



FOR LEASE: \$28.00 PSF + NNN

ESTES PARK SHOPPING CENTER

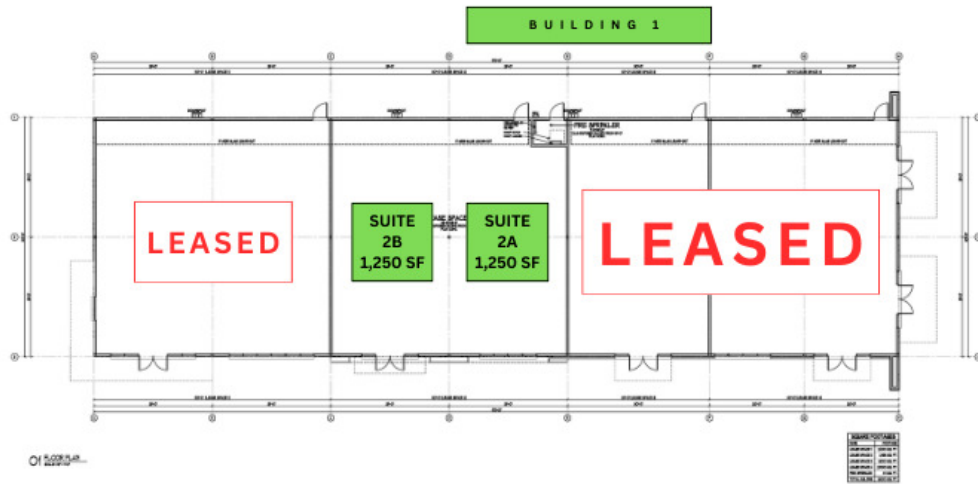
6409 N BIG SPRING STREET | Midland , TX 79705

Trey Dennis
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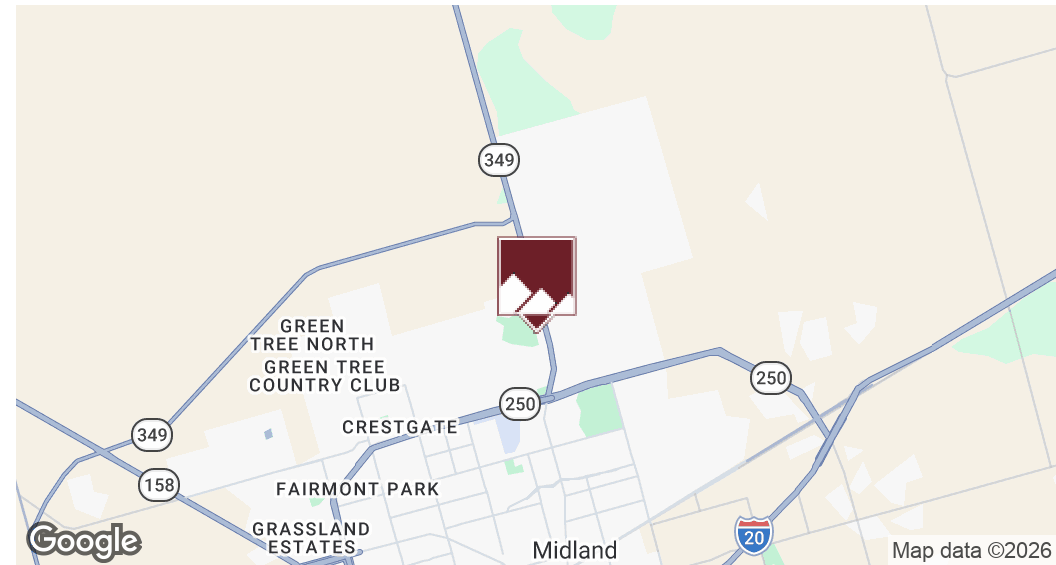


Property Description

Estes Park Shopping Center is offered as an investment opportunity consisting of a 16,873 SF, multi-tenant retail shopping center. The income-producing retail is newly constructed and located along TX-349 in Northeast Midland, providing strong frontage, excellent visibility, and exposure to approximately 19,000 VPD. The surrounding trade area continues to experience residential expansion, with roughly 2,000 new homes planned or under development nearby, supporting sustained tenant demand and future appreciation

Property Highlights

- Fastest growing residential development area in Permian Basin
- Pylon signage available | Excellent Visibility from TX-349
- NEW Construction | High visibility | Ample parking
- TIA Available for Approved Tenants



Location Description

Situated along TX-349 in Northeast Midland and boasting more than 200 feet of highway frontage, this newly designated retail development site, Estes Park, is a prime location - guaranteeing excellent visibility for passing drivers. The current traffic volume on TX-349 averages approximately 19,000 vehicles.

Suites	Lease Rate	Space Size
Building 1 Suite 2	\$28.00 SF/yr	1,250 - 2,500 SF

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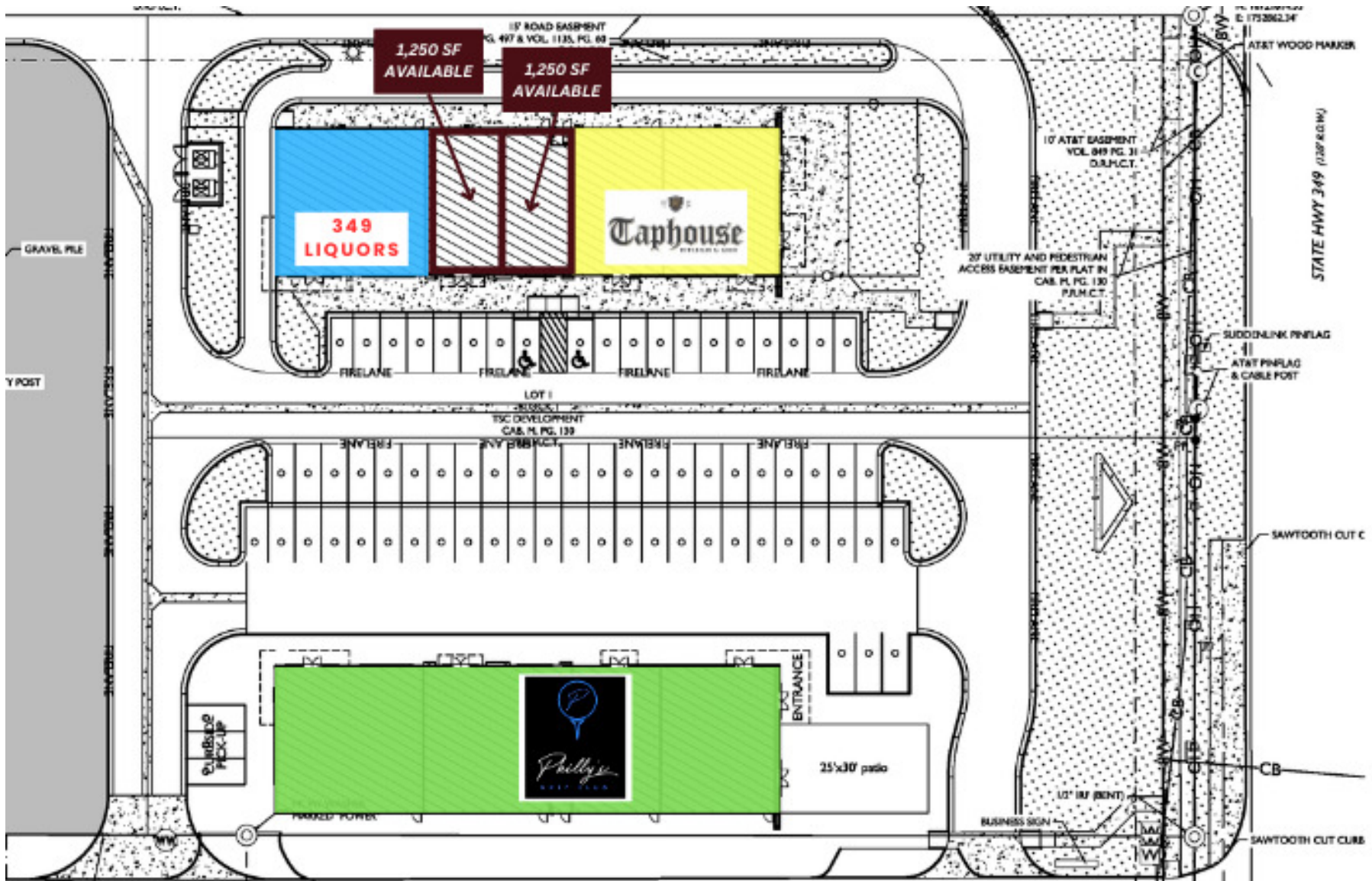
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SURROUNDING RETAIL

6409 N BIG SPRING STREET | Midland, TX 79706



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