



CORNERSTONE CENTER  
MIDLAND, TEXAS



# CORNERSTONE CENTER

120,000 SF  
1.3 MILLION ANNUAL VISITS  
50 TENANTS  
PRIME RETAIL  
BOUTIQUE OFFICES  
REGIONAL INTERSECTION





# PRIME LOCATION

Situated at Loop 250 & Midland Drive, one of the city's highest-traffic intersections, Cornerstone Center provides its tenants with exceptional visibility and customer convenience





# SITE PLAN



| #    | TENANT                  | SQ. FT. |
|------|-------------------------|---------|
| 101  | Pinkie's Liquor         | 3,061   |
| 100  | Chito's Mexican Rest.   | 9,004   |
| 150  | Palm Beach Tan          | 1,921   |
| 201  | Pizza Hut               | 1,277   |
| 202  | One Main Financial      | 1,600   |
| 210  | Stillwater Spa          | 5,265   |
| 230  | Cece's Boutique         | 1,159   |
| 240  | Locker Room Haircuts    | 1,484   |
| 250  | El Paleton              | 1,141   |
| 300  | Plato's Closet          | 6,548   |
| 400  | UpRise Fit Studio       | 6,500   |
| 400B | Exec Suites Coming Soon | 2,374   |
| 401  | Bullfrog Spas           | 1,167   |
| 402  | The Joint Chiropractic  | 1,167   |
| 404  | Brix & Co. Realty       | 4,454   |
| 405  | Ray Clark Salon         | 2,940   |
| 406  | Vital Urgent Care       | 3,831   |
| 450  | GNC                     | 1,318   |
| 500  | Hopdoddy Burgers        | 4,206   |
| 501  | Crumbl Cookies          | 1,846   |
| 504  | Organic Nail Spa        | 2,552   |
| 530  | Signature Stag          | 2,555   |
| 540  | Available               | 3,000   |
| 550  | Mattress Firm           | 5,752   |
| 600  | AT&T                    | 2,490   |
| 610  | Lovesac                 | 2,000   |
| 620  | Available               | 2,095   |
| 640  | SK Arms                 | 2,391   |
| 700  | Jersey Mikes Subs       | 1,715   |
| 702  | Aspen Dental            | 3,310   |
| 704  | Buttermilk Sky Pies     | 1,196   |
| 706  | Select Comfort          | 3,441   |
| 800  | Starbucks Coffee        | 2,200   |

## TENANTS INCLUDE:



## LEASING INFORMATION

Phillip Carameros  
phillip@gordonpartners.com  
832.937.5900

Jenny Nguyen  
jenny@gordonpartners.com  
409.900.2060



# LEVEL 2 PLAN



| SUITE  | TENANT               | GROSS SF | RENT/MO    | COMMENTS      |
|--------|----------------------|----------|------------|---------------|
| 2100   | Sola Salon           | 6,959    |            |               |
| 2200   | Gameday Men's Health | 1,624    |            |               |
| 2300   | Available            | 1,046    | \$2,827    | Move in Ready |
| 2500   | SS&H Law Firm        | 200      |            |               |
| 2600   | Mobile Osteopathy    | 377      |            |               |
| 2610   | Absolute Beauty      | 574      |            |               |
| 2700   | Timeless Aesthetics  | 922      |            |               |
| 2750   | Beauty Bar IQ        | 250      |            |               |
| 2800   | Available            | 2,156    | \$5,470    | Move in Ready |
| 2810   | Inertia PT           | 213      |            |               |
| 2850   | Inertia PT           | 2,128    |            |               |
| 2870-A | Purewax              | 230      |            |               |
| 2870-B | Ryan Roofing         | 217      |            |               |
| 2870-C | Ryan Roofing         | 342      |            |               |
| 2870-D | Roofs by Nicholas    | 295      |            |               |
| 2870-E | Escamilla Welding    | 342      |            |               |
| 2870-F | Hydra Revive         | 217      |            |               |
| 2870-G | Schmitt Roofing      | 230      |            |               |
| 2890   | Maxian Mgmt.         | 1,008    |            |               |
| 2900   | Dream Skin Esti.     | 257      |            |               |
| 2910   | Thriveworks          | 1,723    |            |               |
| 2950   | Available            | 1,976    | Negotiable | Shell Space   |
| 2980   | Temp Tenant          | 1,615    |            |               |

Comments:  
-Gross SF includes actual office suite plus common area  
-Water & Electricity included in price

## LEASING INFORMATION

Phillip Carameros  
phillip@gordonpartners.com  
832.937.5900

Jenny Nguyen  
jenny@gordonpartners.com  
409.900.2060



# OFFICES

25,000 SF of Level 2 offices

250 to 2,500 SF suites

Elevators

Building Signage (select suites)

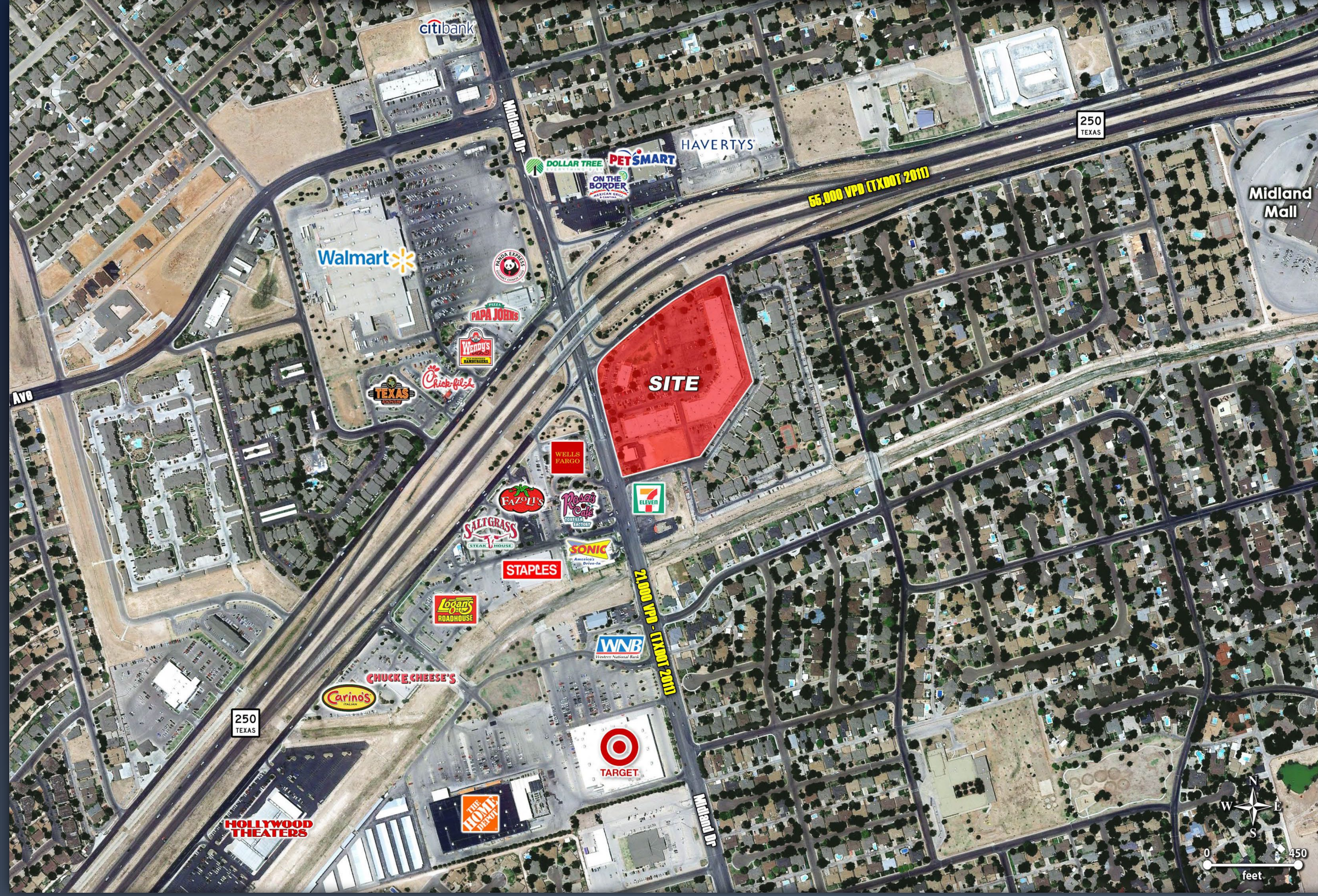
Controlled access

9 Eateries on site





# LOOP 250 & MIDLAND DR.





MIDLAND, TEXAS

# THE TALL CITY

#1 EMPLOYMENT GROWTH IN TEXAS

#3 BEST TEXAS CITY TO WORK IN

#4 AFFORDABLE PLACES TO LIVE IN TX

#6 FASTEST GROWING CITIES IN TEXAS



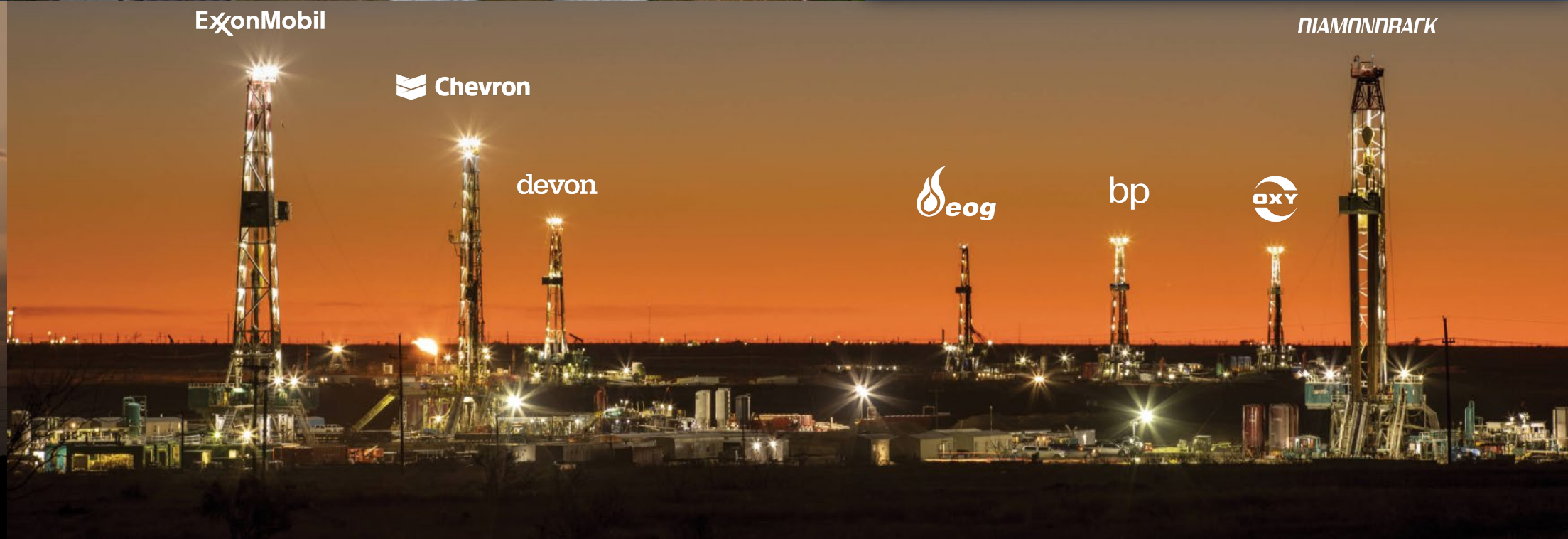


# PERMIAN BASIN

40% OF NATION'S OIL PRODUCTION

REMAINING RESERVES EXCEED 90 YRS

EXTENSIVE INFRASTRUCTURE IN PLACE  
BOOST EFFICIENCES



ExxonMobil

Chevron

devon

eog

bp

oxy

DIAMONDBACK



# DEMOGRAPHICS

|             | POPULATION | AVG.<br>HOUSEHOLD<br>INCOME | EMPLOYEES |
|-------------|------------|-----------------------------|-----------|
| 1<br>MILES  | 12,000     | 137,000                     | 4,000     |
| 5<br>MILES  | 66,000     | 165,000                     | 19,500    |
| 10<br>MILES | 126,257    | 144,000                     | 56,000    |

30%

CITY POPULATION GROWTH SINCE 2010





# NW MIDLAND NEIGHBORHOOD MAP





# Leasing Information



GORDONPARTNERS

Phillip Carameros  
[phillip@gordonpartners.com](mailto:phillip@gordonpartners.com)  
832.937.5900

Jenny Nguyen  
[jenny@gordonpartners.com](mailto:jenny@gordonpartners.com)  
409.900.2060



