

**N ADAMS ST**

**4.2 ACRES**



**FRONT ST**

PRICE: \$9.77/SF

**1511 EAST FRONT STREET**

Midland, TX 79701

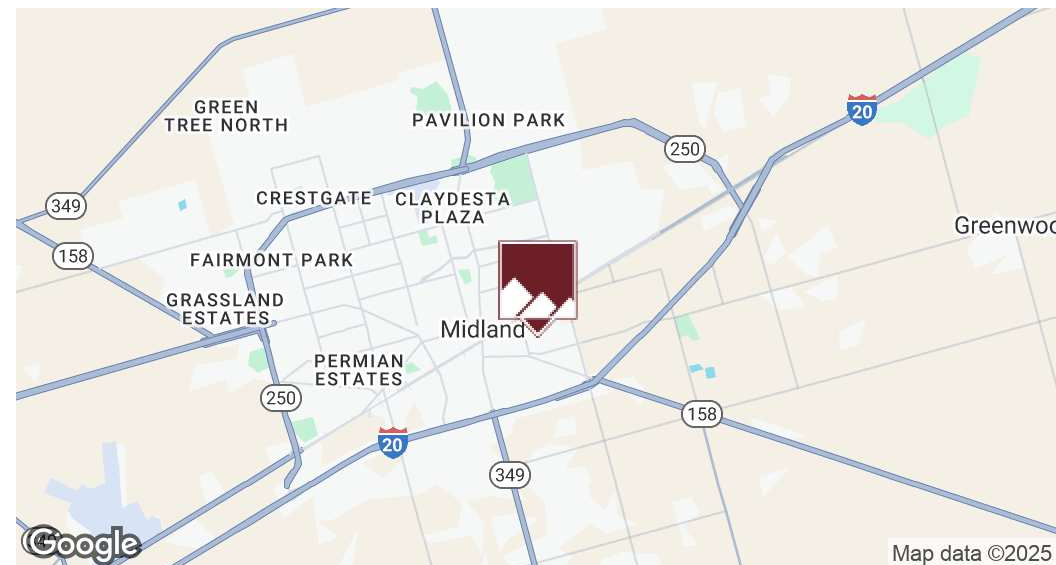
**John Elphick, CCIM**

Broker  
432.682.2510  
john@moriahgroup.net

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## Property Description

Prime 4.2-acre development property available on Business-20/Hwy 80 (Front Street) in Midland, TX! This parcel experiences high traffic with thousands of vehicles passing daily. The proposed site plan divides the property into 4 lots, each ranging from 1 to 1.5 acres. A Dollar Tree store is planned for construction just west of the site.

## Property Highlights

- Raw | Level Land
- +/- 700' of Frontage on Front Street
- Zoned BP: Can be Subdivided into Retail Development Lots
- Dollar Tree Store will Anchor East End of the Site & Share Curb Cut & Drive

## Location Description

Situated just east of downtown Midland and west of Fairgrounds Road, this site offers high visibility and strong traffic flow. Business-20/Hwy 80 (Front Street), a major east-west artery connecting to downtown and I-20, is only a mile away, as is Fairgrounds Road. The site also provides convenient access to SH 349 on the nearby west side.

*About Downtown Midland:* Major corporate headquarters with almost 4-Million SF of office, restaurants, retail, banks, City and County government, hotels, Convention Center, museums, major churches and more. It is the largest daytime population in Midland.

## Offering Summary

Sale Price:

\$9.77/SF  
\$425,581 - \$2,000,000

Lot Size:

4.2 Acres

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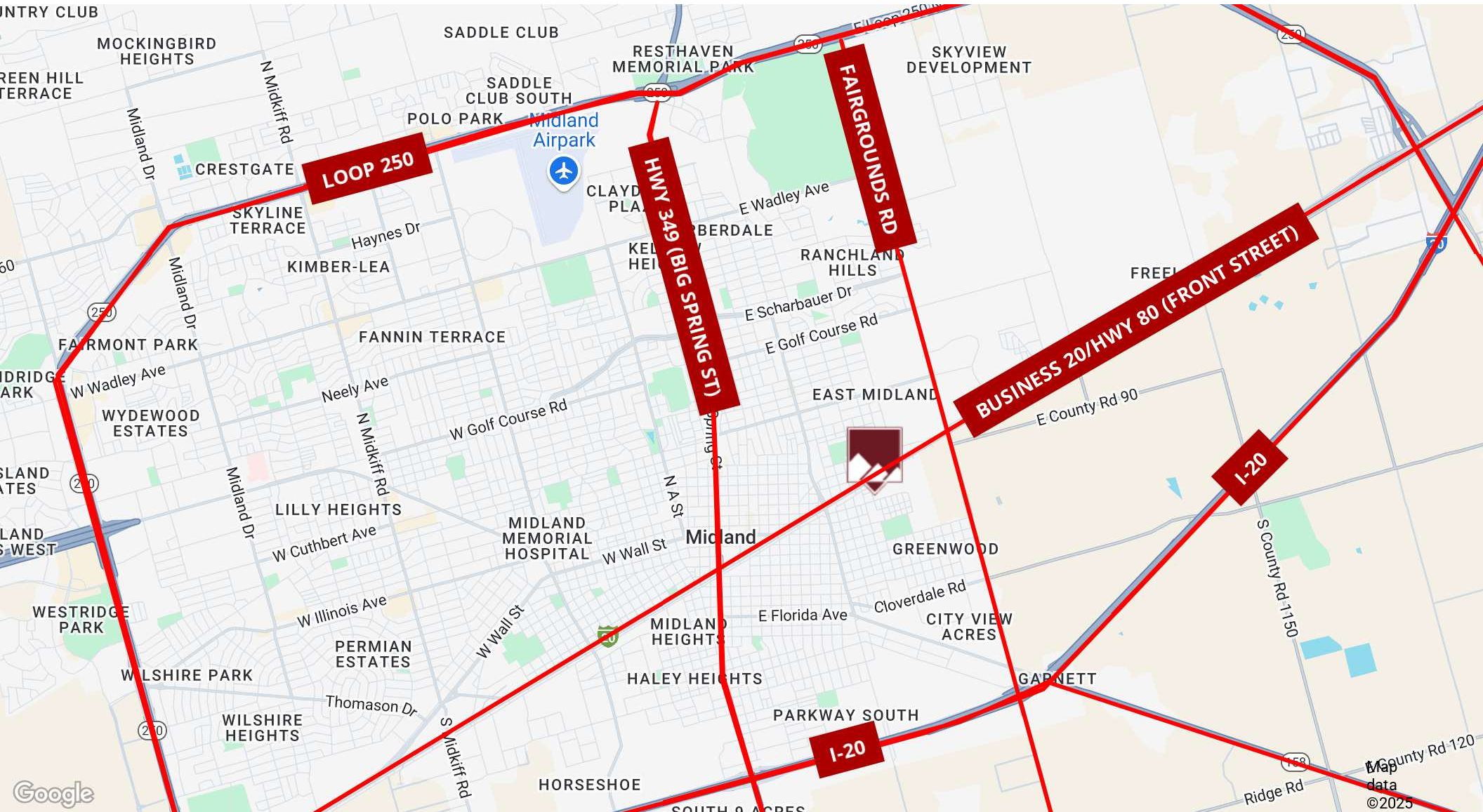
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**MORIAH**  
BROKERAGE SERVICES, LLC

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