



FOR SALE OR LEASE

125 W MISSOURI AVE

Midland, TX 79701 • Midland County

SALE
PRICE

\$8,500,00

LEASE
RATE

\$22/SF

Modified Gross

TOTAL
SQUARE FOOTAGE

78,709

RBA

AVAILABILITY

Immediate

BUILDING
BUILT

1979

Renovation In 2020

LAND
AREA

1.58

Acres

PROPERTY OVERVIEW

About This Property

The Enertia Tech Building at 125 W Missouri Ave is a fully renovated, ±78,709 SF (RBA) Class B office tower in the heart of downtown Midland, at the corner of Missouri Ave and Loraine St. Renovated in 2020, the building offers move-in ready office space across four floors plus a basement level.

A welcoming common reception area greets visitors on the first floor, with two key-fob secured elevators serving all levels. Individual offices feature windows with natural light and dedicated climate control, and tenants enjoy complimentary covered parking, a fully-equipped gym, and men’s and women’s locker rooms.

Offered for lease or sale, the property is walkable to the DoubleTree Hilton, Petroleum Club, Centennial Park, the Bush Convention Center, and the Midland County Library — placing an owner or tenant at the center of downtown Midland’s business and civic core.

PROPERTY SPECS 125 W Missouri Ave Midland, TX 79701	
PROPERTY TYPE	Office
CLASS	B
TOTAL SF (RBA)	78,709 SF
TOTAL SF (GROSS)	89,406 SF
FLOORS	4 + Basement
YEAR BUILT	1979
RENOVATED	2020
LAND AREA	1.58 AC
PARKING	103 Spaces



Downtown Core Location

Corner of Missouri Ave & Loraine St; walkable to the DoubleTree Hilton, Petroleum Club, Centennial Park, and the Bush Convention Center.



Fully Renovated 2020

Updated finishes, common areas, and building systems throughout; move-in ready with no deferred maintenance.



Flexible Lease or Sale

Available as an \$8.5M [\$115.62/SF] acquisition or a \$22.00/SF Modified Gross lease; suited to owner-users and tenants alike.

PROPERTY OVERVIEW

Building Layout & Specifications

Building Configuration

4 Floors + Basement

Structure: Class B concrete office tower, built 1979

Elevators: Two key-fob secured elevators serving all levels

Lobby: Common reception area on the first floor

Renovation: Comprehensive building-wide renovation completed 2020

Tenant Amenities

103 Parking Spaces

Fitness: Fully-equipped gym with men's and women's locker rooms

Parking: Complimentary covered parking plus surface spaces

Comfort: Individual office climate control and automatic blinds

Connectivity: Wi-Fi, secure storage, and monument signage

WHY THIS SPACE

Building Layout & Specifications

- Two key-fob secured passenger elevators serving all four floors and the basement level
- On-site fitness center with men's and women's locker rooms, available to all tenants
- Complimentary covered parking, part of 103 total surface and covered spaces on-site
- Automatic blinds, individual climate control, and secure storage in every suite



BUILDING EXTERIOR



FITNESS CENTER

WHY THIS SPACE

Exterior & Site Overview

Located at the corner of Missouri Ave and Loraine St in the heart of downtown Midland, 125 W Missouri Ave offers a fully renovated $\pm 78,709$ SF Class B office building with move-in ready suites, a fully-equipped fitness center, and 103 parking spaces; all just steps from the DoubleTree Hilton, Petroleum Club, Centennial Park, and the Bush Convention Center.

What sets this property apart is its downtown Midland address in one of the highest-income metro economies in the country. Midland's Permian Basin economy has produced the #1 per-capita GDP of any U.S. metro area, giving ownership and tenants direct exposure to one of the nation's most concentrated energy economies.

Prime Downtown Address

In the heart of Midland's business district, walkable to the Petroleum Club, Centennial Park, and the Bush Convention Center; the civic and energy-industry core of the Permian Basin.

Turnkey, Renovated Space

A comprehensive 2020 renovation means no deferred maintenance; move-in ready office suites with individual climate control and automatic blinds.

Flexible Ownership Structure

Available for lease or sale, giving both owner-users and tenants a path to occupy one of downtown Midland's most functional Class B towers.

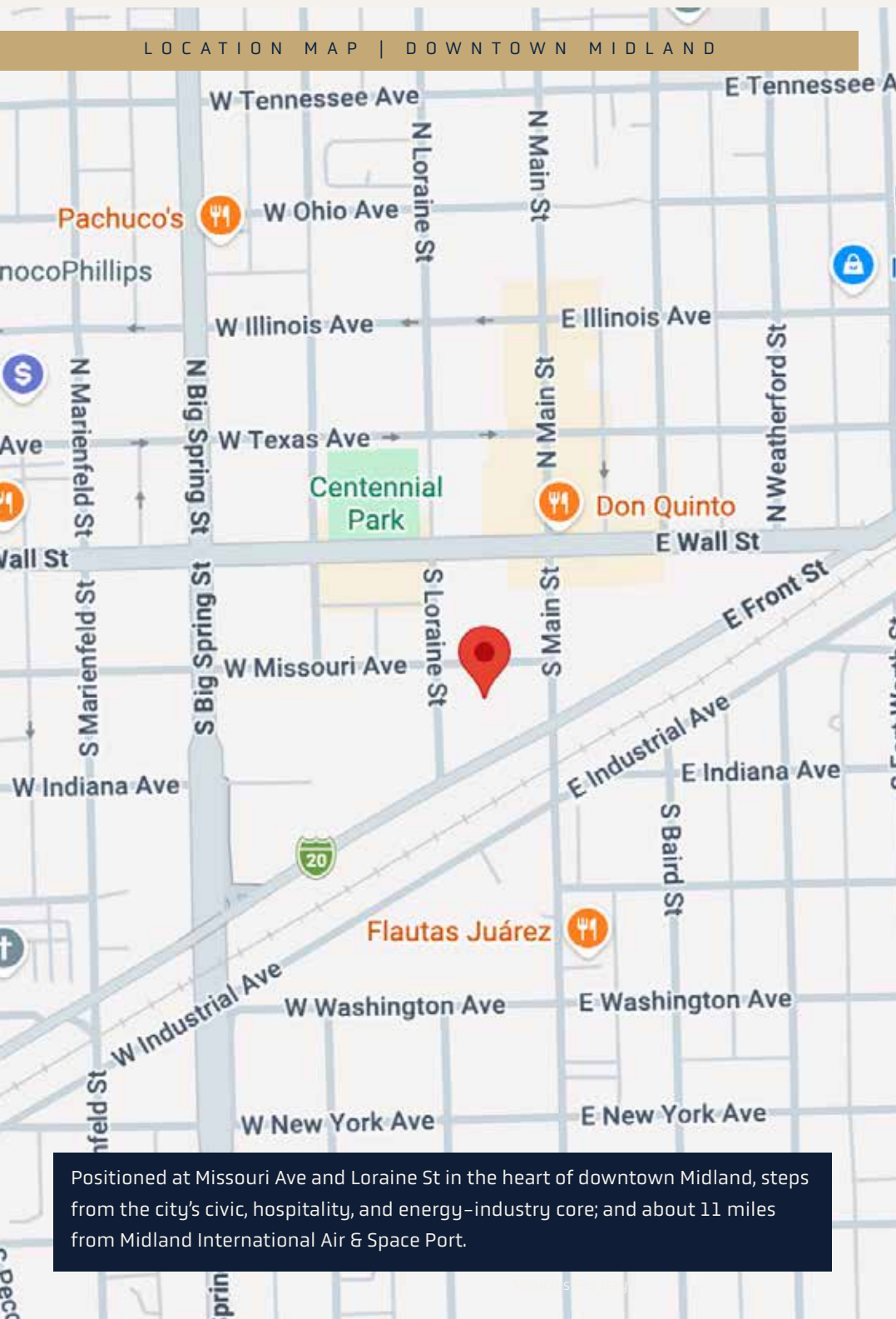


EXTERIOR / SITE OVERVIEW

TRADE AREA

Location & Connectivity

LOCATION MAP | DOWNTOWN MIDLAND



Positioned at Missouri Ave and Loraine St in the heart of downtown Midland, steps from the city's civic, hospitality, and energy-industry core; and about 11 miles from Midland International Air & Space Port.

TRADE AREA • MIDLAND MSA

135,887

MSA POPULATION

\$89,585

MEDIAN
HOUSEHOLD
INCOME

104,700

PERMIAN
LABOR FORCE

~3.5%

UNEMPLOYMENT

~11 mi

TO AIRPORT (MAF)

#1 in U.S.

GPD PER CAPITA
AREA

LOCATION HIGHLIGHTS

**DOWNTOWN
MIDLAND**

Walkable to the DoubleTree Hilton, Petroleum Club, Centennial Park, and the Bush Convention Center

Midland ranks #1 in the U.S. for per-capita GDP among metro areas, at roughly \$227,765

Midland ranks #2 in the U.S. for per-capita personal income, at roughly \$143,469 (2023)

No state income tax; Texas consistently ranked the most business-friendly state in the U.S.

PROPERTY GALLERY

Property Photos

The Enertia Tech Building commands a prominent corner at Missouri Ave and Loraine St, with a renovated exterior, monument signage, and a fully built-out interior ready for an owner-user or tenant to occupy immediately.



PROPERTY GALLERY

Interior Spaces

Inside, the building offers a boardroom-ready conference space and a fully stocked break room; part of a finished, amenity-rich interior that lets a new owner or tenant move in without any additional buildout.



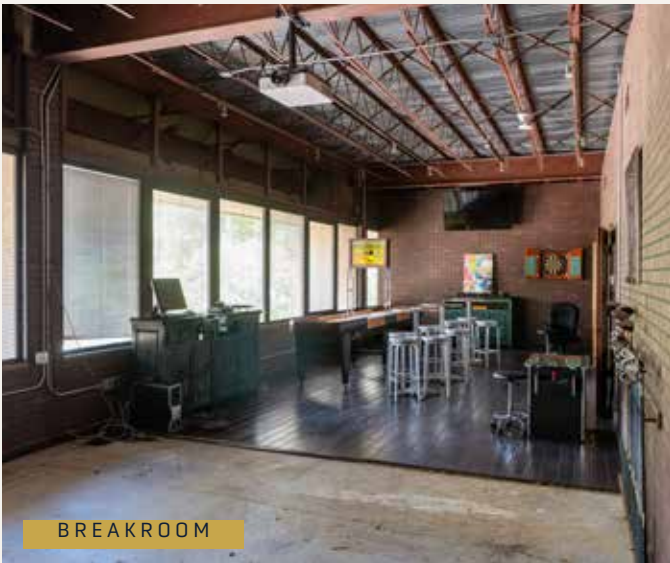
CONFERENCE ROOM



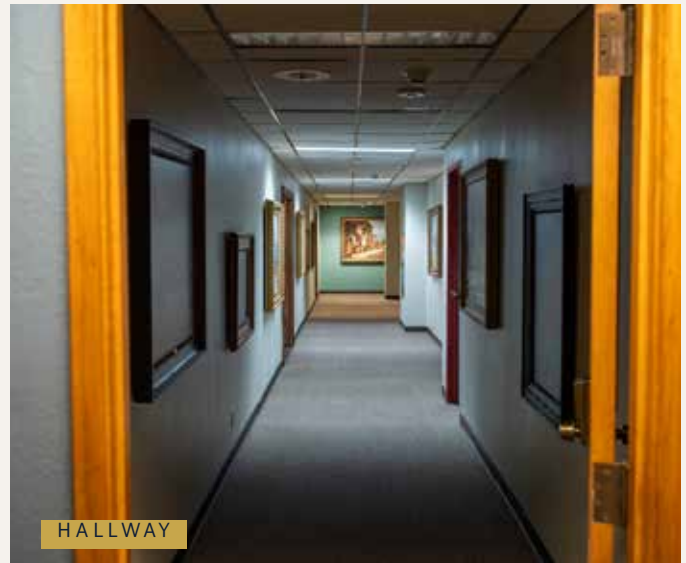
BREAKROOM / KITCHENETTE



LOBBY



BREAKROOM



HALLWAY



OFFICE



BASEMENT

SUBMARKET CONTEXT

Why Own or Lease Here?

Why Midland?

- #1 metro in the U.S. for per-capita GDP (~\$227,765), driven by Permian Basin oil & gas production
- #2 metro in the U.S. for per-capita personal income (~\$143,469, 2023)
- Home to a concentrated base of energy, finance, and professional-services tenants
- No state income tax; Texas is consistently ranked the most business-friendly state in the U.S.
- Midland International Air & Space Port just ~11 miles away, with direct commercial service

What You Get From Day One

- Fully renovated (2020) Class B office building; no deferred maintenance
- 78,709 SF RBA across 4 floors plus a basement, with flexible lease-or-sale terms
- Complimentary covered parking among 103 total surface and covered spaces
- On-site fitness center with men's and women's locker rooms
- Two key-fob secured elevators and a staffed common reception lobby

DOWNTOWN MIDLAND

One of the most concentrated per-capita economies in the United States





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.

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Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

CPG-IABS



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