



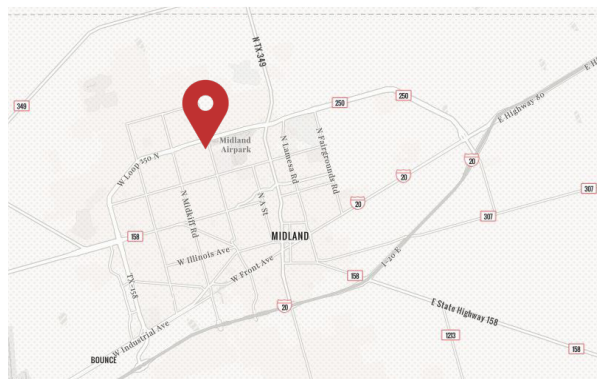
## High-Traffic Pad Site

2405 W Loop 250 N, Midland, TX 79705

### Property Features

- This well-positioned .61 acre parcel of land in the heart of Midland's retail and restaurant corridor is available for sale, ground lease or build-to-suit
- Excellent visibility & access to N Loop 250 boasting an average of 80,000 VPD
- Serving a population of 70,355 with an average household income of \$129,201 within a 3 mile radius

### Area Retailers & Businesses:



LOT SIZE - ACRES	.61 Acres
LOT SIZE - SF	26,543 SF
SALE PRICE	\$500,000
LEASE RATE	Contact Broker

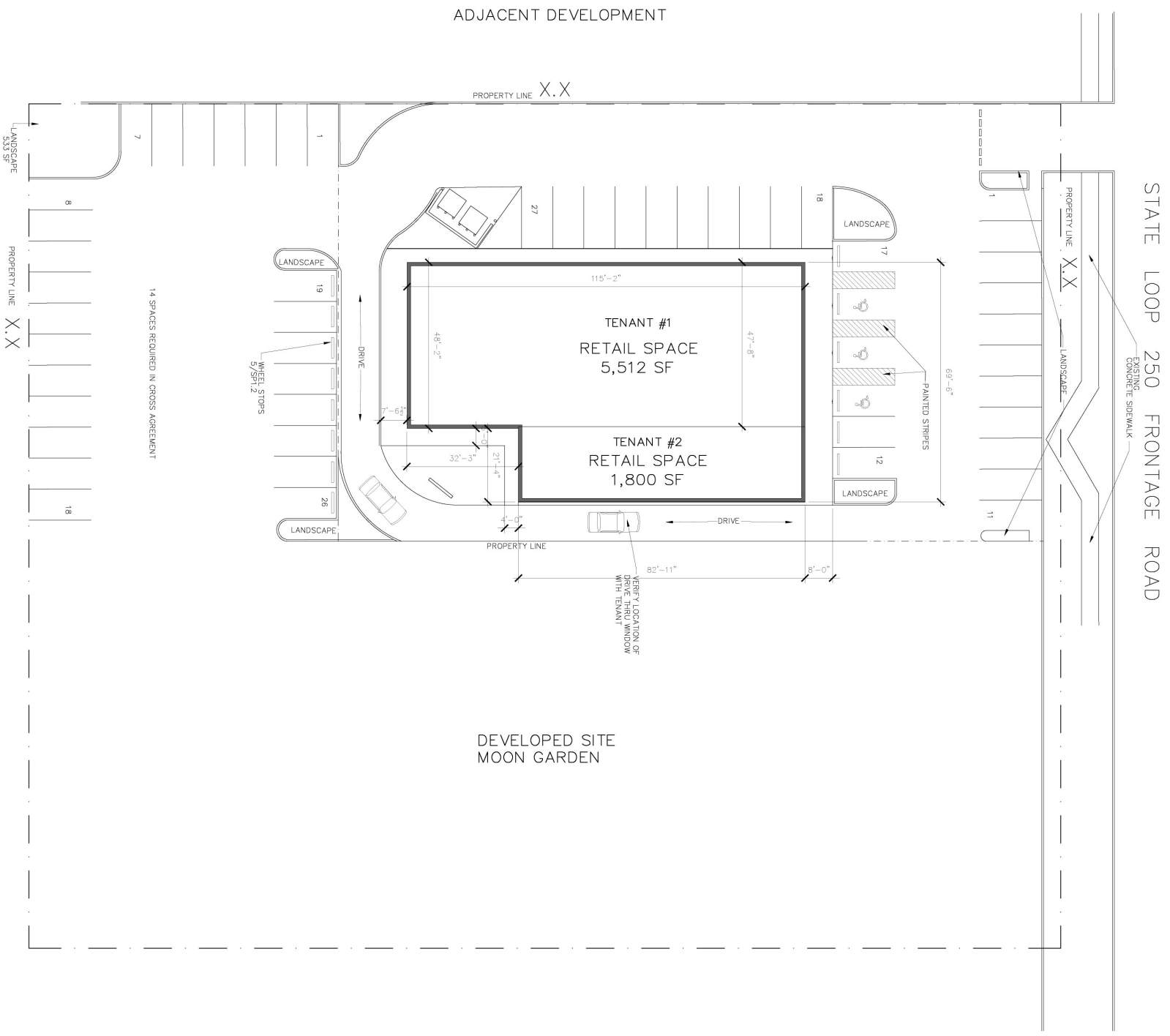
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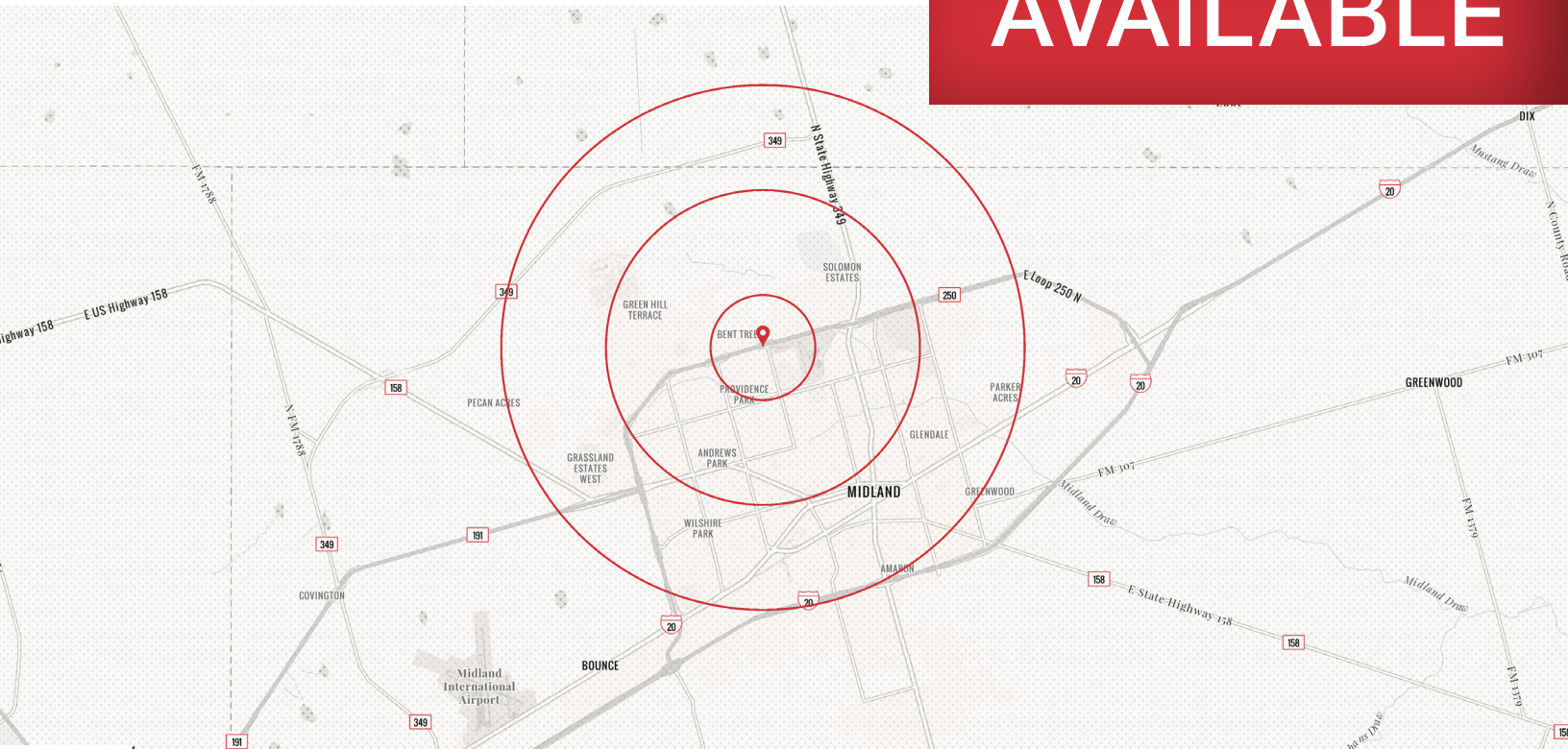
# AVAILABLE

## POTENTIAL SITE PLAN





# AVAILABLE



## Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	9,670	70,355	134,688
AVG HH INCOME	\$123,530	\$129,201	\$127,438
HOUSEHOLDS	4,123	27,763	49,716
MEDIAN AGE	36.7	35.2	34.2

## Location Advantages

- Located near the busy intersection of N Loop 250 & N Garfield Street, two major arterial roads in Midland, Texas
- Excellent visibility & frontage on N Loop 250 boasting an average of 80,000 VPD
- Quick access to N Loop 250 makes this location easy to get to from anywhere in Midland