



PRICE: \$3,767,400

5400 FRIO DRIVE

Midland, TX 79707

Wes Gotcher

Broker | President
432.682.2510

wes@moriahgroup.net

Trey Dennis

Broker
432.236.7500

trey@moriahrealstate.com

Stephanie Gauthier

Agent | Marketing Specialist
214.450.9398

stephanie@moriahrealstate.com

PRICE: \$3,767,400

5400 FRIO DRIVE

Midland, TX 79707



Property Description

5400 Frio Drive is a 100% occupied investment property consisting of a 5,733 SF retail/office building situated on approximately 0.72 acres in Midland, Texas. The property features quality brick construction, a metal roof, professional landscaping, and ample on-site parking. Well-maintained and strategically positioned, this stabilized asset offers investors the opportunity to acquire a fully leased property within one of Midland's desirable commercial corridors.

Property Highlights

- 100% Occupied Investment Opportunity
- 5,733 SF Retail/Office Building | 0.72 Acres
- Stabilized Asset with Existing Tenant Income
- Prime Location Near Loop 250 & Briarwood Avenue

Location Description

Located in one of Midland's strongest retail and residential corridors, the property benefits from convenient access to Loop 250 and Briarwood Avenue. The surrounding area is home to numerous national retailers, restaurants, medical users, and service-oriented businesses, supported by strong residential density, above-average household incomes, and continued commercial growth. This highly sought-after location provides excellent accessibility and strong long-term investment appeal.

Offering Summary

Sale Price:	\$3,767,400
Lot Size:	0.72 Acres
Building Size:	5,733 SF
NOI:	\$194,922.00
Cap Rate:	7.0%

Wes Gotcher

Broker | President
432.682.2510
wes@moriahgroup.net

Trey Dennis

Broker
432.236.7500
trey@moriahrealstate.com

Stephanie Gauthier

Agent | Marketing Specialist
214.450.9398
stephanie@moriahrealstate.com

MORIAH
BROKERAGE SERVICES, LLC

PRICE: \$3,767,400

5400 FRIO DRIVE

Midland, TX 79707



Wes Gotcher

Broker | President
432.682.2510
wes@moriahgroup.net

Trey Dennis

Broker
432.236.7500
trey@moriaharealestate.com

Stephanie Gauthier

Agent | Marketing Specialist
214.450.9398
stephanie@moriaharealestate.com

PRICE: \$3,767,400

5400 FRIO DRIVE

Midland, TX 79707



Wes Gotcher

Broker | President
432.682.2510
wes@moriahgroup.net

Trey Dennis

Broker
432.236.7500
trey@moriahrealstate.com

Stephanie Gauthier

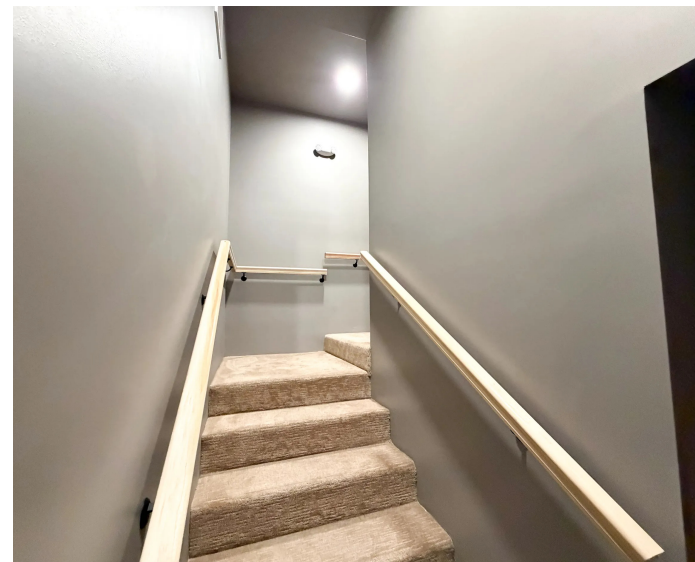
Agent | Marketing Specialist
214.450.9398
stephanie@moriahrealstate.com

MORIAH
BROKERAGE SERVICES, LLC

PRICE: \$3,767,400

5400 FRIO DRIVE

Midland, TX 79707



Wes Gotcher

Broker | President
432.682.2510
wes@moriahgroup.net

Trey Dennis

Broker
432.236.7500
trey@moriahrealstate.com

Stephanie Gauthier

Agent | Marketing Specialist
214.450.9398
stephanie@moriahrealstate.com

MORIAH
BROKERAGE SERVICES, LLC

PRICE: \$3,767,400

MORIAH BROKERAGE TEAM

Significant Assignments & Transactions



JOHN ELPHICK, CCIM
BROKER



TREY DENNIS
BROKER



WES GOTCHER
PRESIDENT/MANAGING
BROKER



STEPHANIE GAUTHIER
AGENT



JACK ODURO
AGENT



MIKE GRESBACK
AGENT



TOMMY REYNOLDS
AGENT



MEGAN YANCEY
TRANSACTION COORD.



HUNTER HICKOK
AGENT



JOEY VARELA
AGENT



PRESLEY FLATT
MARKETING SPECIALIST

Significant Assignments & Transactions



Wes Gotcher

Broker | President
432.682.2510
wes@moriahgroup.net

Trey Dennis

Broker
432.236.7500
treym@moriahrealstate.com

Stephanie Gauthier

Agent | Marketing Specialist
214.450.9398
stephanie@moriahrealstate.com

MORIAH
BROKERAGE SERVICES, LLC

5400 FRIO DRIVE

Midland, TX 79707



Contact Brokers:

Wes Gotcher

Broker | President

432.682.2510

wes@moriahgroup.net

Trey Dennis

Broker

432.236.7500

trey@moriahrealestate.com

Stephanie Gauthier

Agent | Marketing Specialist

214.450.9398

stephanie@moriahrealestate.com



15 Smith Road, Suite 6004, Midland, TX 79705

432.682.2510 | moriahbrokeraageservices.com