



PRICE: \$280,657

4406 W ILLINOIS AVE

Midland, TX 79703

Wes Gotcher
Broker | President
432.682.2510
wes@moriahgroup.net

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Property Description

Positioned near the signalized intersection of Midland Drive and Illinois Avenue, this high-visibility retail site offers excellent frontage. Formerly a car wash, the property includes two existing drive-thru bay structures that can be repurposed for a variety of retail or service uses, or renovated for continued use as a car wash. The flexible layout and strong location make it an ideal opportunity for investors or operators seeking a redevelopment project.

Property Highlights

- Repurposing Opportunity
- Retail Frontage Near Signalized Intersection
- Flexible Layout
- Priced to Sale

Location Description

Located at 4406 W Illinois Avenue in Midland's west side, this 0.379-acre retail lot offers exceptional visibility and access along a heavily traveled road. Surrounded by established retail, service, and dining establishments, the site benefits from strong daily traffic counts and a dense residential population nearby. With close proximity to Loop 250 and major thoroughfares, this location is ideal for retailers, service providers, or QSR operators seeking a high-exposure site.

Offering Summary

Sale Price:	\$280,657
Lot Size:	0.379 Acres
Building Size:	2,140 SF

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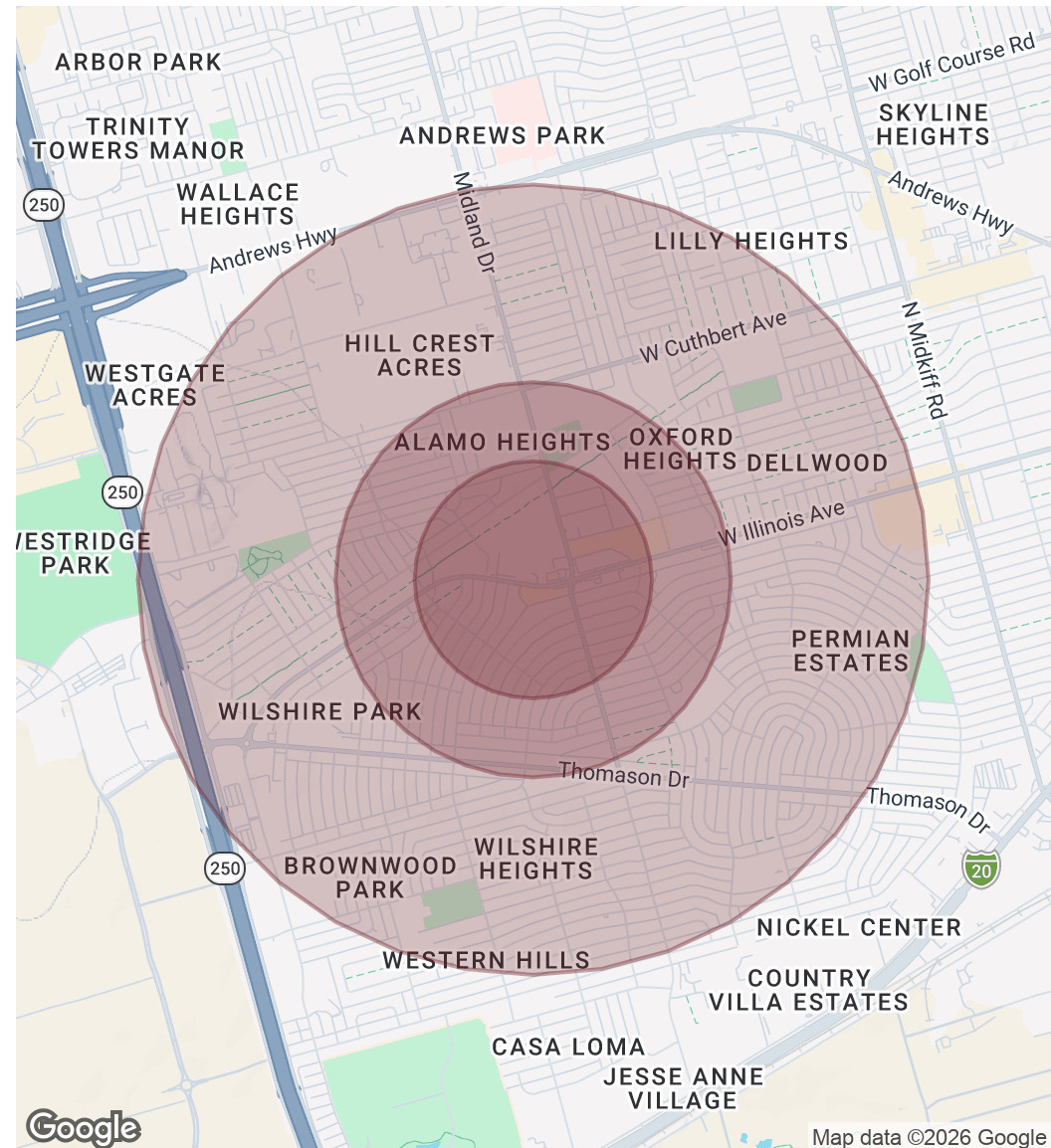
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,357	4,157	15,988
Average Age	35	35	36
Average Age (Male)	34	34	34
Average Age (Female)	37	37	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	461	1,406	5,613
# of Persons per HH	2.9	3	2.8
Average HH Income	\$89,204	\$94,289	\$96,070
Average House Value	\$228,392	\$224,840	\$228,944

Demographics data derived from AlphaMap



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