



PRICE: \$5,530,000

3205 W WALL STREET

Midland, TX 79701

Wes Gotcher

Broker | President

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Trey Dennis

Broker

432.236.7500

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Property Description

38,164 SF under roof on 4.59 Acres. With 4 buildings on site, the property offers any investor a unique opportunity to divide the property and lease separate. The current Tenant, Sewell Automotive, has a lease that expires on January 31, 2027 and communicated they do not intend to renew their lease and will be relocating. The Tenant pays \$30,000.00/month, NNN.

Property Highlights

- **Property Current Use:** Auto Sales & Services
- **Within City Limits:** City Utilities (Water & Sewer), Police & Fire Protection, Outside of Flood Prone Area
- **Zoning: RR & C | Permitted Uses (not limited to):** Auto Sales, Boat Sales, Restaurant, Car Wash, Bowling Alley, Medical or Dental Laboratory, Dance Hall
- W. Wall Street Frontage: +/- 864 FT
- Traffic Counts: +/- 14,841 Average Daily Traffic (2022)

Location Description

Prime Retail-Industrial opportunity near Downtown Midland on Wall Street with quick and easy highway access. 14,841 vehicles drive past this signature property daily - according to *TxDOT's Annual Average Daily Traffic report (2022)*.

Offering Summary

Sale Price:	\$5,530,000
Total Square Footage:	38,164 SF
Total Acreage:	4.59 AC
Existing Lease Termination Date:	January 31, 2027
Existing Lease Payment Per Month:	\$30,000.00/month

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SECTION A | 2 STAND ALONE BUILDINGS | LOT SIZE: 2.33 ACRES

TOTAL SQUARE FOOTAGE: 29,517 SF



25,684 SF | Office & Shop Space | (12) Overhead Doors | (1) Pull-Thru Bay | Private Offices | Show Room | Conference Room | Open Concept Floor Plan | 2-Story Shop Storage | Paved Parking | Wall Street Frontage



3,833 SF | Office & Shop Space | (1) Overhead Door | Shop Storage | Private Offices | Show Room | Paved Parking | Wall Street Frontage

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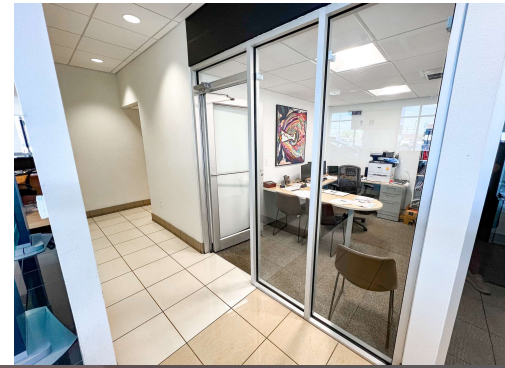
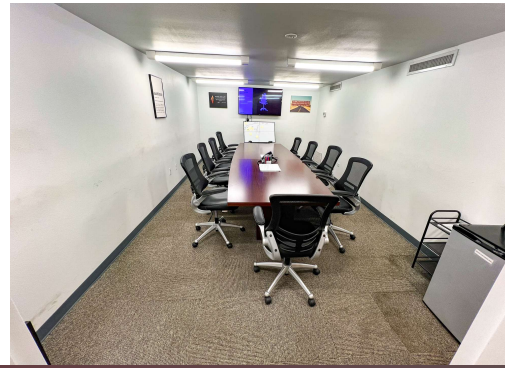
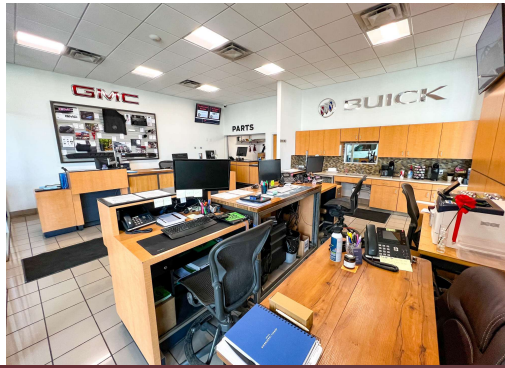
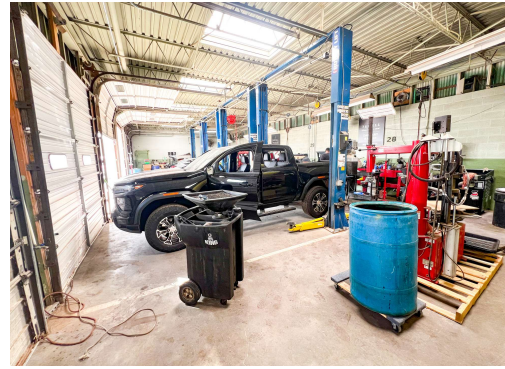
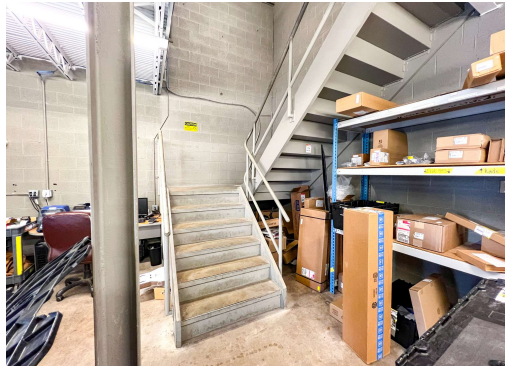
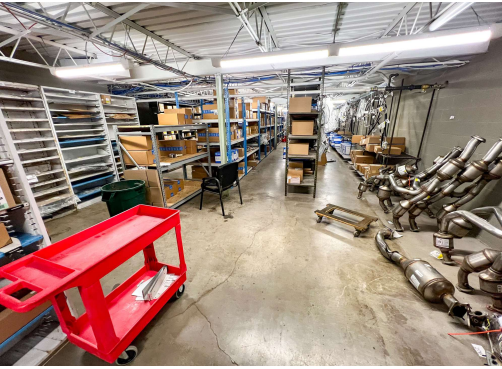
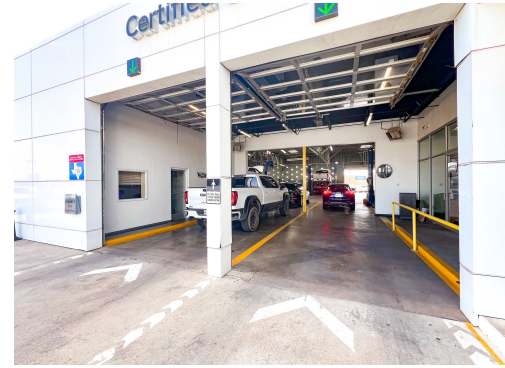
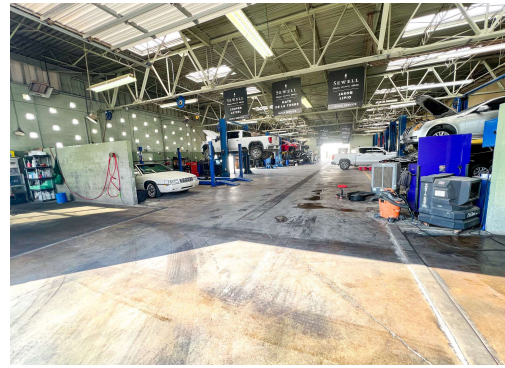
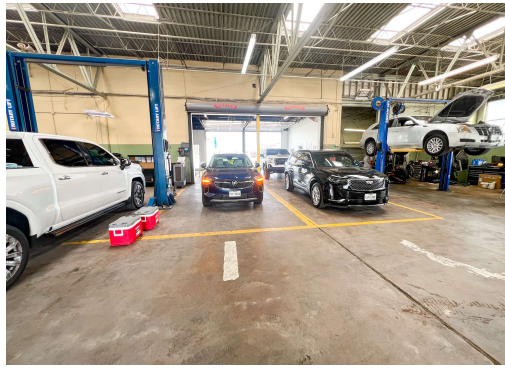
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SECTION - A

Interior & Exterior Photos



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SECTION - B | STAND ALONE BUILDING + DETACHED GARAGE | LOT SIZE: 1.86 ACRES

Interior & Exterior Photos



2,515 SF Retail Building: Private Offices | Show Room | Paved Parking | Wall Street Frontage

6,132 SF Detached Metal Building: (6) Pull-Thru Bays

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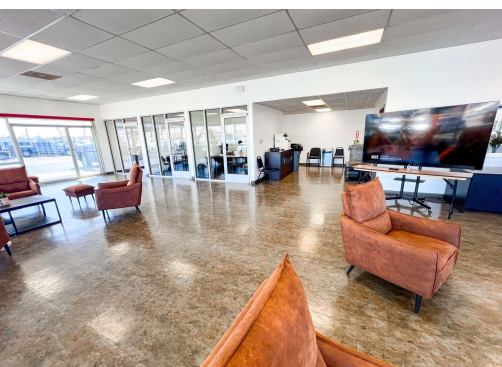
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SECTION - B

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SECTION C | EMPTY PAVED LOT | LOT SIZE: .406 ACRES

Exterior Photo



SECTION C



.406 AC Paved Lot

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