



PRICE: \$3,850,000

MIDLAND PEDIATRIC ASSOCIATES (MPA)

4214 Mamies Circle | Midland, TX 79705

Tommy Reynolds

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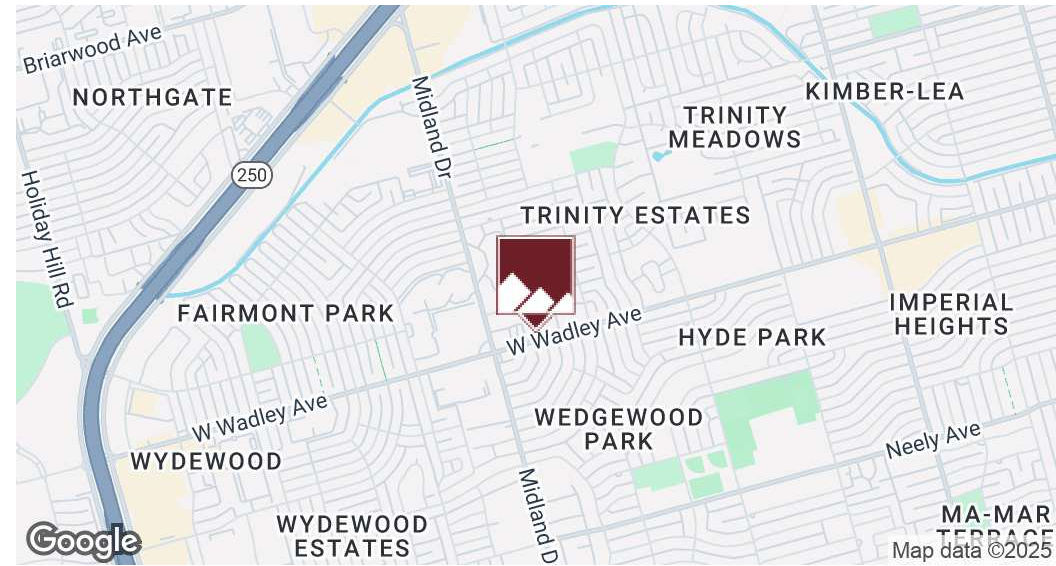
Wes Gotcher

Broker | President
432.682.2510
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Property Description

A stand-alone medical office building in Midland is now available for sale, offering a sale-leaseback opportunity with the current owners and operators: Midland Pediatrics Associates. Established in 1986, MPA is a well-regarded pediatric group in Midland. The building includes (9) private offices, (28) exam rooms, a lounge, a library, and several flexible rooms currently used as lab spaces and storage. The facility also features a spacious waiting area and reception to welcome patients. With ample parking for both employees and patients, the property ensures convenient and easy access for all visitors.

Offering Summary

Sale Price:	\$3,850,000
Lot Size:	1.69 Acres
Building Size:	12,088 SF

Location Description

This property is situated in Northwest Midland on Mamies Circle, inside Loop 250, with direct access to two major thoroughfares: Wadley and Midland Drive. The location is highly convenient, surrounded by neighborhoods, grocery stores, and gas stations. Nearby businesses include Prosperity Bank, Kent Kwik, Fit Family Fitness, O'Reilly Auto Parts, Comet Cleaners, and Albertsons.

Sale Leaseback Details

- The current owners occupy the building as a medical practice and desire to execute a lease with the new owners under the following terms:
- Lease Rate: \$22/sf/yr
- Lease Type: NNN
- Lease Term: 10-year

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Property Highlights

- (9) Private Offices | (28) Exam Rooms | Lounge | Library | Multiple Flex Rooms that currently serve as Lab Rooms and Storage | Waiting Area/Reception
- Built in 2014
- Well-Maintained Building
- Parking Details: 2,112 SF Covered Parking | 49,300 SF Paved Parking
- Key Card Access for Employees
- Zoning: PD (Planned Development District)
- Within City Limits: City Utilities (Water & Sewer), Police & Fire Protection, Outside of Flood Prone Area
- **About Midland Pediatrics Associates:** MPA has been in business since 1986. The Medical Practice is fully staffed with Doctors and Nurses. Operating Hours: Monday-Friday 8:00am-5:30pm.
- **Additional due diligence documents available upon request*

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FLOOR PLAN
SCALE: 1/8"=1'-0"



Midland Pediatric Associates

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Contact Brokers:

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