gas shale in the world.**

However, on May 27, 1923, the future of Midland would change with the discovery of oil.

At 6:00 a.m., just 70 miles southeast of Midland, the Santa Rita No. 1 blew, changing the history of Midland, Texas. Today, Midland is a thriving community in the heart of the Permian Basin oil region, which is the 2nd largest oil and gas shale in the world. In fact, outside of Houston, no other area in the US plays a more important role in the nation's energy industry than the Permian Basin. Midland, Texas has been nicknamed the "Tall City" because of the impressive downtown buildings that can be seen for miles on the horizon when approaching the city. "The Sky's the Limit" has been a city motto for decades, and has been referenced by former President George W. Bush. The city is proud to be the hometown of former First Lady Laura Bush and the former home of two U.S. Presidents, George H.W. Bush and George W. Bush. Today, Midland is a thriving community, home to large international corporations, expanding family businesses, and entrepreneurs seeking growth opportunities. Our economy is growing and our residents enjoy the benefits of having the second highest personal income in the United States.



## IN THE NEWS

VACANT BUILDING MIDLAND, TX

## MISD voters could pass one of largest bonds in Texas history

STEWART DOREEN, AUGUST 1, 2023 (MRT)

If Midland voters pass both propositions that are expected to be placed on a November ballot, the Midland ISD bond referendum will mark the fifth-largest amount ever approved for a school district in Texas history.

The Midland ISD Bond Planning Committee has recommended to the school board that a **two-proposition bond** referendum be put on the **Nov. 7 ballot**. The Midland ISD board will meet later this month to discuss the presentation and decide what goes on the ballot.

Proposition A calls for two new high schools (\$1.077 billion), middle school additions and renovations (\$225.3 million) and safety, security and accessibility measures (\$58.7 billion). The total amount (not including interest) would be \$1.361 billion.

Proposition B calls for renovations and deferred maintenance of aging facilities (\$260.2 million) and a new elementary in northeast Midland (\$57 million). The total amount (not including interest) would be **\$317 million**.

The information shows a majority of the districts in the **top 15 of bonds** were either larger metropolitan districts (Dallas, Austin, Houston, San Antonio ISD) or districts having to deal with a tremendous suburban **growth** (Plano, Prosper and Forney).

If an election is called by the school board, as expected, Midland voters would face an unprecedented opportunity to invest in the school district. The largest bond passed in Midland ISD history is **\$163 million in 2012**. Voters in Midland have passed two other bond referendums over \$100 million (the \$115 million hospital election in 2009 and the **\$100 million** Road Bond in 2017).

EXPLORE ARTICLE



## Midland projected to be the fastest-growing economy amongst mid-size cities

JASON FREUND, FEBRUARY 24, 2023 (NEWS WEST 9)

Midland was one of five Texas cities to have overall growth projections alongside Amarillo, Lubbock, Killeen and El Paso. Meanwhile, Midland finished higher than other cities such as Albany, Santa Barbara and Fort Collins.

I believe their **growth projections** are comprised of job creations and gross domestic product of the region," said Sara Harris, the executive director of Midland Development Corporation. "That is based primarily on the energy industry; we have seen significant **increases in activity** and oil and gas sectors due to **higher price increases** for commodity.

This comes from the Kenan Institute's American Growth Project, which ranked Midland first on a list of 100 mid-size cities in regards to potential gross domestic product (GDP) growth.

High contributions from the oil and gas industry alongside spikes in energy prices pegged Midland's 2022 GDP at **9.4%**.

While that **GDP growth rate** is projected to lower to 6.7% in 2023, it is still four percent higher than second place Amarillo's **2.5% GDP growth rate**.

The driving force behind this **growth** comes from increased prices for West Texas Intermediate oil and overall price increases for natural gas, leading to a boom in the energy field.

EXPLORE ARTICLE





CALL FOR ADDITIONAL INFORMATION

## Dallas

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Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

### Office

123 Nevada Street  
El Segundo, CA 90245  
(424) 320-2321

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### Bob Moorhead

Managing Partner  
(214) 522-7210

[bob@securenetlease.com](mailto:bob@securenetlease.com)

# TEXAS DISCLAIMER

## VACANT BUILDING MIDLAND, TX

### Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

#### Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

#### If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.