



Prime FM 307 Commercial Development Opportunity

the Real Estate Ranch

7107 FM 307, MIDLAND, TX 79706



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PROPERTY – 7107 FM 307 (2 ACRES)



OFFERING SUMMARY

Sales Price	\$827,640.00
Year Built	N/A
Building Sq Ft	N/A
Lot Size	2 Acres
Zoning	In the County

PROPERTY OVERVIEW

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Rare opportunity to acquire approximately 2.00 acres of prime commercial land along the rapidly expanding FM 307 corridor in Midland, Texas. The remaining acreage is available as a single 2.00-acre tract or may be subdivided into two approximately 1.00-acre commercial pad sites, providing flexibility for developers, investors, and owner-users alike. Located within an established and expanding commercial corridor, the property is immediately adjacent to a growing cluster of national retailers, including the planned Sonic Drive-In, O'Reilly Auto Parts, and the Family Dollar/Dollar Tree combination store. Positioned directly across from Billy Bryant Baseball Park, the site benefits from consistent consumer traffic generated by youth sports and community events, while also capturing the substantial daily oilfield workforce traveling the FM 307 corridor. The western 1.40-acre corner of the original 3.40-acre tract is currently under contract with AutoZone, further reinforcing the property's position within one of the area's emerging retail destinations. As commercial development continues to expand alongside Greenwood's residential growth, opportunities to secure frontage within this retail corridor are becoming increasingly limited. Combining outstanding visibility, excellent access, established national co-tenancy, and a strong mix of local and oilfield traffic, this property offers an exceptional opportunity for retail, restaurant, medical, office, or service-oriented development in one of Midland's most active growth corridors.

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PRESENTED BY: M. CALEB RANDOLPH
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