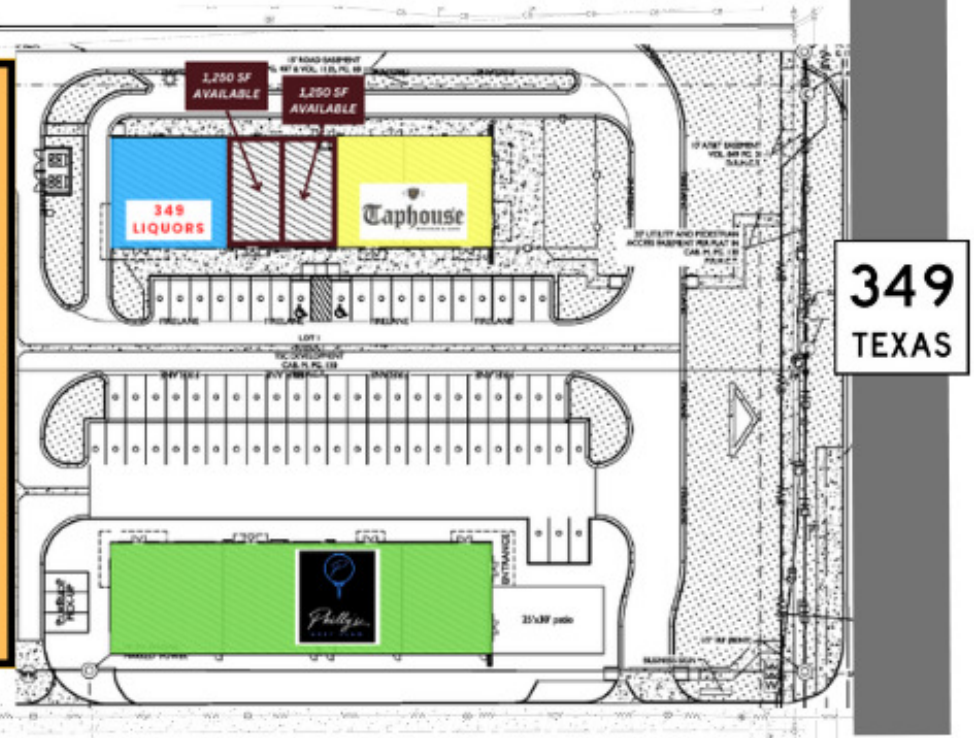


DEVELOPED RETAIL/OFFICE LAND FOR SALE
2.95 ACRES



PRICE: \$975,000 (\$7.59 PSF)

TX-349 DEVELOPED LAND

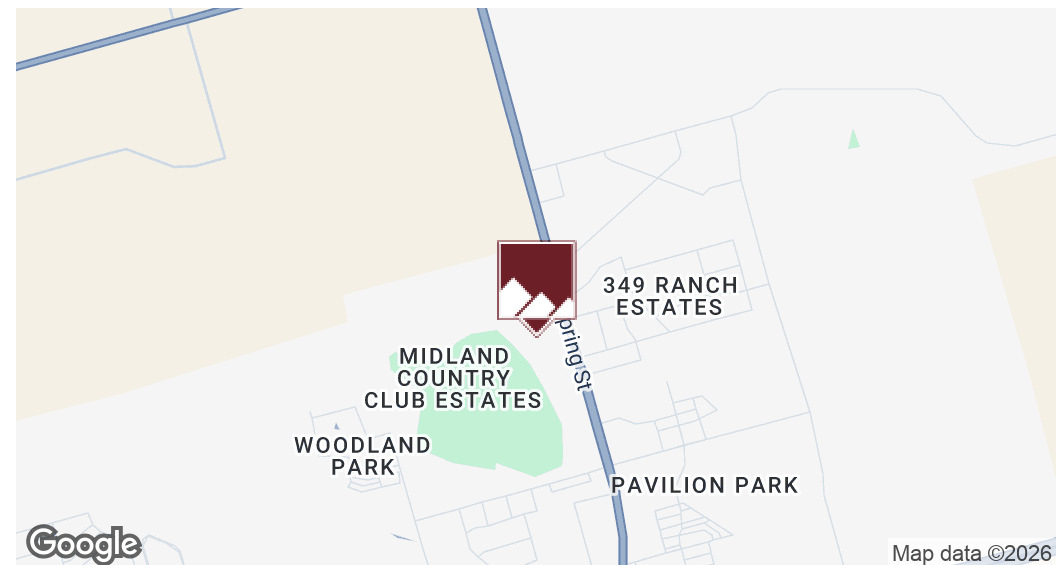
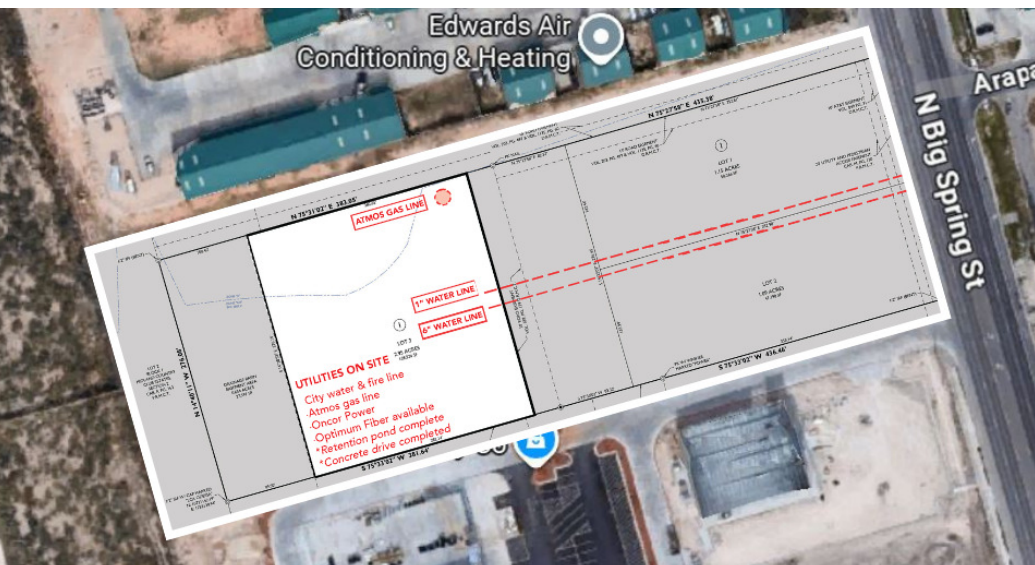
6405 N SH 349, Midland, TX 79705

Trey Dennis
Broker
432.236.7500
trey@moriahrealstate.com

PRICE: \$16.00/SF

TX-349 DEVELOPED LAND

6405 N SH 349, Midland, TX 79705



Property Description

Phase 3 of the Estes Park Retail Shopping Center is ready for development, offering a 2.95-acre site ideal for retail or office opportunities. All utilities are already in place, streamlining the development process. The site benefits from strong co-tenancy and nearby national retailers, including Tractor Supply, Dollar Tree, and O'Reilly Auto Parts. New additions coming soon to Estes Park include TapHouse Kitchen & Bar, 349 Liquors, and Philly's Golf Club.

Property Highlights

- Developed Retail/Office Land for Sale
- Utilities on Site: City Water & Fire Line | Atmos Gas Line | Oncor Power | *Optimum Fiber Available
- Retention Pond Completed | Concrete Drive Completed
- Pylon Signage Available | Excellent Location on TX-349

Location Description

Located along TX-349 in Northeast Midland, this property sits within the newly developed Estes Park Retail Center — a premier commercial destination offering outstanding visibility to an average of 19,000 vehicles per day. Positioned in one of Midland's fastest-growing residential corridors, Estes Park is at the heart of a thriving community poised for continued expansion. A brand-new retail center is taking shape, bringing modern amenities and energy to the area, while approximately 2,000 new residential homes are slated for development nearby, ensuring sustained foot traffic and long-term growth potential.

Offering Summary

Sale Price:	\$975,000
Lot Size:	2.95 Acres (128,502 SF)

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MORIAH
BROKERAGE SERVICES, LLC

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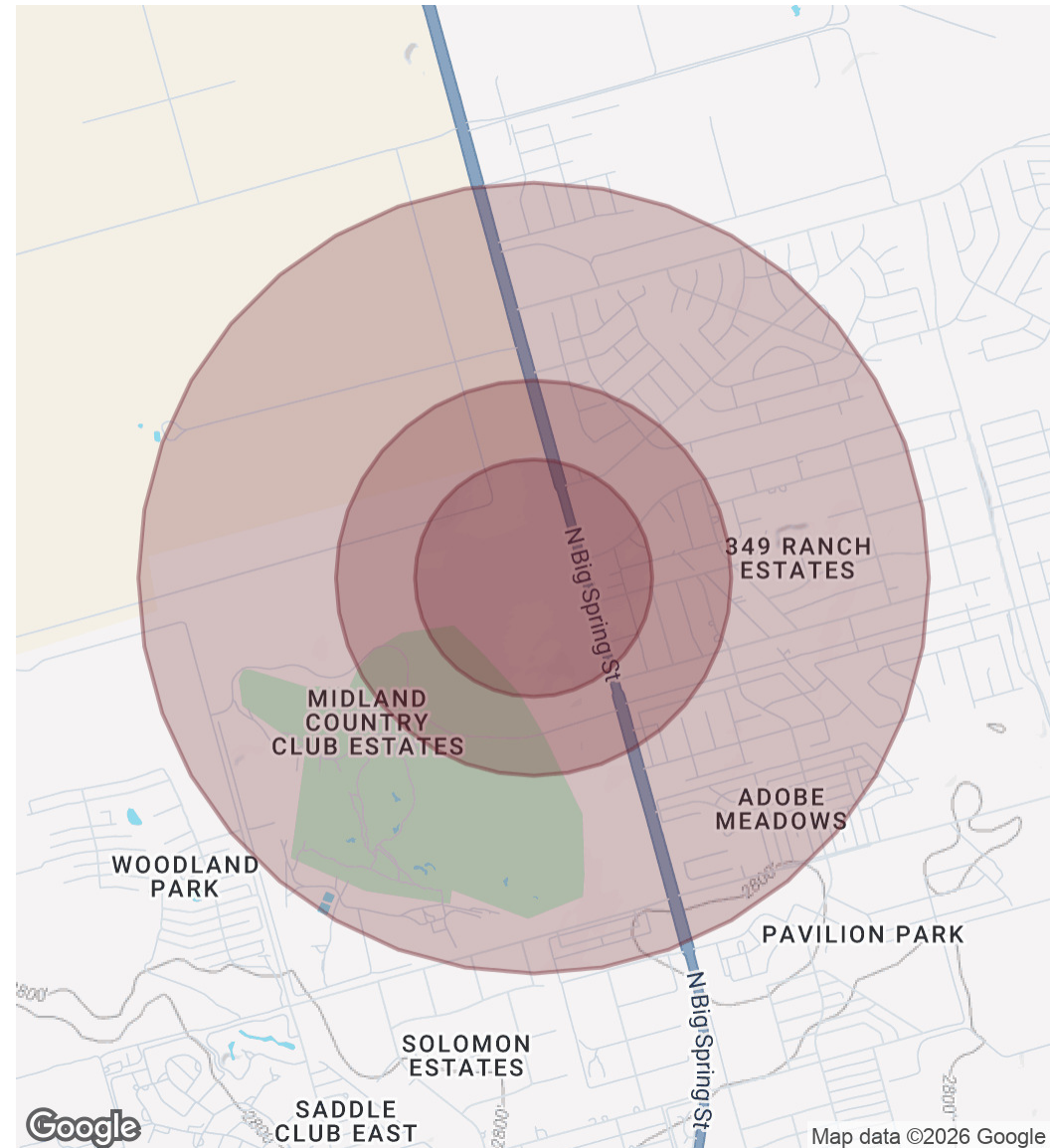
TX-349 DEVELOPED LAND

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	437	1,544	5,103
Average Age	32	33	34
Average Age (Male)	32	33	33
Average Age (Female)	33	33	35

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	160	561	1,891
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$131,990	\$132,807	\$132,456
Average House Value	\$417,828	\$403,857	\$410,343

2020 American Community Survey (ACS)



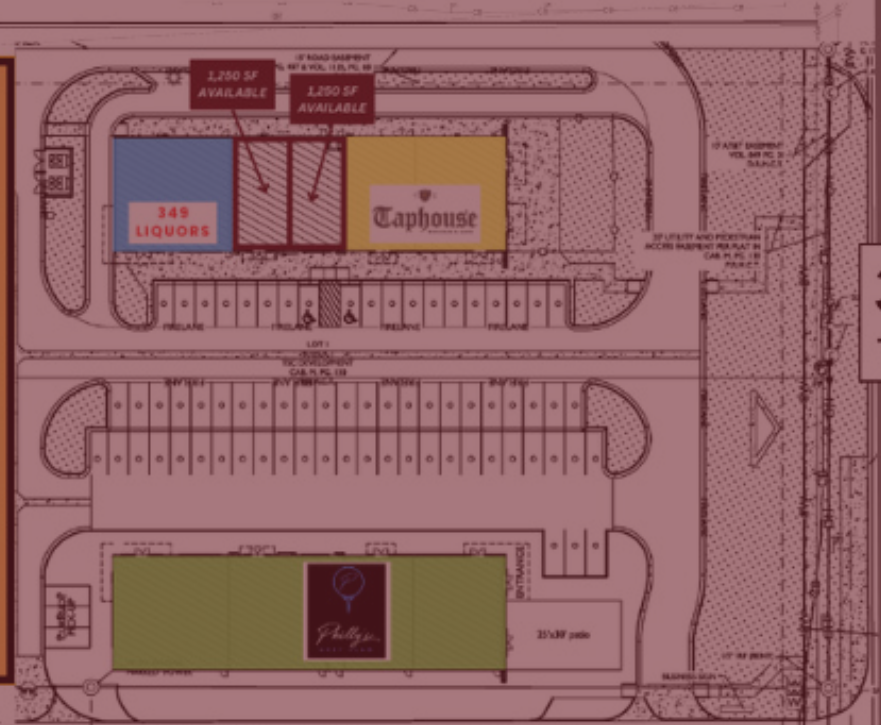
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