



# CORNERSTONE

4400 N. Midland Dr. | Midland, TX 79707



GORDON PARTNERS



120,000 SF	50 Tenants	Convenience Retail	Boutique Office Suites	103,000 cars per day
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➡ Regional intersection

➡ Highest traffic counts in the City

➡ Walmart & Target located at intersection









LEASING INFO: PHILLIP CARAMEROS (832.937.5900) PHILLIP@GORDONPARTNERS.COM | JENNY NGUYEN (409.900.2060) JENNY@GORDONPARTNERS.COM

Suite	Tenant	Gross SF	Rent/mo	Comments
2100	Sola Salon	6,959		
2200	Gameday Men's Health	1,624		
2300	Available	1,201	\$3,228	
2500	Schechter, Shaffer, & Harris	200		
2600	Mobile Osteopathy	377		
2610	Absolute Beauty	574		
2700	Timeless Aesthetics	922		
2750	Beauty Bar IQ	250		
2800	Flatline IV Therapy	2,156		
2810	Available	213	\$1,202	
2850	Inertia Physical Therapy	2,128		
2870A	MMP Consulting	230		
2870B	J. Prieto Construction	559		
2870C	MMP Consulting	295		
2870D	MMP Consulting	342		
2870E	MMP Consulting	217		
2870F	MMP Consulting	230		
2890	Maxian Mgmt. Services	1,008		
2900	Dream Skin Esti	257		
2910	Thriveworks	1,723		
2950	Available	1,976	Negotiable	Custom Build
2980	Available	1,615		



Note: Gross SF includes actual office suite plus common areas (lobby, corridors, bathrooms, etc.).



Amenities Include:



- Level 1 Lobby with Elevator
- Controlled access (after business hours & weekends)
- Common Area bathrooms
- Recently remodeled corridors
- Name on Midland Dr. Digital Display (25,000 cars/day)
- Building Signage (select offices)
- Water & Electricity Included
- 8 dining establishments on site



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## Population (2024)

1 mile	11,565
3 mile	64,397
5 mile	121,872

## Avg. HH Income (2024)

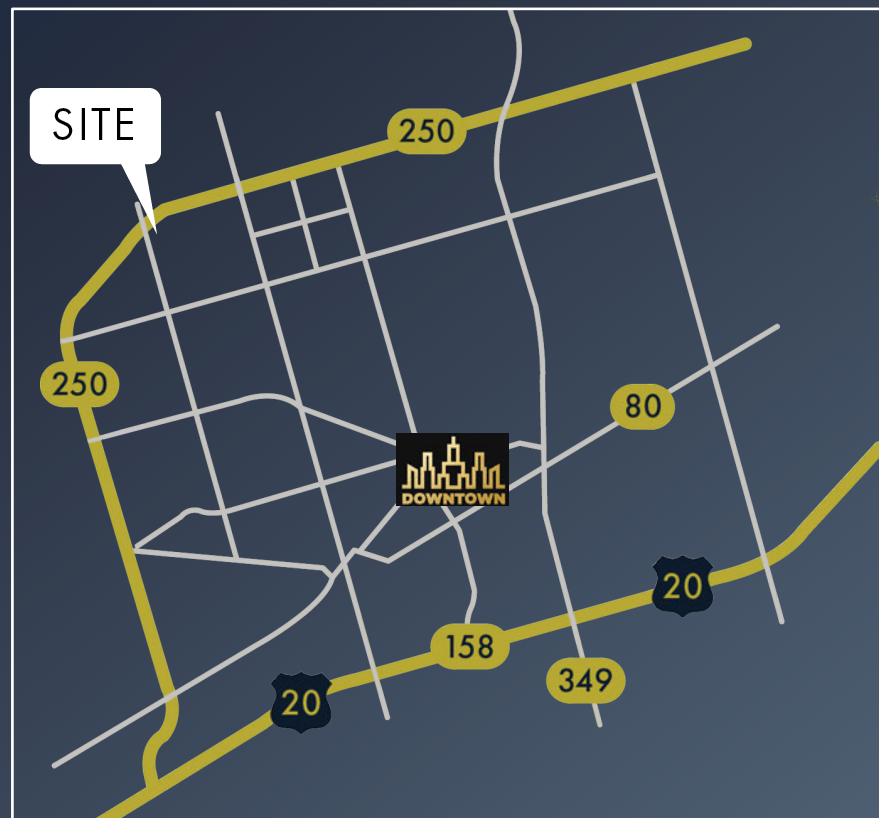
1 mile	\$177,155
3 mile	\$185,278
5 mile	\$162,646

## Employees

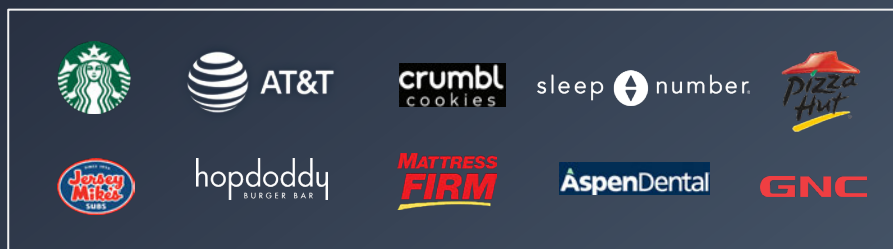
1 mile	3,940
3 mile	21,149
5 mile	59,621

## Traffic Counts (daily)

Loop 250	75,000
Midland Dr.	26,000



## TENANTS INCLUDE:



## AREA RETAILERS



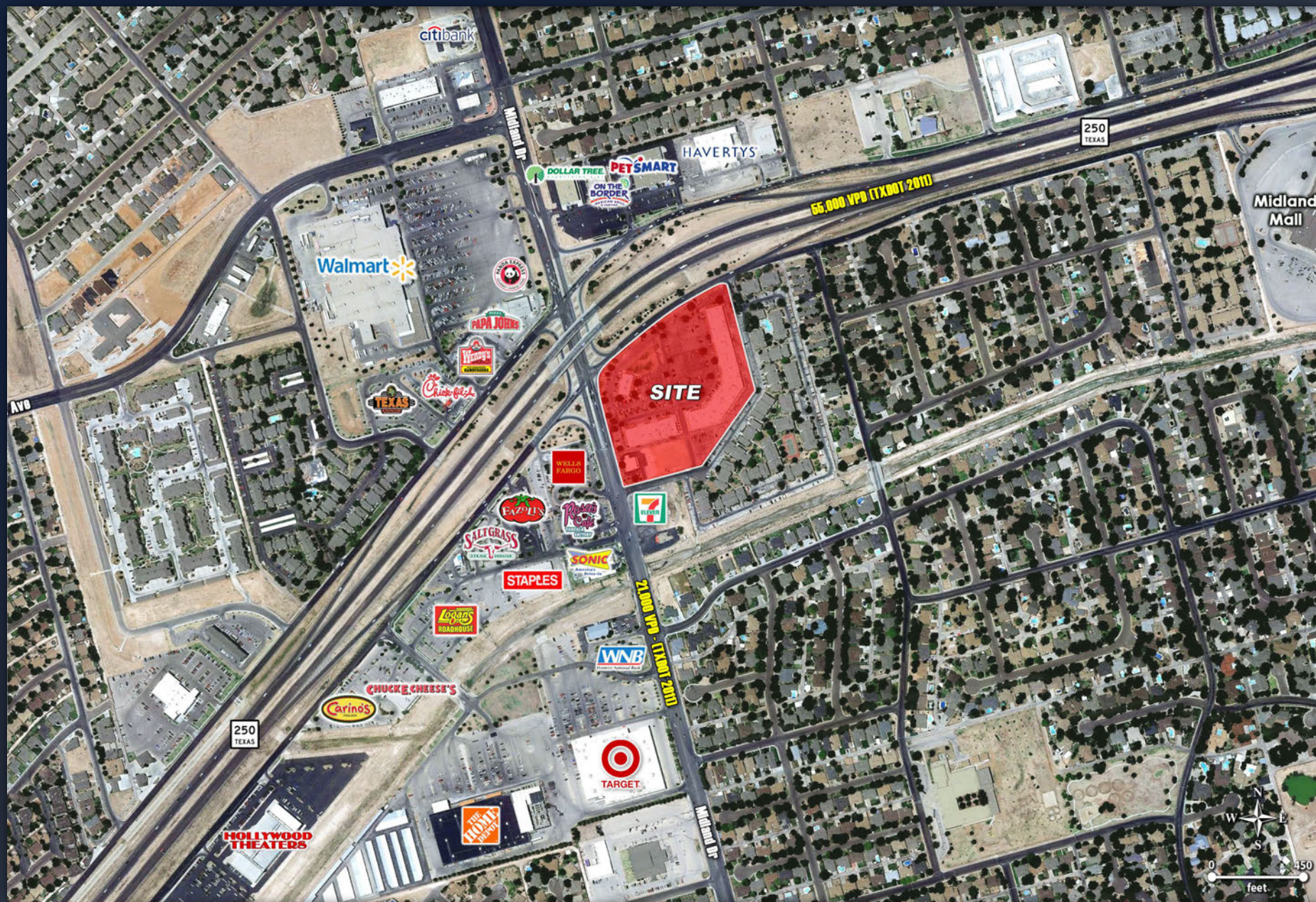












➡ Signalized intersection ➡ 1,100 feet of frontage ➡ 6 access points ➡ Robust retail intersection

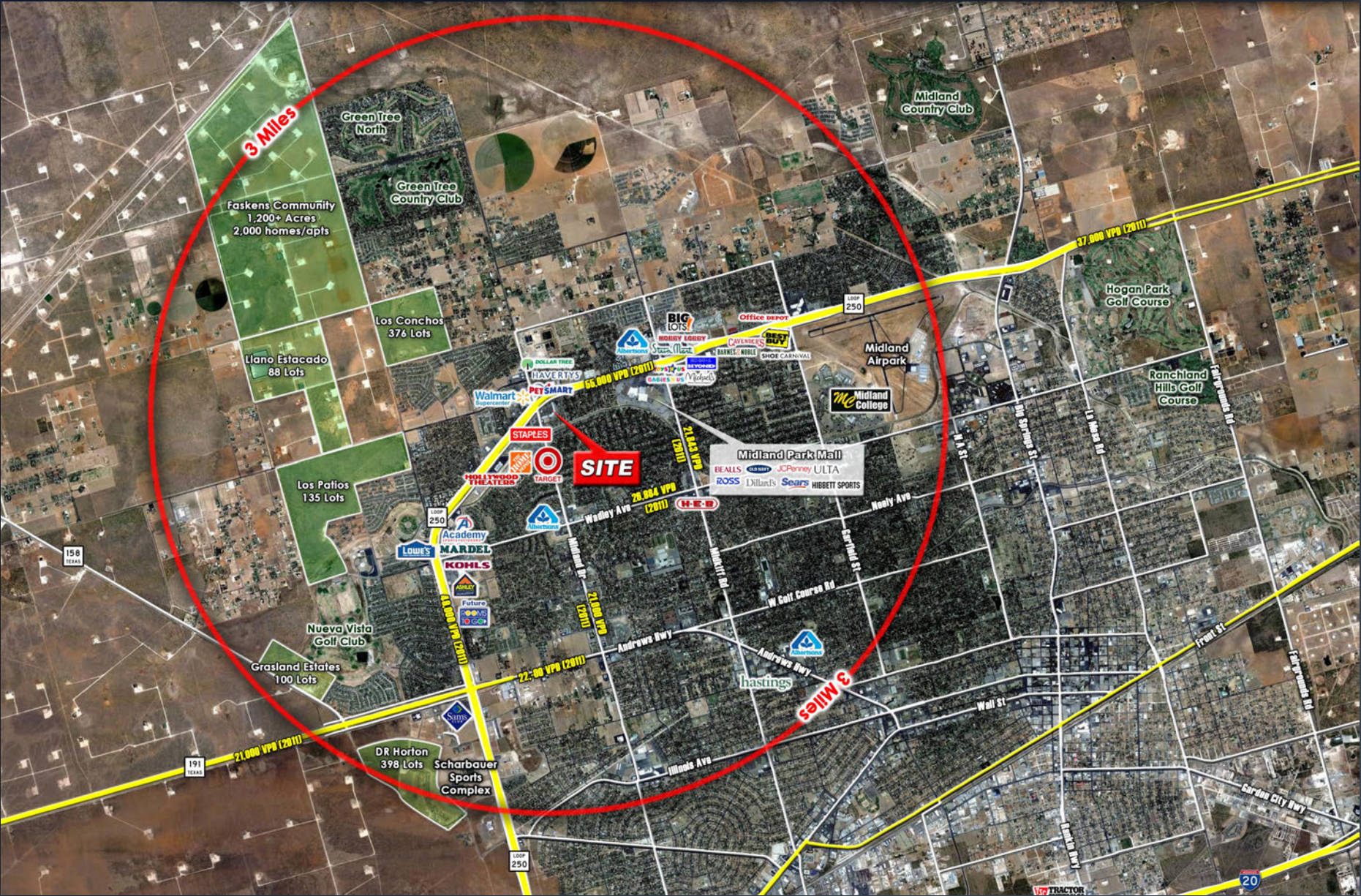


➡ 74,174 people   ➡ 27,955 Households   ➡ \$157K Avg. HH Income   ➡ 25,615 Employees





➡ 71,127 people   ➡ 27,338 Households   ➡ \$154K Avg HH Income   ➡ 29,768 Employees

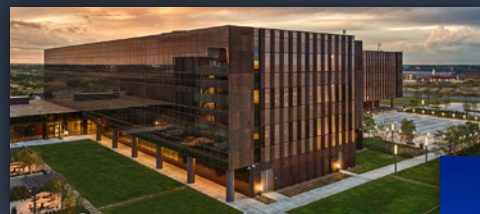




## PERMIAN BASIN OIL PLAY

The Permian Basin is one of the strongest oil fields in the world. It produces 40% of the oil and 15% of the natural gas that is consumed in the US. It is an oil-and-gas rich geologic formation located in West Texas and the adjoining area of southeastern New Mexico. It covers an area approximately 250 miles wide and 300 miles long. Many productive mineral layers lie across the region and range in depth from a few hundred feet to 5 miles under the surface. The Permian Basin currently produces an annual average of 5 million barrels of oil per day. It has produced over 30 billion barrels of oil and 75 trillion cubic feet of gas, and it is estimated by industry experts to contain recoverable oil and natural gas resources exceeding what has been produced over the last 90 years.

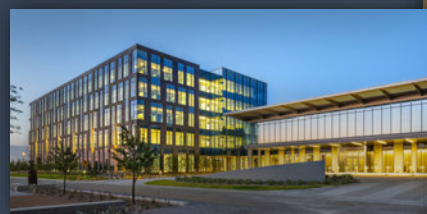
Recent use of enhanced-recovery practices such as hydraulic fracturing (fracking) in the Permian Basin has produced a substantial impact on U.S. oil production. Since 2005 the number of rigs in the Permian basin has more than tripled as oil companies capitalize on the sound and profitable economics of local energy production. In May 2013, more than 30,000 Texans were working directly within the Permian Basin oilfields.



Chevron Campus



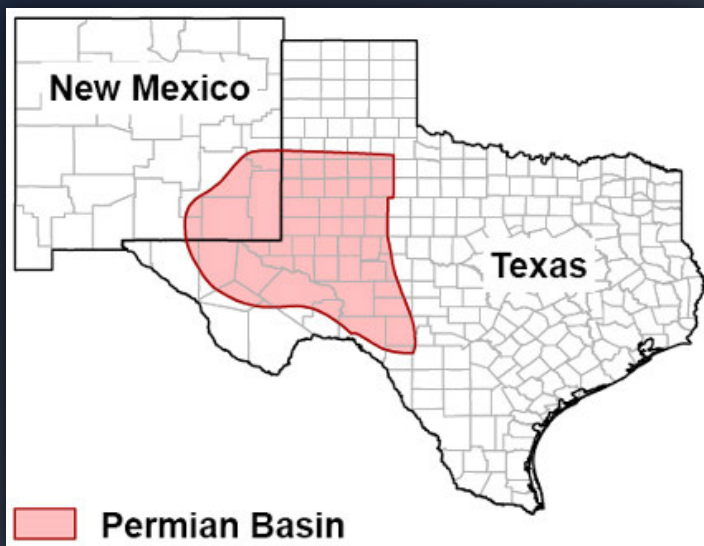
Pioneer Resources Building



Occidental Petroleum Building



Anadarko Petroleum Building







## 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.*



### 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.

**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.

**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. 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Licensed Supervisor of Sales Agent/Assoc.	License No.	Email	Phone
Phillip Carameros	655718	phillip@gordonpartners.com	832-937-5900
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date