

Unit A – 2,795 SF Retail / Office / Healthcare Space

Midland Crossing Center | Midland, TX

About the Property

Position your business in one of Midland's most active commercial corridors at **Midland Crossing Center**, a highly visible **19,475 SF retail center** situated on a **±2.31-acre site directly adjacent to Walmart and Interstate I-20**.

Unit A, offering **2,795 SF**, is a **move-in-ready retail, office, or healthcare space** previously configured for medical use, making it well-suited for a wide range of professional, service, and retail tenants. The center benefits from exceptional exposure, strong traffic counts, and convenient access from I-20, ensuring maximum visibility and ease of entry for customers and employees alike.

The property is surrounded by a robust mix of national and regional retailers, restaurants, hotels, and service providers, creating consistent daily traffic and a strong consumer draw. The landlord is flexible on lease terms and motivated to secure a qualified tenant.

Lease Type: NNN (Estimated tenant share: ±\$4.65/SF/year)

Asking Rate: \$26.00 ± per SF

Property Highlights

- Prime location directly adjacent to **Walmart** and **I-20**
- **2,795 SF** move-in-ready retail / office / healthcare space
- Part of a **19,475 SF** retail center on **±2.31 acres**
- Strong surrounding tenant mix and hotel presence
- Excellent visibility with high traffic counts
- Flexible landlord open to reasonable lease terms
- **NNN lease structure**

Location Description

210 W. Longview Ave, Midland, TX is strategically positioned in the heart of a dense and established retail corridor with immediate access to **Interstate I-20**, providing outstanding

visibility and traffic exposure. The property's adjacency to Walmart offers a strong built-in customer base and complements nearby retail and service businesses.

Surrounding area tenants include **IHOP, McDonald's, Starbucks, Domino's, Dollar General, Tractor Supply, Family Dollar, Stripes, Holiday Inn, Best Western, DoubleTree, McAlister's, Sonic, Firestone**, and many others—making this an ideal location for retail, office, medical, or service-oriented users.

This high-profile Midland location combines convenience, accessibility, and a strong retail environment to maximize tenant exposure and long-term success.