



PRICE: \$27.50 SF/YR

TALL CITY PLAZA SHOPPING CENTER

900 East Florida Avenue | Midland, TX 79701

Trey Dennis

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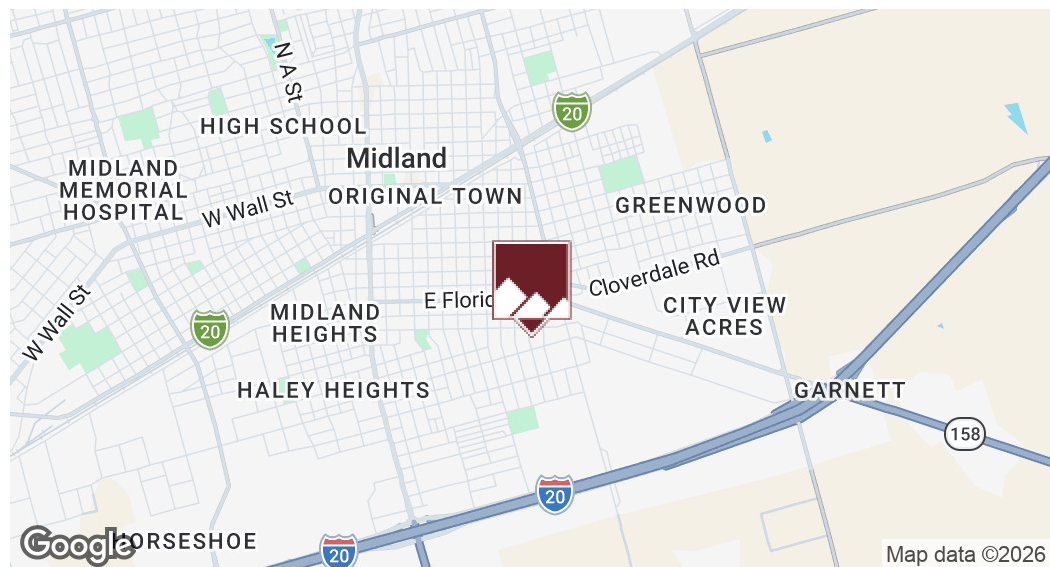
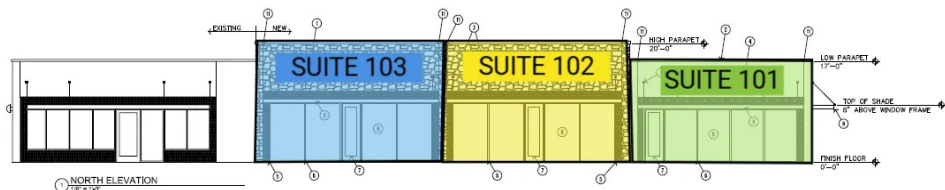
Stephanie Gauthier

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900 EAST FLORIDA AVENUE

Midland, TX 79701



Property Description

A brand-new retail center in South Midland is now partially leased, with only one remaining suite available. The center features modern new construction with shell space and includes a Tenant Improvement Allowance for buildout flexibility. Positioned on Florida Avenue with strong visibility and access, the property sits within an active retail and industrial growth corridor. This is a strong opportunity for a business looking to establish a presence in one of South Midland's expanding commercial areas.

Offering Summary

Lease Rate	\$27.50 SF/yr (NNN)
Available SF:	(3) 1,600 SF Units
TI Allowance:	\$20.00/SF <i>Suite 102 & Suite 103</i>
Lot Size:	0.48 Acres

Location Description

Located in South Midland on E Florida Ave, South of Downtown Midland and East of Big Spring Street.

Property Highlights

- New Construction | Shell Space | HVAC Provided for Each Unit
- Signage Available | Excellent Visibility from Florida Ave
- Florida Ave Frontage Traffic Count: 17,197 Vehicles (Annual Average Daily Traffic, TxDOT)
- *TI Allowance for Suite 102 & 103 | Suite 101 will be delivered as Warm Vanilla Shell*

900 E Florida Ave	Lease Rate	Space Size
Suite 103 900 E Florida Ave	\$27.50 SF/yr	1,600 SF

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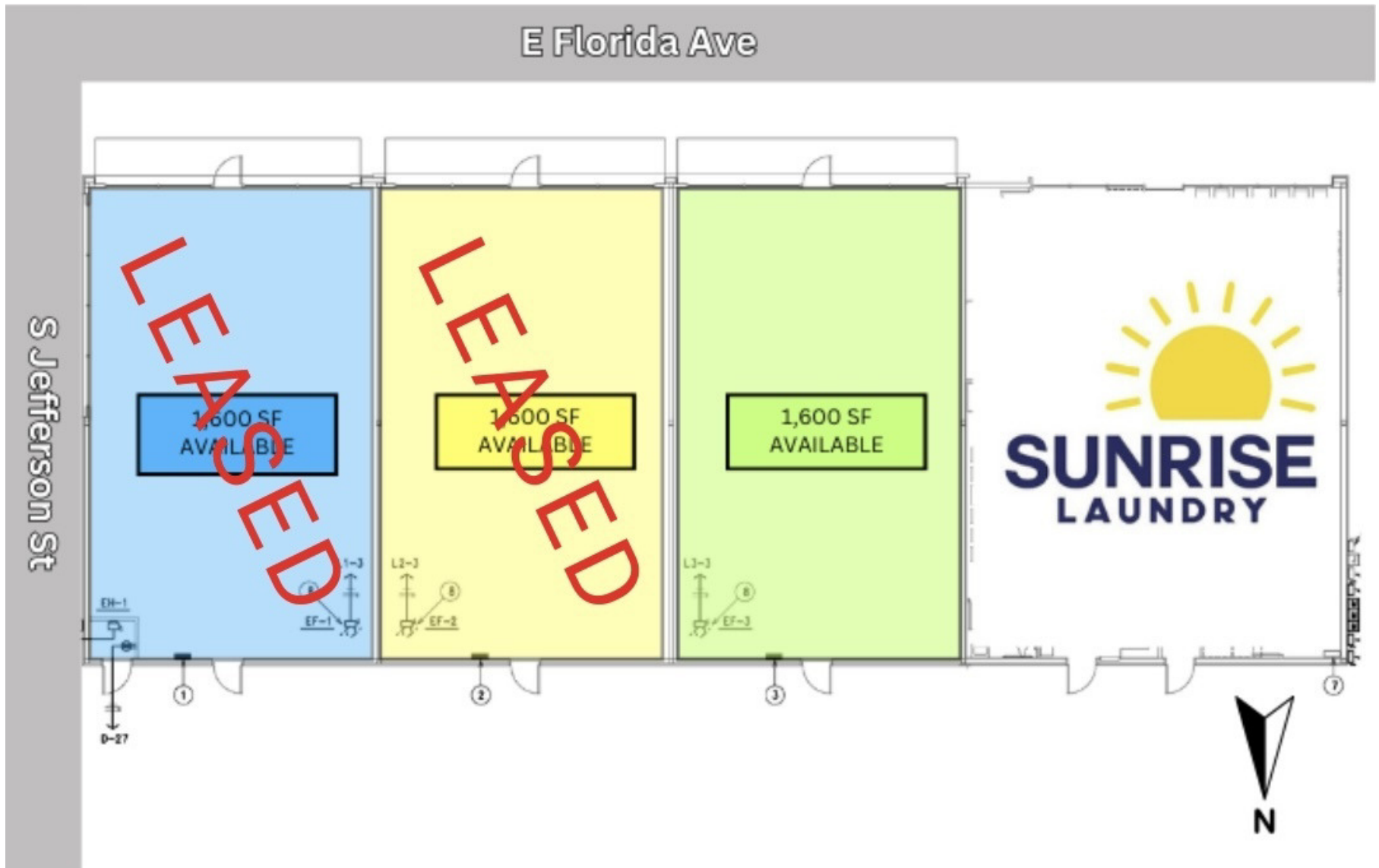
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AVAILABLE SUITES - SITE PLAN

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MORIAH
BROKERAGE SERVICES, LLC

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