



# WESTRIDGE



LISTED BY:  
BILL SCOTT



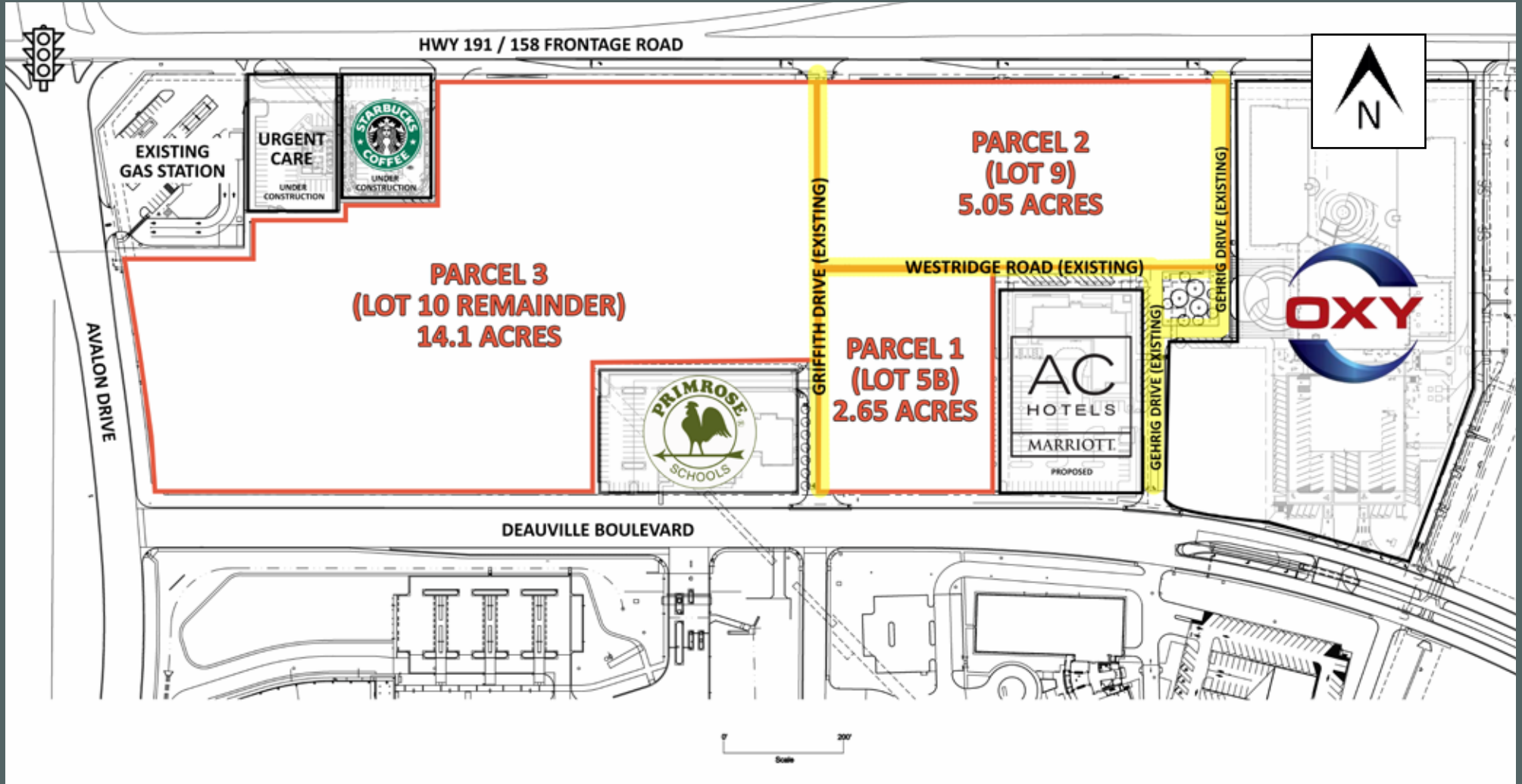
432-682-1111

[bill@midlandtexasrealestate.com](mailto:bill@midlandtexasrealestate.com)





# PROJECT PROGRAM



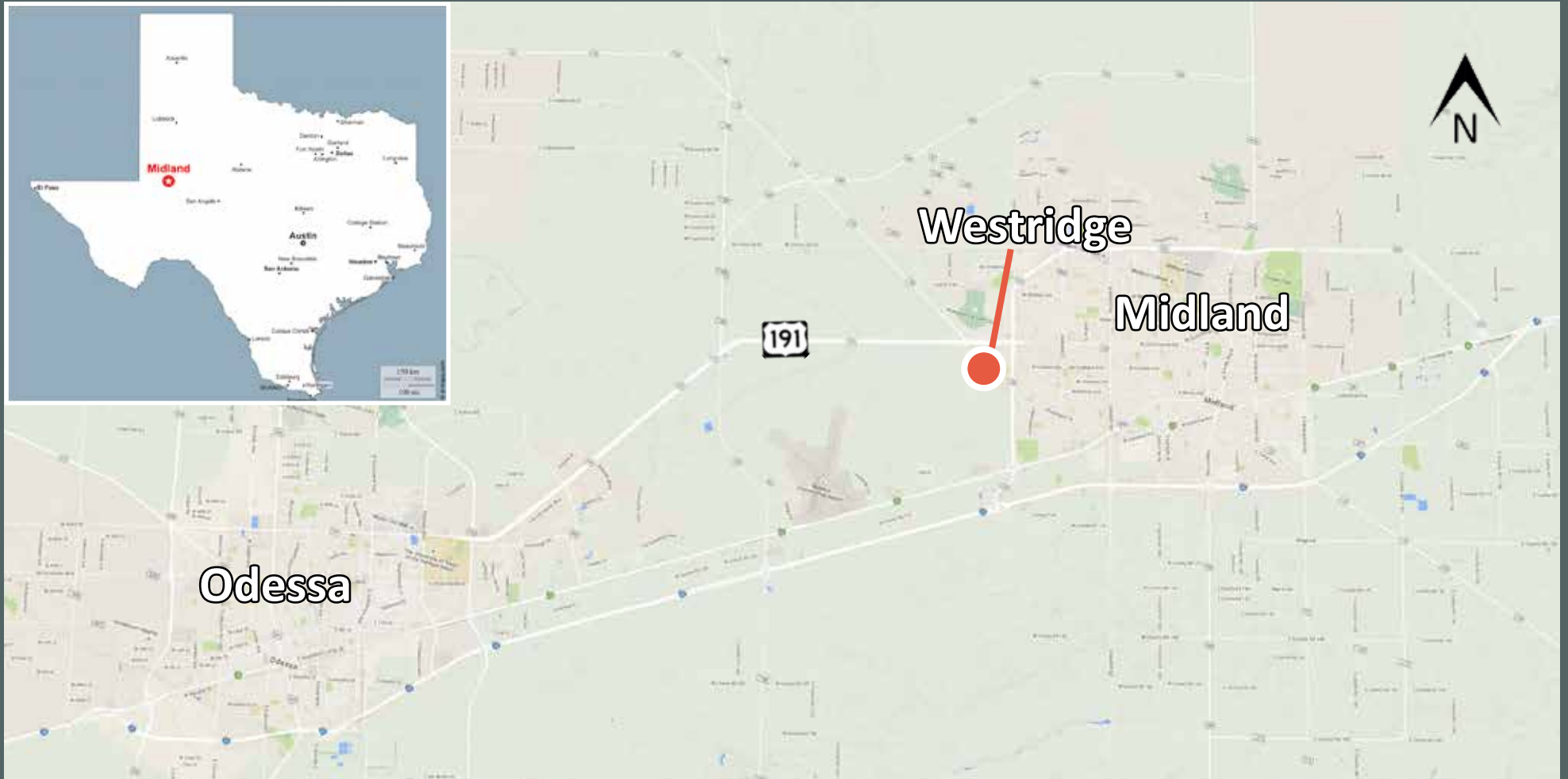
LAND AVAILABLE

**Total Project -  
37.5 acres**

6101 Andrews Highway, Midland, TX 79706



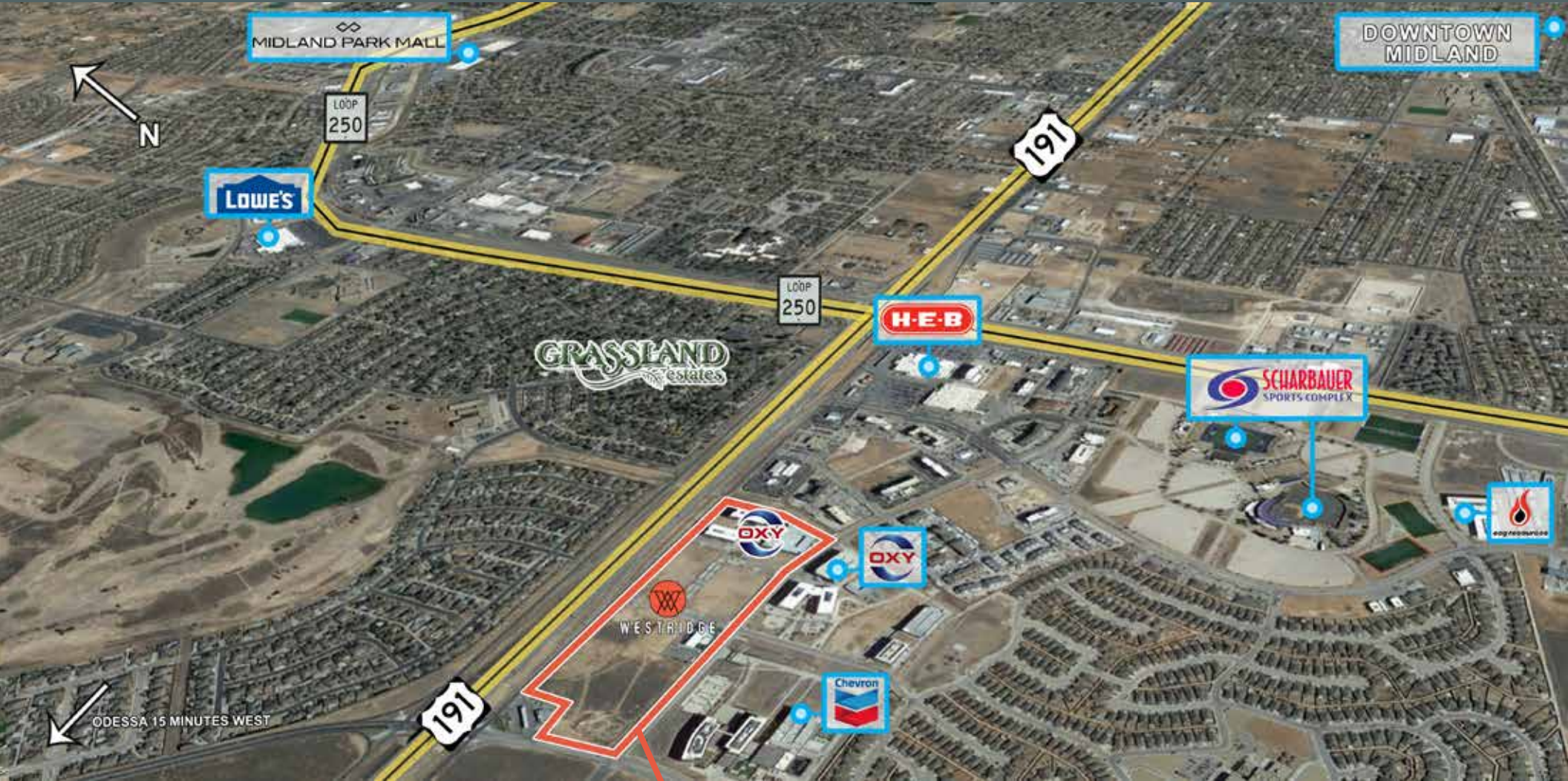
# PROJECT LOCATION







# PROJECT LOCATION



Westridge





# PROJECT LOCATION







## PROPERTY DESCRIPTION



**AVAILABLE INDIVIDUALLY  
OR TOGETHER - 21.8 acres total**

Westridge Commons has been developed as a mixed-use, master planned community on 37.5 acres, the remaining available acreage contains approximately 21.8 acres of land, currently divided into three (3) parcels.

Parcel 1 (Lot 5B) is a 2.65-acre site fronting on Deauville Boulevard and on the south side of Westridge Commons. This is the smallest of the available parcels but offers opportunity as a smaller retail or office development or as an excellent restaurant or other free-standing retail use.

Parcel 2 (Lot 9) is adjacent to the OXY Campus and is approximately 5.05 acres with frontage on State Highway 191 and the east side of Griffith Drive. This parcel is suited for a combination of in-line and free-standing retail and restaurant use.

Parcel 3 (Lot 10 Remainder), the largest and most westerly parcel, is a 14.1-acre parcel with frontage and direct access on all four sides including State Highway 191 Frontage Road, Avalon Drive, Deauville Boulevard and Griffith Drive. This parcel offers several possibilities for retail, office, restaurant and multi-family uses. Due to the size of the parcel, further subdivision is a possibility.





## PARCEL 1 (LOT 5B)



2.65-acre parcel adjacent to Deauville Boulevard provides various opportunities for in-line, free standing retail, restaurant or office use. Concept plans for a two-story building with office over retail provides a great opportunity for a small or regional office headquarters with unique building identity.

STATUS	PARCEL #	ADDRESS	APN	SUB-TYPE	SIZE	ZONING
Available	1 (Lot 5B)	5100 Deauville Blvd		Retail	2.65 Acres	PD - Planned District





## PARCEL 2 (LOT 9)



5.05-acre parcel with great visibility from Highway 191 and direct access to the Highway 191 Frontage Road. Parcel 2 can accommodate free-standing and in-line retail buildings with well situated access and high visibility. Plans available for fully designed 32K+ SF retail building, which still allows space for additional outparcels.

STATUS	PARCEL #	ADDRESS	APN	SUB-TYPE	SIZE	ZONING
Available	2 (Lot 9)	5100 Andrews Highway		Retail	5.05 Acres	PD - Planned District





## PARCEL 3 (LOT 10 REMAINDER)



STATUS	PARCEL #	ADDRESS	APN	SUB-TYPE	SIZE	ZONING
Available	3 (Lot 10 Remainder)	5200 Andrews Highway		Retail	14.1 Acres	PD - Planned District





## AREA DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
<b>POPULATION</b>			
Total Population	1,484	5,585	12,584
Average Age	28.8	30.1	31.4
Average Age (Male)	28.5	29.7	31.0
Average Age (Female)	26.6	30.4	33.4
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	430	1,764	4,324
# of Persons per HH	3.5	3.2	2.9
Average HH Income	\$182,419	\$158,646	\$136,160
Average House Value	\$334,219	\$317,882	\$291,704

Source: 2020 ACS/US Census





## PROPERTY DESCRIPTION

### LOCATION INFORMATION

Project Name	Westridge Commons
Street Address	6000 Andrews Highway
City, State, Zip	Midland, TX 79703
County	Midland
Market	Midland
Sub-market	Westridge Park
Cross-Streets	Hwy 191 & Avalon Drive

### BUILDING INFORMATION

Number of Parcels	3
Best Use	Retail, Multi-Family or Office

### PROPERTY INFORMATION

Property Type	Land
Property Subtype	Mixed-Use
Zoning	PD - Planned District
Parcel Size	21.8 Acres
Corner Property	Yes

### UTILITIES & AMENITIES

Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes



a **CONTINUUM**  
project

contact

| Bill Scott

| [bill@midlandtexasrealestate.com](mailto:bill@midlandtexasrealestate.com)

| 432.682.1111

