

LOOP 250 OUTPARCEL

Midland, TX



Caldera Blvd
Fankner Dr
Office DEPOT
COSTCO
OUTBACK
SKECHERS
GAP
CIR
Furniture Row
carter's
LOFT WILSONA
chico's
Soma
Verizon
FIVE GUYS
Taco Villa
Star Mart
BIG LOTS
WAL-Mart
SALLY
HOBBY LOBBY
DISCOUNT TIRE
AudiUS
RED BATH & BEYOND
CATHRINIS
Michael's
Aaron's
Pic 1 Imports
BARNES & NOBLE
CAVENDERS
BEST BUY
IHOP
HomeGoods
TJ-maxx
UPS
CHASE
TACO VILLA
ROSS
sears

Off Ramp

On Ramp

On Ramp

Off Ramp

LOOP 250

46,665 VPD ('16)

 **PERSHING**
c a p i t a l

LOOP 250 OUTPARCEL

4605 Whitman Dr. | Midland, TX 79705



Project Scope

This 0.84 AC outparcel is located on Loop 250 and Whitman Dr., with visibility and access to over 72,000 vehicles per day. The property is shadow-anchored by a brand-new Walk-On's restaurant as well as many national retailers and restaurants just to the west of the site.

Details

Type: Neighborhood Retail, Pad Sites
Available: 1,100 -6,000 SF retail/restaurant
0.84-acre pad site
build-to-suit or ground lease
drive-thru endcap

Traffic Counts

Loop 250	72,285 ('17)
Midkiff Rd	23,222 ('19)

Demographics

	3-Mile Radius	5-mile Radius	7-minute Drivetime
2020 Population	78,199	144,417	77,560
2020 Daytime Pop.	49,993	105,581	46,952
Avg. HH Income	\$133,190	\$119,087	\$135,674



Area Attractions

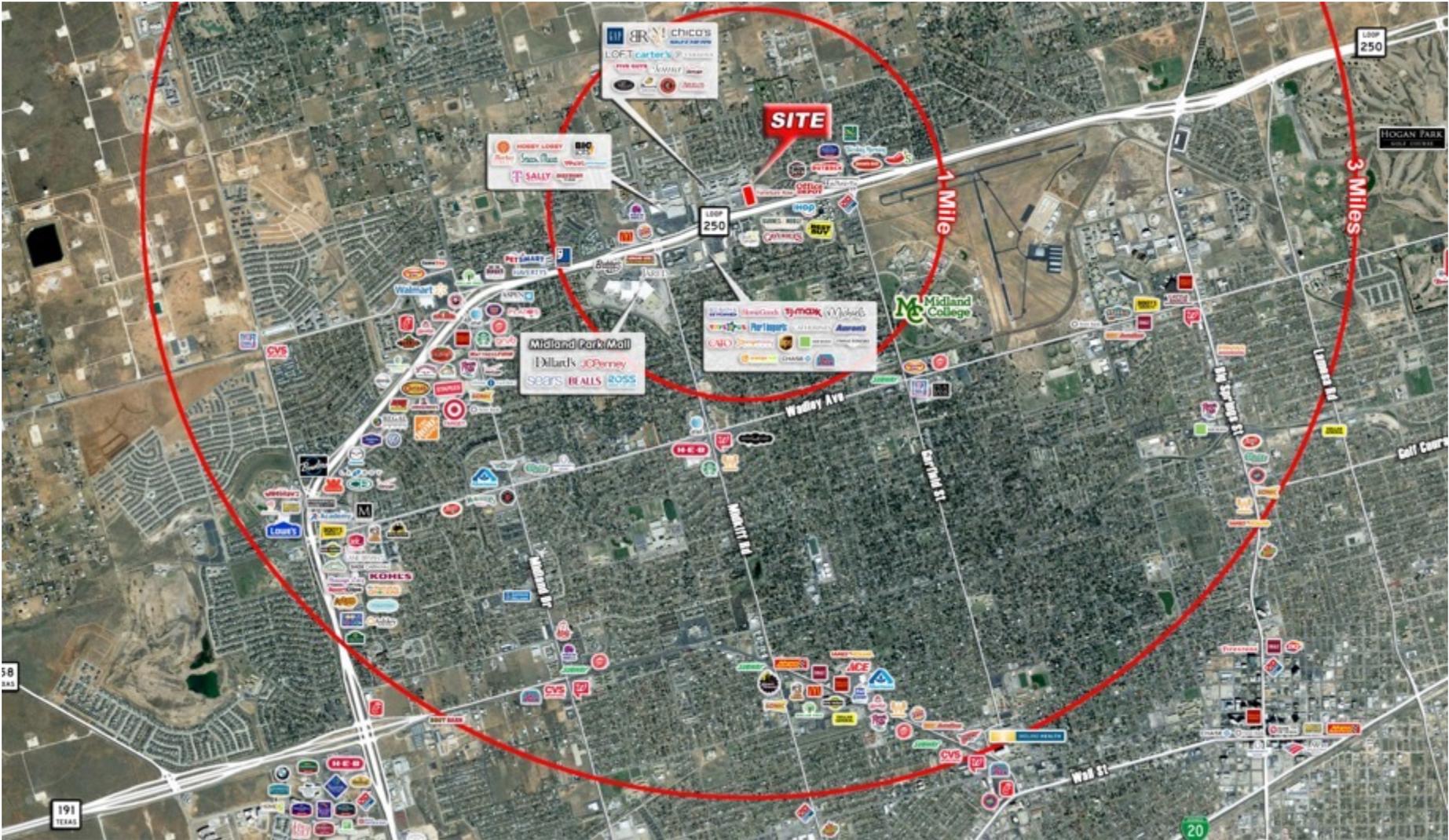


Shadow Co-Tenants



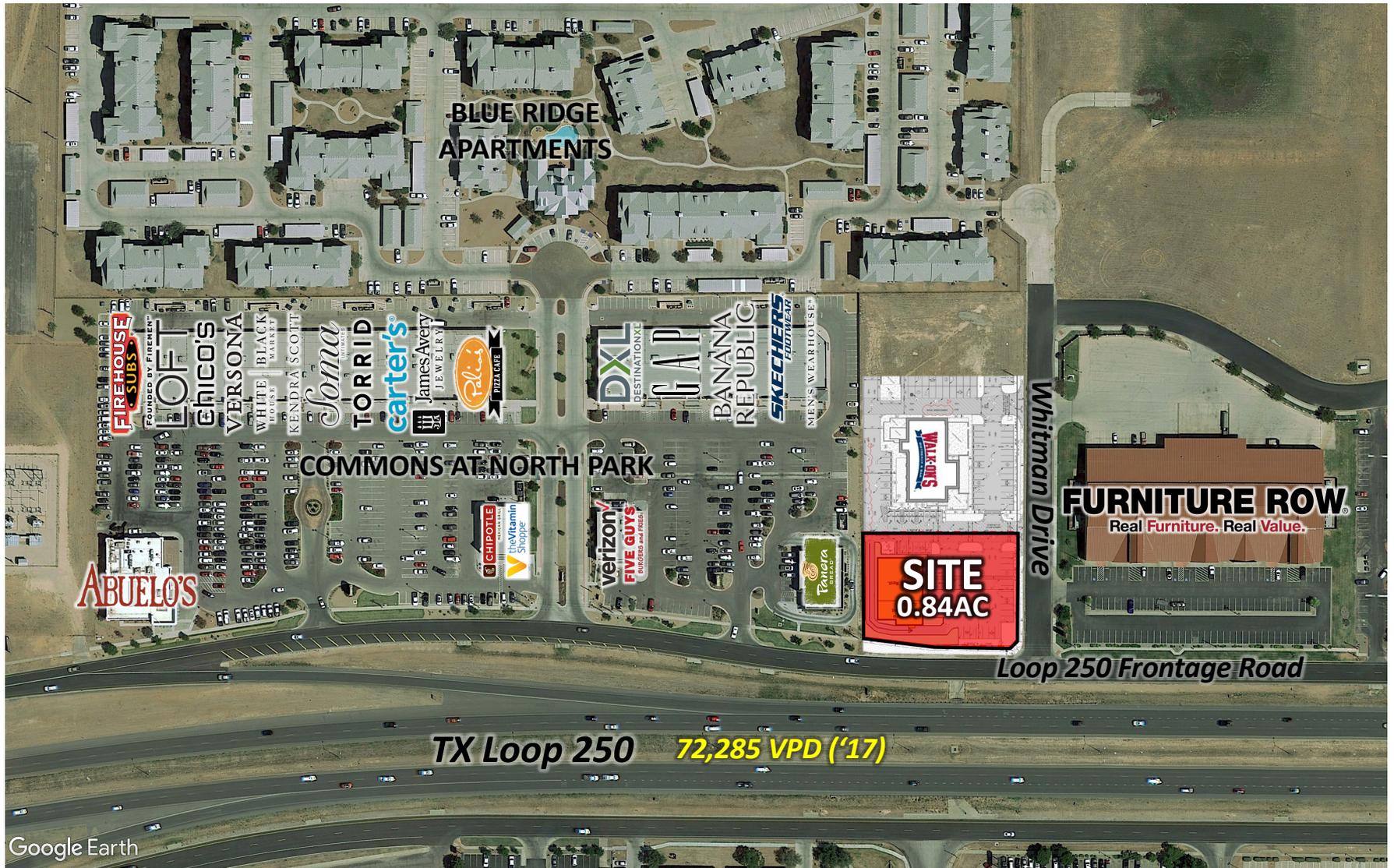
LOOP 250 OUTPARCEL

Trade Aerial



LOOP 250 OUTPARCEL

Retail Aerial



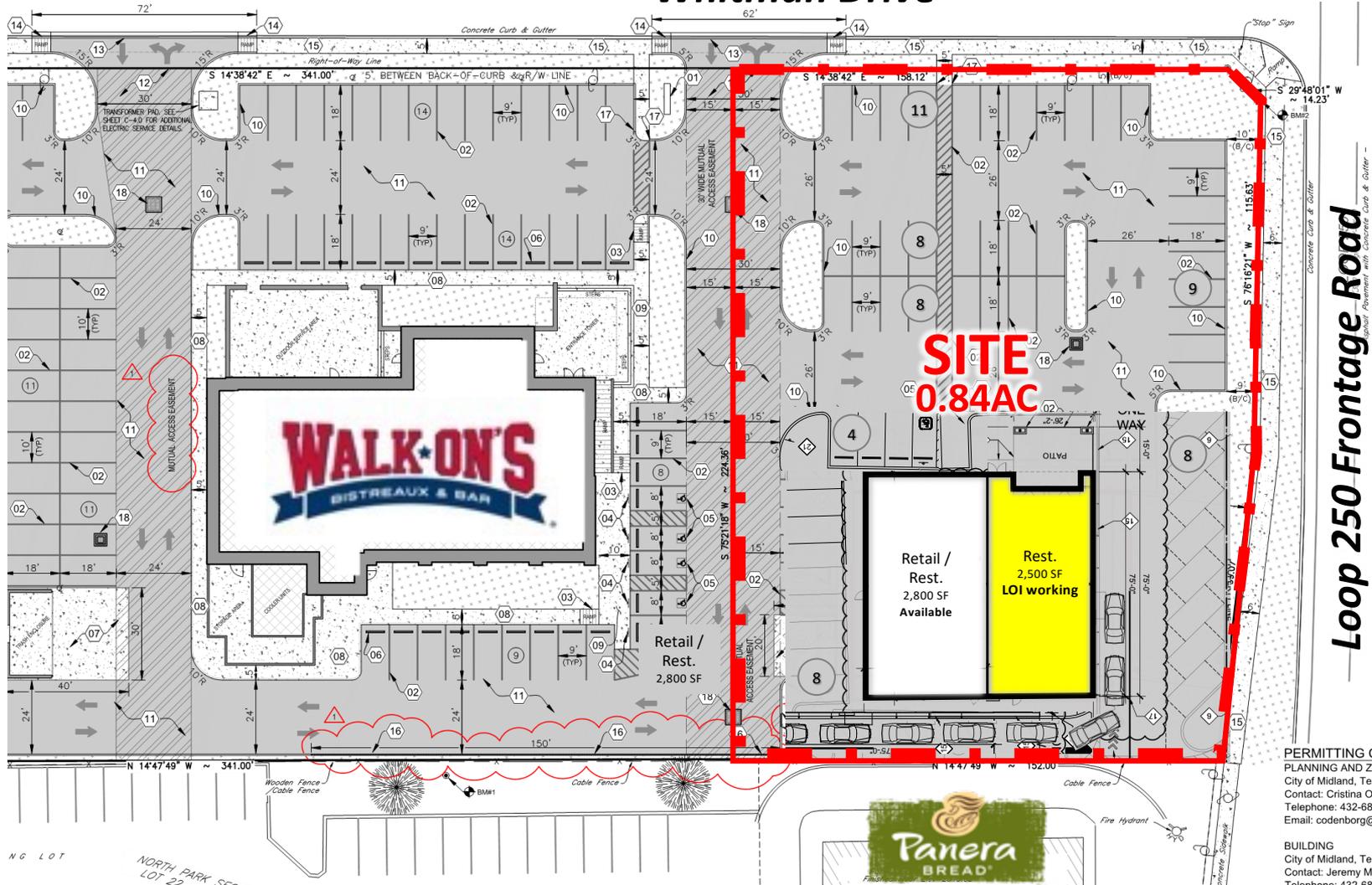
Google Earth

LOOP 250 OUTPARCEL

Site Plan



Whitman Drive



Loop 250 Frontage Road

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NG LOT
 NORTH PARK SEC.
 LOT 22



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INFORMATION ABOUT BROKERAGE SERVICES



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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