

# GROUND LEASE



## Midland Commercial Land

2301 W Wadley Ave, Midland, TX 79705

### Property Features

This 0.42-acre site is available for ground lease on the lighted hard corner of W Wadley Ave and N Garfield St in Midland. Positioned in a dense, high-traffic area with over 20,000 vehicles passing daily, the property offers exceptional visibility and accessibility. With no restrictive uses, it presents a rare opportunity for a wide range of commercial developments in one of Midland's most active corridors.

## NAI Wheelhouse

### Offering Summary

LOT SIZE	0.42 AC
LEASE RATE	Contact Broker
DATE AVAILABLE	Now

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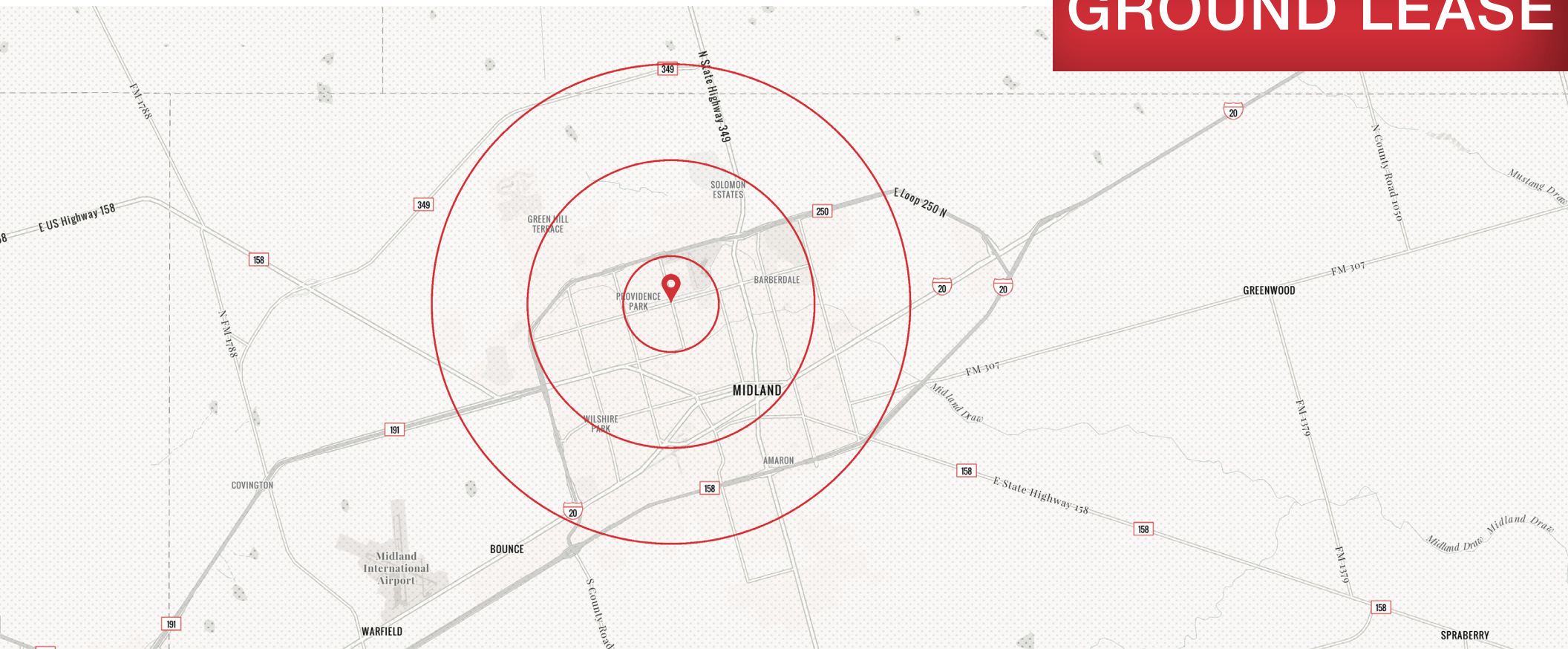


## The Site





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## Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	9,707	84,146	140,149
AVG HH INCOME	\$151,179	\$120,335	\$126,193
HOUSEHOLDS	3,732	32,454	51,603
MEDIAN AGE	35.8	35.4	34.1

## Location Advantages

- Prime location on a lighted hard corner, offering excellent visibility and exposure to steady, high-volume traffic
- Situated in one of Midland's most densely populated areas, with over 80,000 residents within a 3-mile radius—ideal for capturing local consumer demand
- Surrounded by a thriving mix of businesses and office buildings that provide strong daytime traffic and long-term development potential