



CALL FOR PRICE

2210 SOUTH BAIRD STREET

Midland, TX 79701

Wes Gotcher

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432.682.2510
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Trey Dennis

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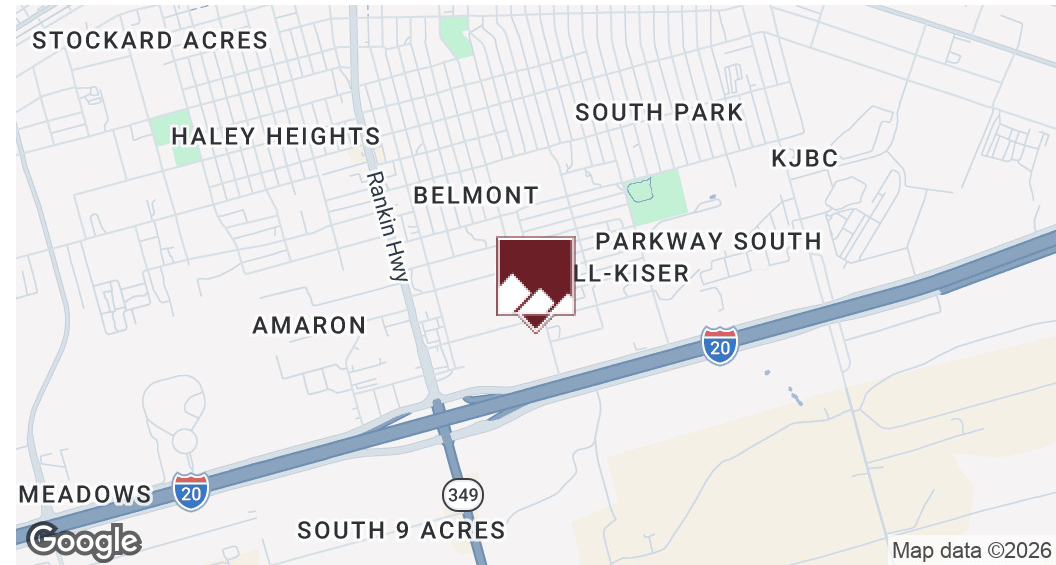
Jack Oduro

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512.977.8596
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Property Description

Excellent opportunity to acquire a prime 1.815-acre vacant lot ready for immediate development. The property is surrounded by major national retailers including Walmart, McDonald's, Starbucks, and Sonic, offering exceptional visibility and strong traffic counts. Zoned Planned Development District (PDD), the site provides flexibility for a wide range of commercial uses. With Midland's continued economic growth and the increasing demand for new projects, this tract represents an ideal opportunity for investors or developers seeking to capitalize on a high-demand, high-growth market.

Property Highlights

- Raw Land, Ideal for Development
- Zoning: PD (Planned Development District) | City Utilities (water & sewer) Available Nearby |
- Not located in a Floodway or Floodplain
- Positioned in Highly Populated Retail Area | Excellent Access to I-20 & Rankin Hwy

Location Description

This prime corner lot is located at S. Baird Street and E. Longview Avenue in South Midland, offering excellent accessibility and visibility. The property sits just off Rankin Highway, which sees approximately 24,918 vehicles per day, providing strong traffic exposure. Major nearby thoroughfares include Interstate 20 and Highway 158, ensuring convenient regional connectivity.

Offering Summary

Sale Price:	Call For Price
Lot Size:	1.815 Acres

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MORIAH
BROKERAGE SERVICES, LLC

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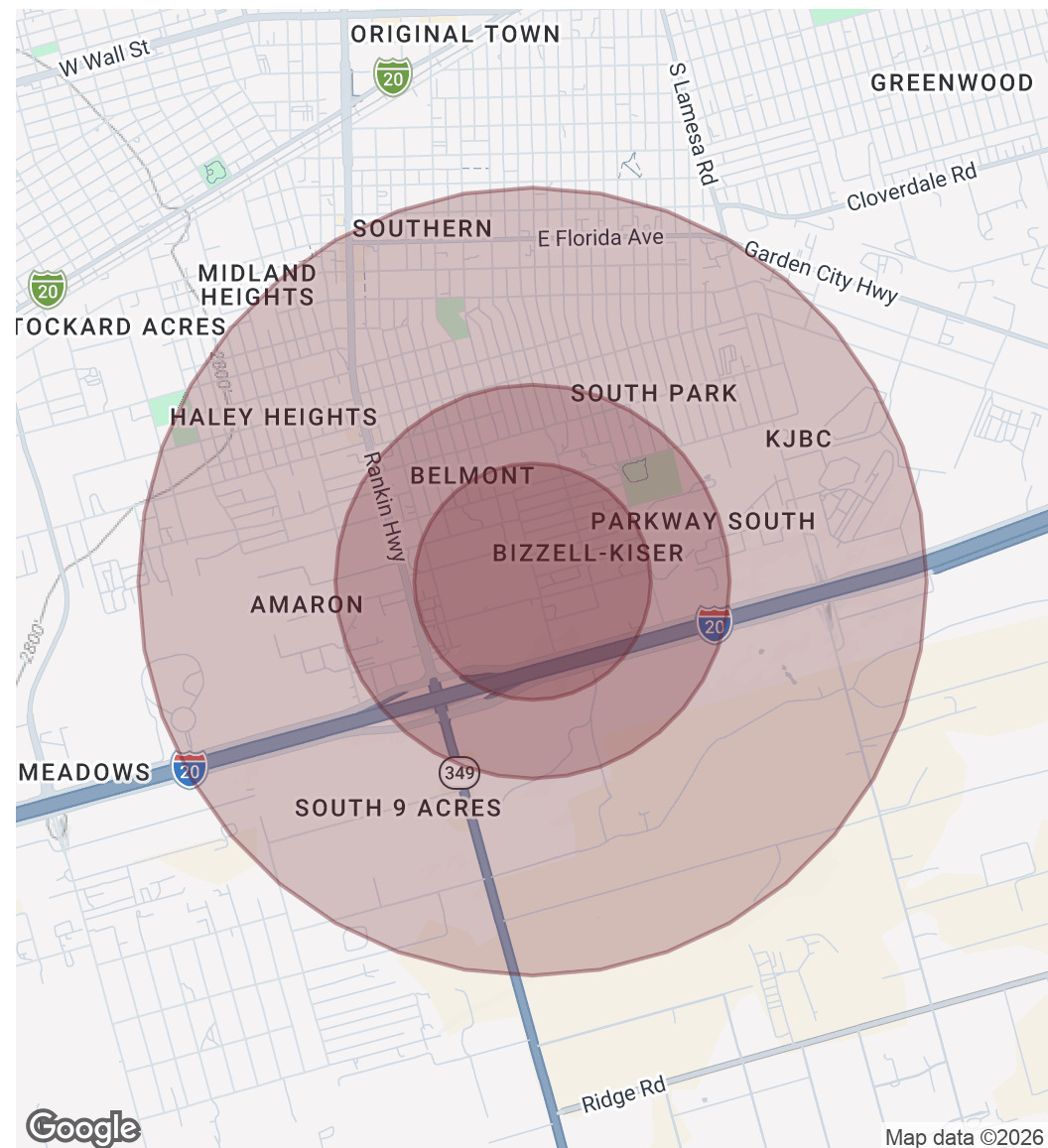
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	331	2,210	7,320
Average Age	31	32	33
Average Age (Male)	29	30	32
Average Age (Female)	32	33	34

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	110	732	2,283
# of Persons per HH	3	3	3.2
Average HH Income	\$47,151	\$53,227	\$59,408
Average House Value	\$189,036	\$189,936	\$189,238

2020 American Community Survey (ACS)



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MORIAH BROKERAGE TEAM

Significant Assignments & Transactions

Moriah Brokerage Services, LLC



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



INDUSTRIAL | OFFICE | RETAIL | LAND | MULTIFAMILY

MORIAH BROKERAGE SERVICES, LLC | P: 432-682-2510

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