

FOR SALE

SPORT ENVIRONMENTAL SERVICES

502 N Big Spring St, Midland, TX 79701



PROPERTY DESCRIPTION

Discover an exceptional office building investment opportunity in Midland, TX. This meticulously maintained 5,703 SF property, with a single unit, presents an attractive net leased office investment with a proven track record of 100% occupancy. Built in 1975 and diligently renovated in 2013, this asset reflects timeless quality and contemporary functionality. The favorable CB zoning and strategically advantageous Midland location further enhance the property's investment potential. Don't miss your chance to add this secure, income-producing asset to your portfolio in the thriving Midland area.

PROPERTY HIGHLIGHTS

- Net Leased Office Investment
- 5,703 SF office building
- 1 unit
- Built in 1975, renovated in 2013
- CB zoning

BILL SCOTT

432.682.1111
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OFFERING SUMMARY

Sale Price:	\$1,530,000
Number of Units:	1
Lot Size:	17,541 SF
Building Size:	5,703 SF
NOI:	\$122,340.00
Cap Rate:	8.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	74	465	3,022
Total Population	190	1,211	8,910
Average HH Income	\$74,706	\$74,329	\$77,571



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LOCATION DESCRIPTION

Discover the thriving energy of Midland, Texas, in close proximity to the property. As a hub of the Permian Basin, the area offers unparalleled investment potential for office building investors. Enjoy access to local amenities, including the vibrant downtown district, renowned for its dining, entertainment, and cultural attractions. Take advantage of the area's proximity to major transportation routes and Midland International Air & Space Port. With esteemed neighbors such as Conoco/Phillips and Diamondback Energy, the location is perfectly positioned for attracting top talent to any office or office building investment.

SITE DESCRIPTION

Conveniently located on Midland's major North/South thoroughfare State Highway 349, and on the North side of the Central Business District. Convenient to many entertainment and dining options.

EXTERIOR DESCRIPTION

Brick Veneer & Stucco over framing with built-up roof

INTERIOR DESCRIPTION

Professional office buildout with 7 offices, 2 conference rooms, reception area, breakroom and file room.

PARKING DESCRIPTION

20 Surface with 6 secure covered.

CONSTRUCTION DESCRIPTION

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Building Name	Sport Environmental Services
Property Type	Office
Property Subtype	Office Building
APN	488000400060
Building Size	5,703 SF
Lot Size	17,541 SF
Building Class	A
Year Built	1975
Year Last Renovated	2013
Number of Floors	1
Average Floor Size	5,703 SF
Parking Spaces	20
Construction Status	Existing
Roof	Built-up
Free Standing	Yes
Number of Buildings	1

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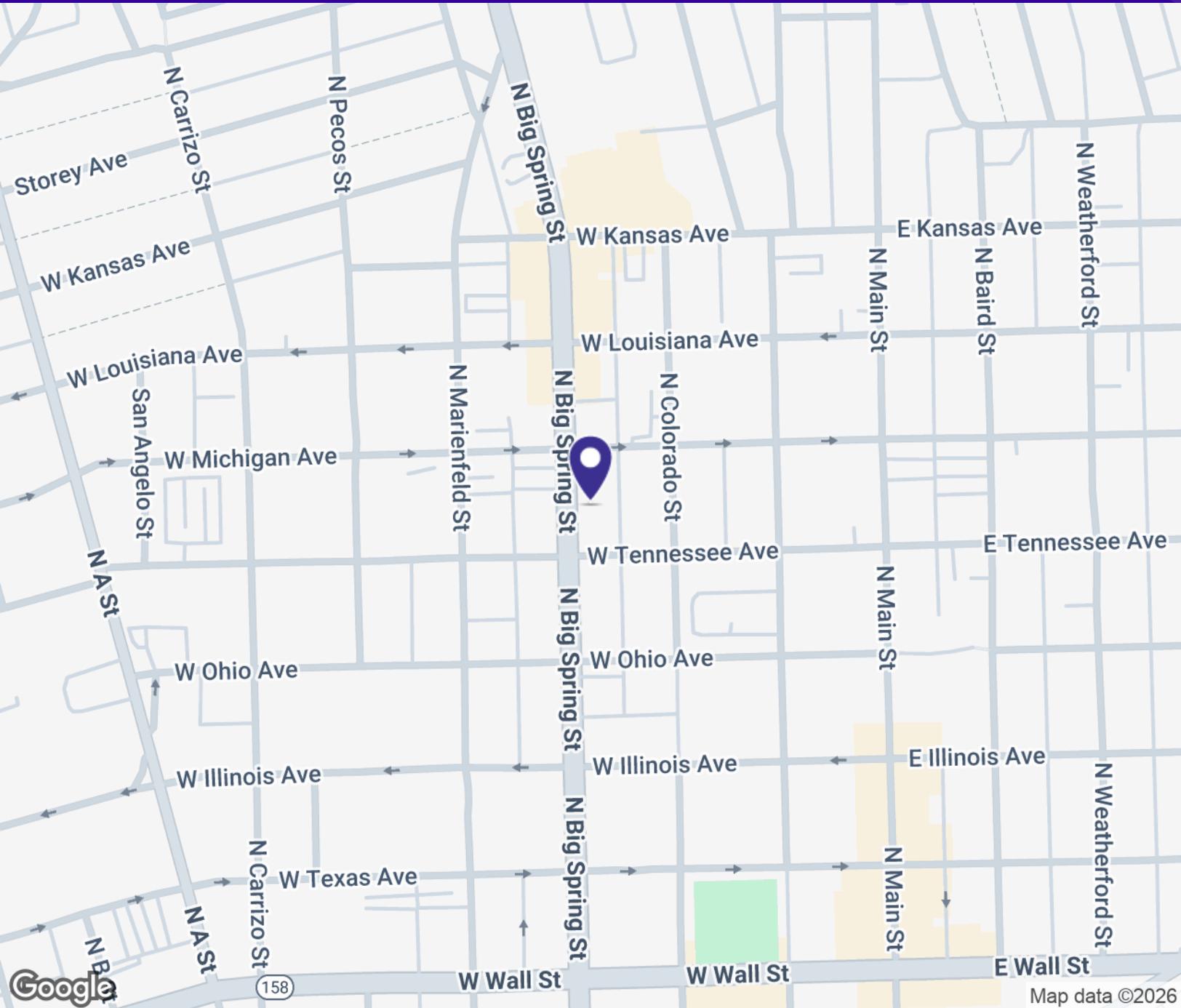
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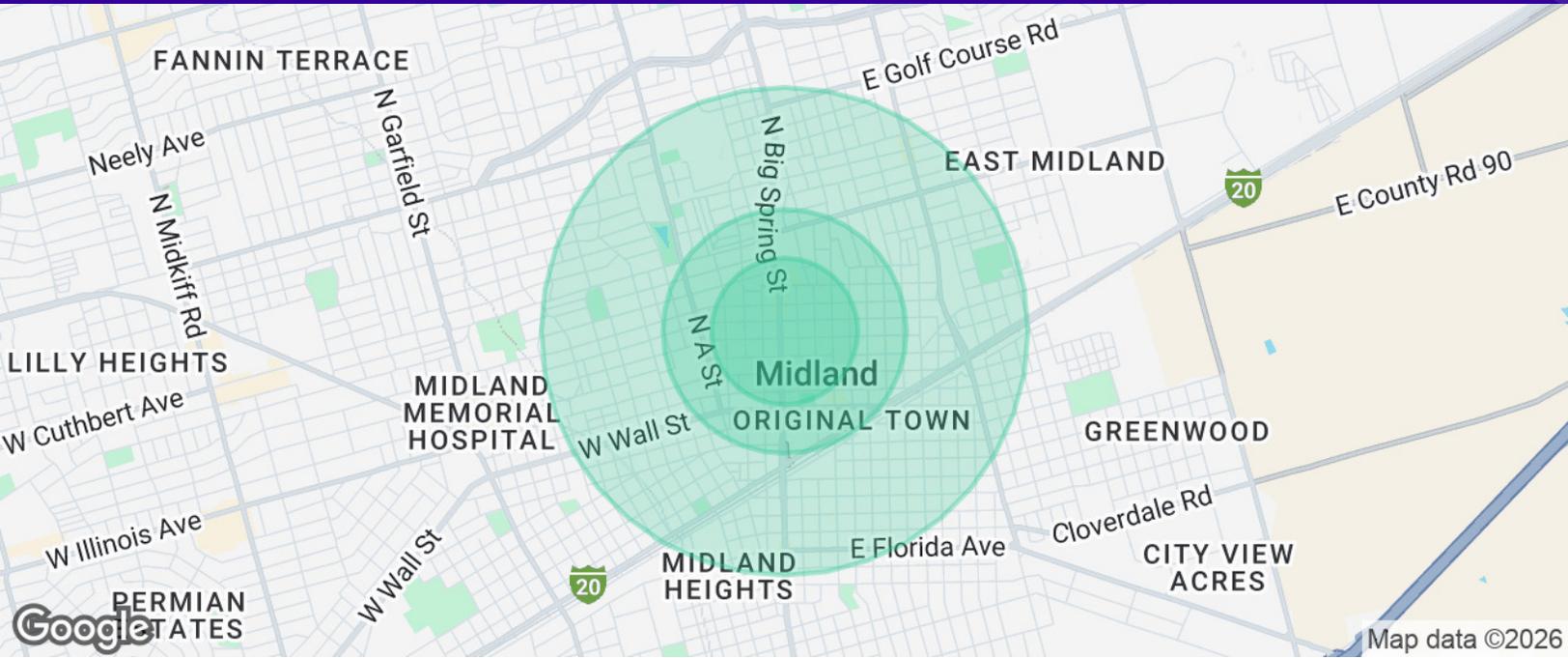
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	190	1,211	8,910
Average Age	37	37	37
Average Age (Male)	37	37	37
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	74	465	3,022
# of Persons per HH	2.6	2.6	2.9
Average HH Income	\$74,706	\$74,329	\$77,571
Average House Value	\$217,254	\$214,729	\$223,802

Demographics data derived from AlphaMap

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