

0.16± AC COMMERCIAL REDEVELOPMENT OPPORTUNITY

FORMER RESTAURANT SITE WITH REDEVELOPMENT POTENTIAL AND FLEXIBLE SELLER FINANCING

1113 E SCHARBAUER DR MIDLAND, TX 79705

FOR SALE & LEASE



EXISTING CONDITION



CONCEPTUAL RENDERING

SALE PRICE \$600,000
LEASE RATE \$6,000 SF/MONTH

OFFERING OVERVIEW

Located along E Scharbauer Dr in Midland, TX, this 2,040 SF restaurant property presents a compelling opportunity for investors, developers, or owner-users seeking a well-positioned hospitality asset. Formerly home to "Sam's BBQ," the property is situated within a high-visibility commercial corridor.

Zoned Regional Retail (RR) and supported by full city utilities, the site offers flexibility for continued restaurant use, repositioning, or redevelopment. With both sale and NNN lease options available, as well as seller financing with negotiable terms, this offering provides multiple pathways for acquisition and execution.

Ideal for hospitality concepts, build-to-suit users, or value-add investors, the property combines location, history, and adaptability in a growing Midland market.

PROPERTY HIGHLIGHTS

- 2,040± SF former restaurant building on 0.16± acres
- Former Midland staple, "Sam's BBQ," with established local recognition
- RR, Regional Retail zoning supporting restaurant, retail, and commercial uses
- Existing restaurant shell suitable for adaptive reuse, renovation, or redevelopment
- Single tenant building ideal for owner/user or investor
- Seller financing available with negotiable terms
- Build-to-suit or redevelopment opportunity
- Located within city limits with full utility access
- Strong visibility along the E Scharbauer Dr commercial corridor
- Infill location surrounded by established residential neighborhoods and nearby commercial activity

Alonso Hernandez

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OFFERED FOR SALE AT \$600,000, 1113 E SCHARBAUER DRIVE PRESENTS A 2,040± SF FORMER RESTAURANT

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AERIAL MAP



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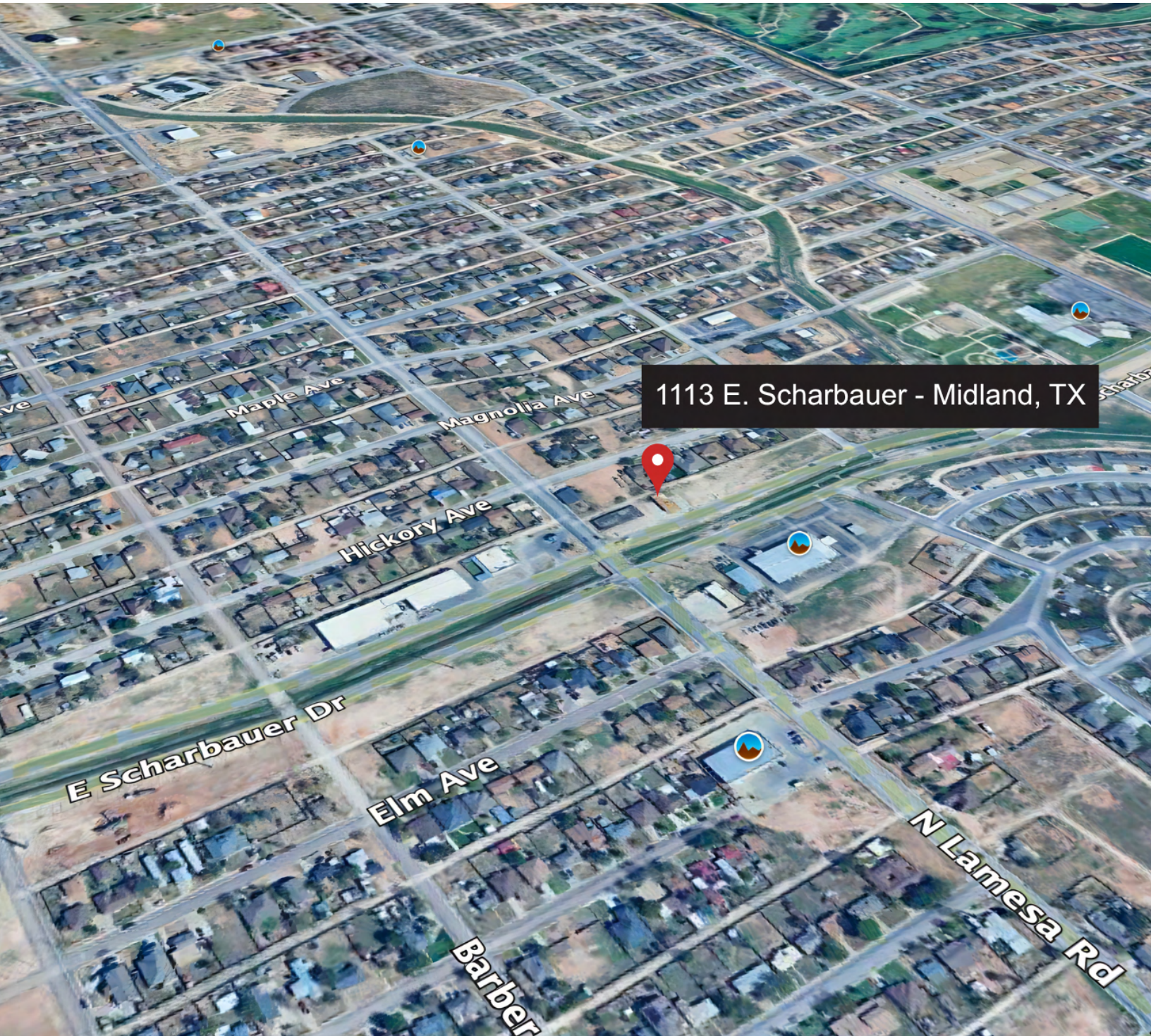
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LOCATION MAP



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PROPERTY PHOTOS



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CONCEPTUAL RENDERINGS



Image is a Conceptual Rendering for Illustrative Purposes Only

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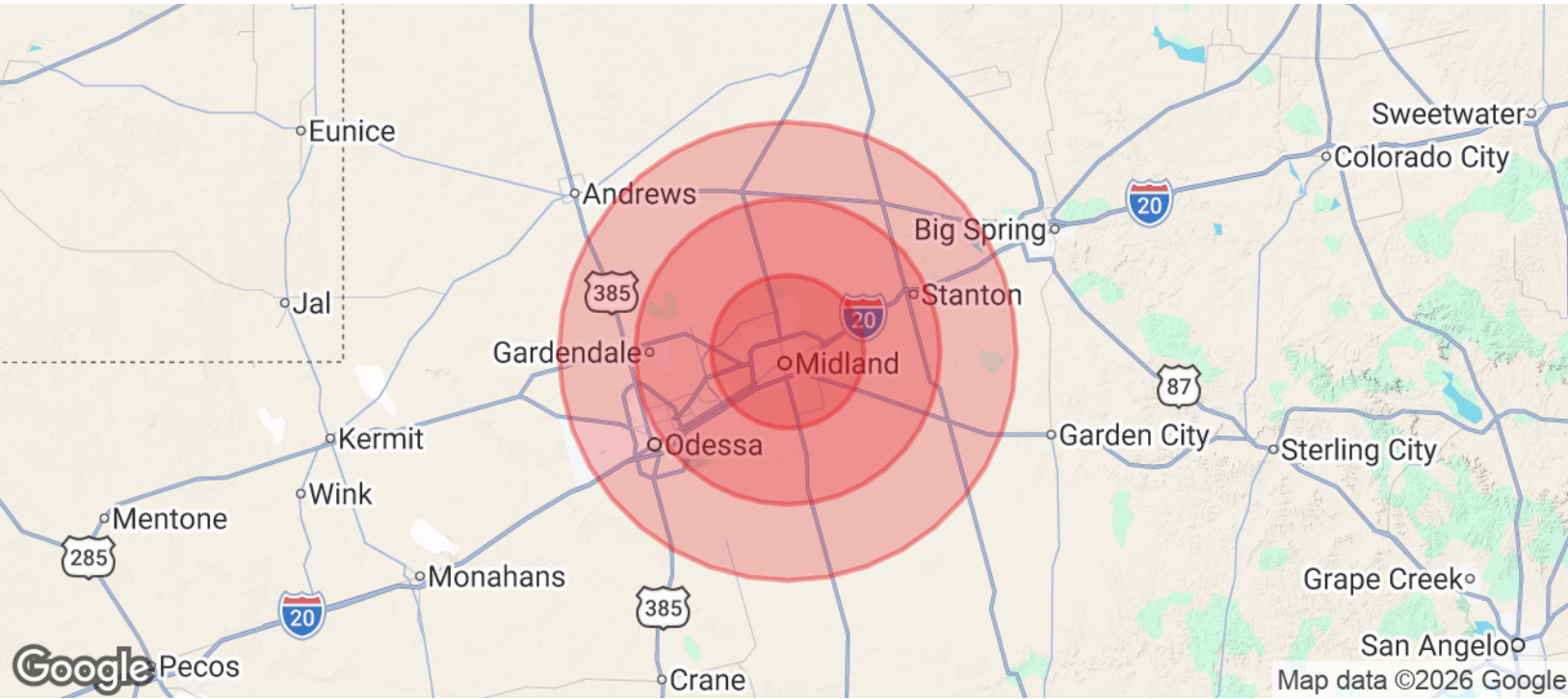
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DEMOGRAPHICS MAP & REPORT



POPULATION	10 MILES	20 MILES	30 MILES
Total Population	156,406	234,457	334,223
Average Age	33.5	33.3	33.0
Average Age (Male)	32.4	32.3	32.0
Average Age (Female)	34.3	34.4	34.0

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	61,118	91,614	129,462
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$125,516	\$120,786	\$110,677
Average House Value	\$322,449	\$307,802	\$263,085

2023 American Community Survey (ACS)

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Information About Brokerage Services

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

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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