

LAND FOR SALE

Contact: Albert Anchondo

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PROPERTY DESCRIPTION

Prime Land Development

Zoning PD - LR2

6.24 Acres

Located in Westridge Park

1500 Catalina

Midland, Texas 79706



Q FEATURES

Highway Visibility:

Enjoy exceptional highway exposure, ensuring maximum visibility for businesses established on the property.

Zoning:

Currently zoned for Planned Development-Local Retail District, offering a wide range of business opportunities.

Development Potential:

Ideal for retail establishments, restaurants, office spaces, or mixed-use developments, with ample space for expansion and customization.

Position:

The property as a lucrative investment opportunity with long-term growth potential.

Investment Potential:

Capitalize on the rapid growth and development of the surrounding area, with strong demand for commercial real estate.

Market Advantage:

Westridge Park is a thriving commercial hub, attracting both local residents and visitors from afar. Take advantage of the area's affluent demographics and high consumer spending.

Momentum Bank Ballpark

Plum Pediatrics

Nolan Ryan Park

Astound Broadband Stadium

Scharbauer Sports Complex



34,000 VPD

191

191

191

SURROUNDINGS

Hospitality:

Surrounded by 12 major hotel brands including Marriott, Hilton, and ILG, ensuring a steady flow of potential customers and clients.

Luxury Auto Dealerships:

Adjacent to prestigious luxury car dealerships such as BMW and Mercedes-Benz, attracting affluent clientele.

Retail Anchors:

Close proximity to popular retail giants like HEB and Sam's Club, enhancing foot traffic and commercial viability.

Diverse Dining and Shopping:

Surrounded by numerous shops and restaurants catering to various tastes and preferences.

Entertainment Hub:

Near the Astound Broadband Stadium with capacity of 15,000 attendees plus auxiliary fields that together host a variety of events including HS competitions to College competitions. The stadium complex also includes Momentum Bank Ball Park home to the Midland Rockhounds.

Corporate Presence:

Near corporate offices of prominent energy companies, such as Oxy and Chevron to name a few, providing a bustling business environment and potential clientele.

International Airport:

Quick 12 minute drive to Midland International Airport

AREA DEMOGRAPHICS

HOUSEHOLDS / INCOME

Total Households \$4,300 +

Average Household Income \$136,000

Average House Value \$292,000

POPULATION

Total Population 12,500 +

Average Age 31

Source: 2020 ACS/US Census



CONTACT

For more information or to schedule a viewing,
contact:

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Don't miss out on this exceptional opportunity
to own a piece of prime commercial real estate
in one of the most sought-after locations
in Westridge Park!