

INVESTMENT-GRADE AT&T | HARD CORNER
LOCATION ACROSS FROM H-E-B | ±50,000 VPD

3301 N Midkiff Rd, Midland, TX 79705



edge



**3301 N Midkiff Rd
Midland, TX 79705**

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AERIAL
SURVEY



PROPERTY

AT&T

LOCATION

3301 N Midkiff Rd, Midland, TX 79705

PRICE

\$2,437,165

CAP

6.35%

GLA

4,000 sf



- **Top-performing AT&T location:** Ranked #1 in the Midland trade area, within the top 25% of all Texas locations, and the top 21% nationwide based on customer visits.
- **Investment-Grade Credit Tenant:** AT&T is rated "BBB" by S&P and "Baa2" by Moody's, both considered investment-grade ratings. The company operates more than 5,900 stores nationally and generated more than \$122.3 billion in revenue in 2024.
- **Hard Corner Retail Location:** The Property is strategically positioned at the intersection of North Midkiff Road and West Wadley Avenue with combined traffic counts $\pm 50,600$ vehicles per day.
- **Directly Across from H-E-B:** The site benefits from its location across from H-E-B and H-E-B Fuel, creating consistent consumer draw and enhancing the Property's long-term residual value.
- **NN Lease with Limited Landlord Responsibilities:** The lease provides reimbursement of taxes, insurance, CAM, and management fees, with landlord responsibility limited to roof and exterior structure repairs.
- **Strong Demographics:** Average household income exceeds \$138,300, \$129,900, and \$126,300 within one, three, and five miles, respectively, supporting retail demand and tenant performance.
- **Surrounded by National Retailers:** Nearby retailers include H-E-B, Walgreens, Whataburger, Starbucks, Nothing Bundt Cakes, Rusty Taco, Monarch Dental, Club Pilates, I Luv Pho, and Mint Salon.

EXECUTIVE SUMMARY

PRICE	\$2,437,165
CAP	6.35%
GLA	4,000 sf
LAND	0.52 ac



Prime location off Wadley Ave across from H-E-B - ±202K monthly visits



Top visited AT&T Store & #2 most visited mobile phone shop within 15-miles (Per Placer.ai)



Close proximity to Midland Park Mall, which experienced 4.5M visits in 2025



\$112,692 average household income within 1-mile

AT&T (the “Property”) is a freestanding, single-tenant retail asset located at the hard corner of North Midkiff Road and West Wadley Avenue in Midland, Texas. The Property benefits from excellent visibility, multiple ingress/egress points, a two-sided pylon sign, and combined traffic counts exceeding 50,600 vehicles per day. Positioned directly across from H-E-B, the asset sits within one of Midland’s dominant retail corridors and is surrounded by national and regional retailers including Walgreens, H-E-B Fuel, Whataburger, Starbucks, Nothing Bundt Cakes, Rusty Taco, Monarch Dental, Club Pilates, I Luv Pho, and Mint Salon.

Built in 2012, the Property consists of a 4,000-square-foot building situated on approximately 0.52 acres. AT&T occupies the entire building under a NN lease structure with limited landlord responsibilities. The tenant reimburses taxes, insurance, common area maintenance, and management fees, while the landlord remains responsible for roof and exterior structure repairs. The lease runs through December 31, 2027, with one remaining five-year renewal option that includes a 10% rent increase.

The Property offers investors the opportunity to acquire a stabilized, cash-flowing single-tenant net lease asset backed by investment-grade credit. AT&T exercised its first five-year renewal option in 2022, demonstrating commitment to the site and the strength of the underlying trade area. Current annual rent is \$154,760, or \$38.69 per square foot, with renewal option rent increasing to \$170,240, or \$42.56 per square foot.

MARKET OVERVIEW

Midland is located in the heart of the Permian Basin, one of the world’s largest and most productive oil fields. The Midland/Odessa MSA has a population base exceeding 250,000 residents and is supported by major energy employers including Chevron, ConocoPhillips, ExxonMobil, Halliburton, Baker Hughes, Apache Corp., and other oil and gas companies.

While energy remains a major driver, the region continues to diversify through aerospace, technology, healthcare, advanced manufacturing, logistics, and renewable energy. Midland benefits from strong transportation infrastructure, including major highways, rail access, and the Midland International Air and Space Port, which also houses a Foreign Trade Zone.

The immediate trade area is supported by strong demographics. Population within one, three, and five miles exceeds 12,700, 88,200, and 134,200 residents, respectively. Average household income is also strong, exceeding \$138,300 within one mile, \$129,900 within three miles, and \$126,300 within five miles. The five-mile population has

TENANT PROFILE



AT&T

Headquartered in Dallas, Texas, AT&T is one of the largest telecommunications and media conglomerates in the world, with a vast network of operations across mobile and broadband communications, pay television, and other related services. With over 5,900 stores across the United States, AT&T is ranked #74 on the Fortune 500 list and reported revenue in excess of \$122.3 billion in 2024. AT&T is the world's third largest telecommunications company by revenue and third largest wireless carrier in the United States with over 117.9 million subscribers. AT&T corporate credit is rated "BBB" by S&P and "Baa2" by Moody's, both considered investment grade.

WEBSITE:	www.att.com
FOUNDED:	1983
NUMBER OF LOCATIONS:	±5,900
NUMBER OF EMPLOYEES:	±133,000
STOCK SYMBOL:	T
HEADQUARTERS:	Dallas, Texas

The Property



PROPERTY DETAILS



PRICE

\$2,437,165



ADDRESS

**3301 N Midkiff Rd
Midland, TX 79705**



YEAR BUILT

2012



LAND AREA

0.52 Acres



BUILDING AREA/GLA

4,000 SF



ZONING TAX
AUTHORITY/ ID

**Midland County /
R000039792**



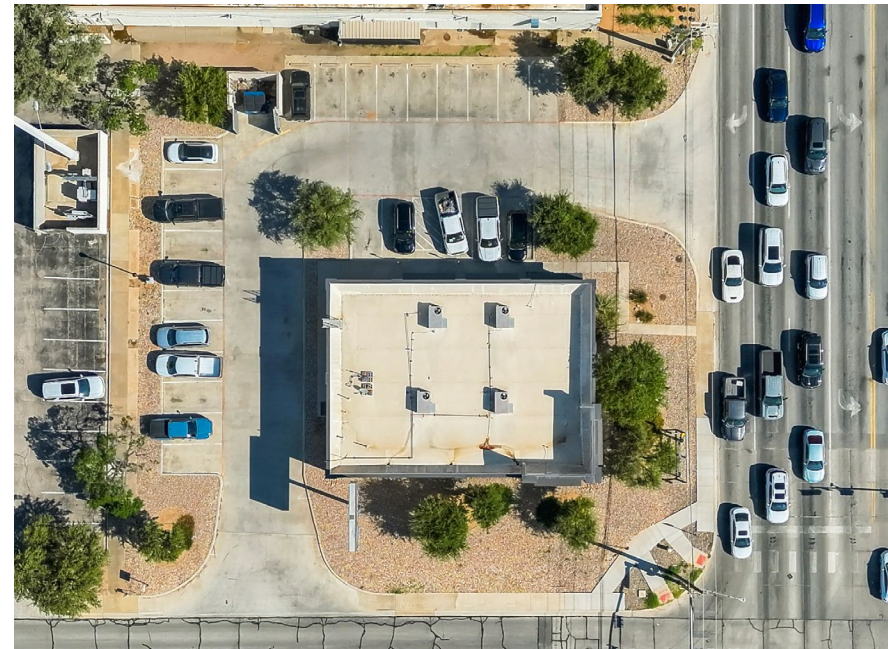
TAX ASSESSMENT/RATE

**\$946,460 /
1.466604%**



CANOPY CORNER ANCHOR

**H-E-B
2.6M Visits in 2025**
Per Placer.ai



Midland, Texas

Highways: I-250, I-420, Loop 250, Loop 420, Loop 250B, Loop 420B, Loop 250C, Loop 420C, Loop 250D, Loop 420D, Loop 250E, Loop 420E, Loop 250F, Loop 420F, Loop 250G, Loop 420G, Loop 250H, Loop 420H, Loop 250I, Loop 420I, Loop 250J, Loop 420J, Loop 250K, Loop 420K, Loop 250L, Loop 420L, Loop 250M, Loop 420M, Loop 250N, Loop 420N, Loop 250O, Loop 420O, Loop 250P, Loop 420P, Loop 250Q, Loop 420Q, Loop 250R, Loop 420R, Loop 250S, Loop 420S, Loop 250T, Loop 420T, Loop 250U, Loop 420U, Loop 250V, Loop 420V, Loop 250W, Loop 420W, Loop 250X, Loop 420X, Loop 250Y, Loop 420Y, Loop 250Z, Loop 420Z.

Commercial Centers:

- Midland Park Mall:** GLA: 617,068; Sales PSF: \$360 (2018). Retailers include Dick's, Dillard's, JCPenney, Ross, Foot Locker, GameStop, Old Navy, Sunglass Hut, Ulta, Victoria's Secret, Champs, Bobbi's, L'Oréal, and Genie's Grill.
- Cornerstone Shopping Center:** Retailers include Plato's, GNC, Mattress Firm, Sleep Number, AT&T, Grub, Vital Care, and Mattress Firm.
- Midpark Village Shopping Center:** Retailers include Best Buy, Barnes & Noble, Shoe Carnival, IHOP, and others.

Schools:

- Emerson Elementary:** 434 Students
- Goddard Junior High:** 1,024 Students
- Midland College:** 8,950 Students, 735 Employees
- The Hillander School:** 210 Students
- Fannin Elementary:** 592 Students
- Abell Jr. High School:** 1,111 Students
- Bush Elementary:** 470 Students
- Rusk Elementary:** 323 Students
- Lee High School:** 2,348 Students
- Midland Christian School:** 1,250 Students
- San Jacinto Jr. High School:** 882 Students

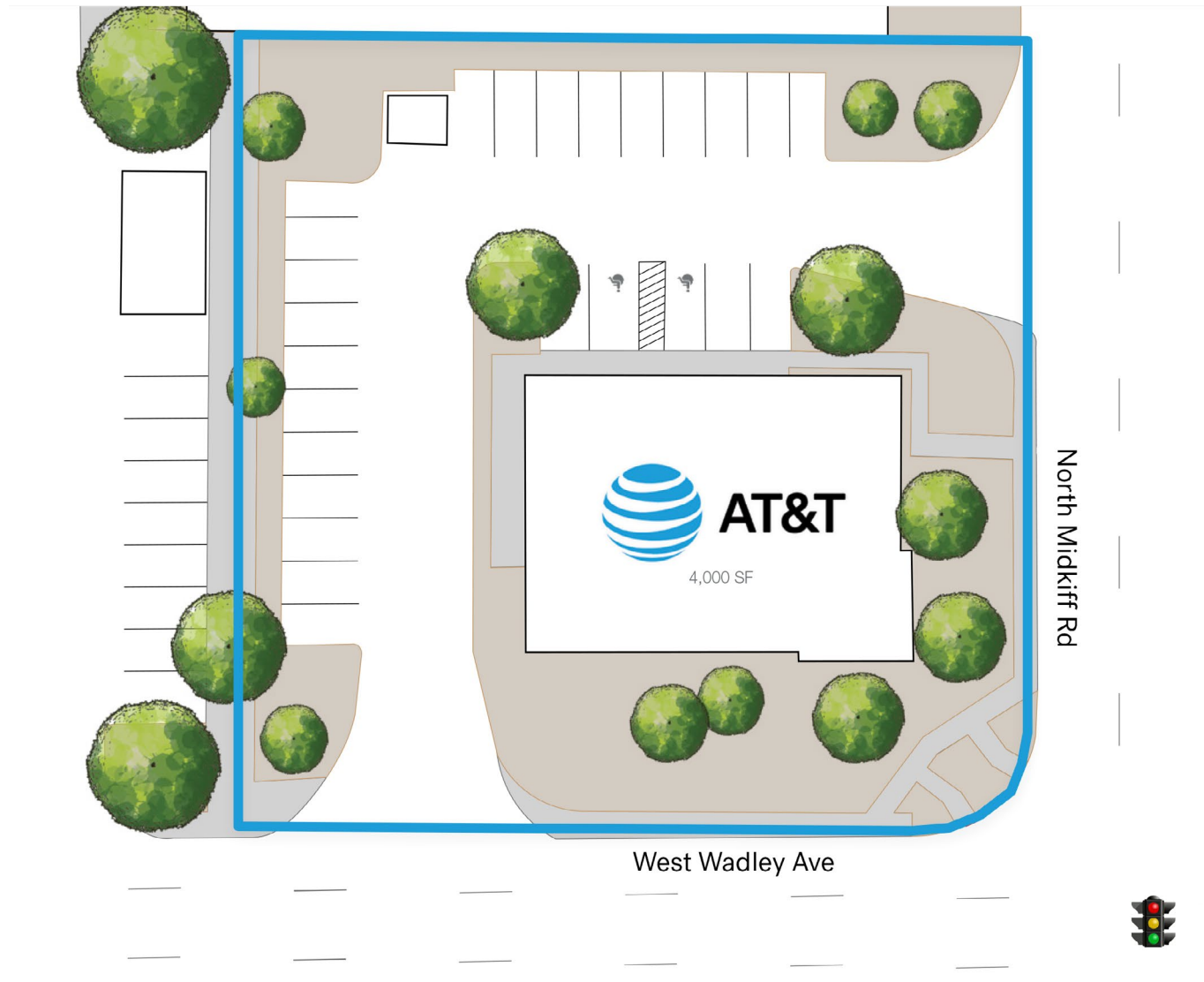
Parks and Recreation:

- Butler Sports Complex**
- Kelly Park**
- Windlands Park**
- Tumbleweed Park**
- The Racquet Club**

Other Landmarks:

- Midland Airpark**
- Wadley Ave**
- Neely Ave**
- W Golf Course Rd**
- W Schaubauer Dr**

SITE PLAN



SHOPCOMPANIES.COM