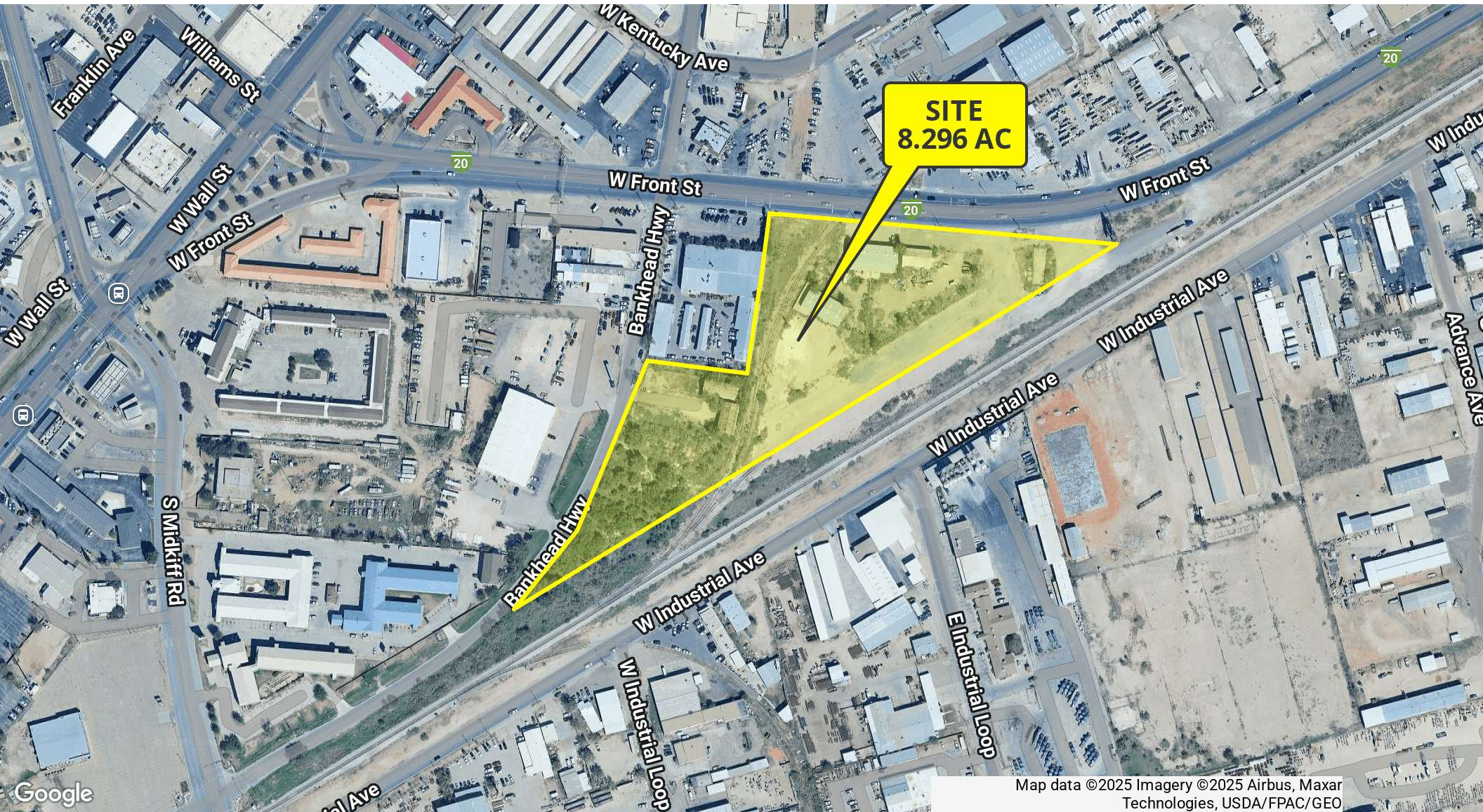


PRICE: CALL FOR PRICING

8.296 AC | LAND FOR SALE, GROUND LEASE, BUILD-TO-SUIT

3105 W FRONT ST | Midland, TX 79701



**SITE
8.296 AC**

John Elphick, CCIM

Broker
432.682.2510
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Tommy Reynolds

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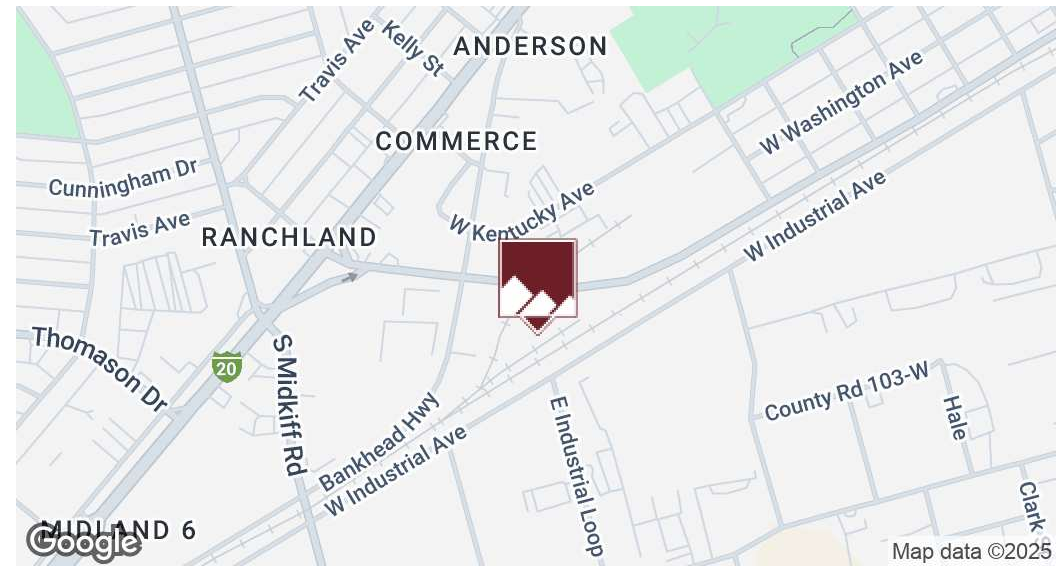
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MORIAH
BROKERAGE SERVICES, LLC

PRICE: CALL FOR PRICING

3105 W FRONT ST

Midland, TX 79701



Property Description

8,296 acres of land for sale, ground lease or build-to-suit with 800 feet of frontage on Front Street in a high-traffic area, near the signalized intersection of Wall Street and Front Street. The east side of the property is zoned Light Industrial (LI), while the west side is zoned Commercial (C).

Property Highlights

- Front Street Frontage: 1,000 FT
- Annual Average Daily Traffic Count: 12,768 Vehicles (AADT, TxDOT 2023)
- Land Can Be Divided
- *Rail Spur has been removed from property

Location Description

Located at the intersection of Front Street and Bankhead Hwy in central Midland, this prime location offers easy access to major roads. It's surrounded by national and local retailers, as well as industrial businesses, and is just 2 miles from Downtown Midland.

Offering Summary

Sale Price:	Call for Pricing
Size:	8,296 AC
Highest & Best Use:	Industrial, Retail

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