



PRICE: \$28.00 SF/YR

# ESTES PARK SHOPPING CENTER

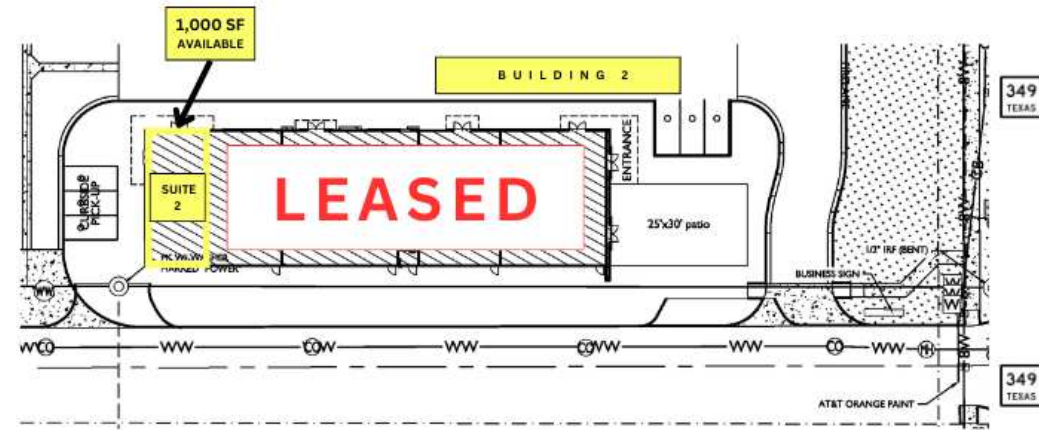
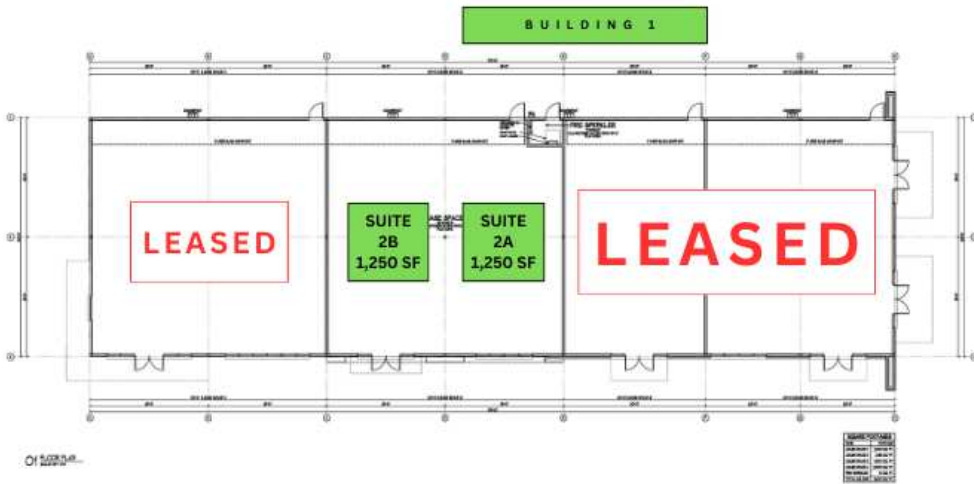
6409 N BIG SPRING STREET | Midland , TX 79705

Trey Dennis  
Broker  
432.236.7500  
trey@moriahgroup.net

PRICE: \$28.00 SF/YR

# ESTES PARK SHOPPING CENTER

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## Property Description

Situated in one of the fastest-growing residential development areas in Midland, a brand-new retail shopping center is on the rise, bringing a fresh and dynamic addition to the community. The center's new construction will feature unique architectural design, paired with high-quality finishes. Tenants will also have the advantage of a Tenant Improvement (TI) Allowance, allowing for personalized customization, while the option for Shell space provides versatility to cater to diverse business needs. The area will continue to see growth with 2,000 residential homes coming to market soon.

## Property Highlights

- Fastest growing residential development area in Permian Basin
- New Construction | Shell Space
- Pylon signage available | Excellent Visibility from TX-349
- Delivery: Q2 2024

## Offering Summary

Lease Rate:	\$28.00 SF/YR (NNN)
Available SF:	1,000 - 1,250 SF
Lot Size:	1.15 Acres
Building Size:	8,500 SF

Suites	Lease Rate	Space Size
Building 1   Suite 2A	\$28.00 SF/yr	1,250 SF
Building 1   Suite 2B	\$28.00 SF/yr	1,250 SF
Building 2   Suite 2	\$28.00 SF/yr	1,000 SF

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**MORIAH**  
BROKERAGE SERVICES, LLC

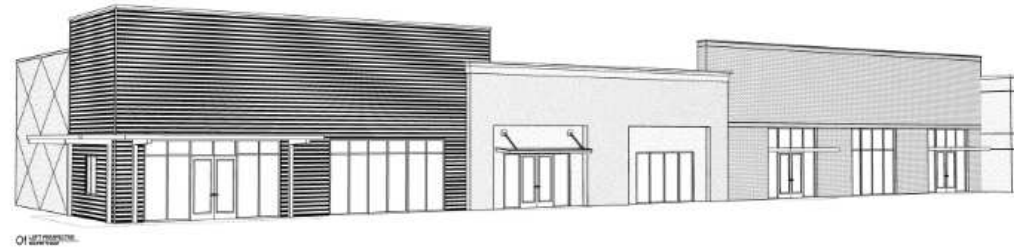
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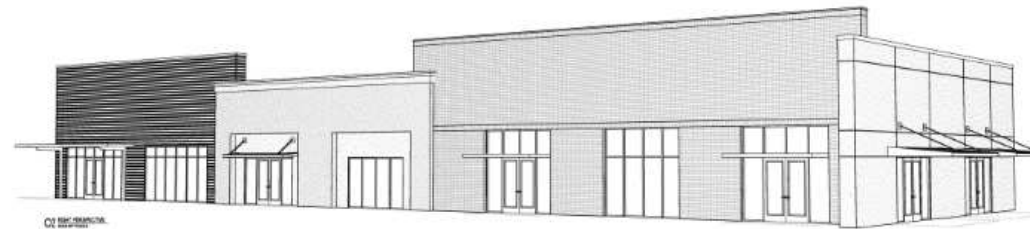
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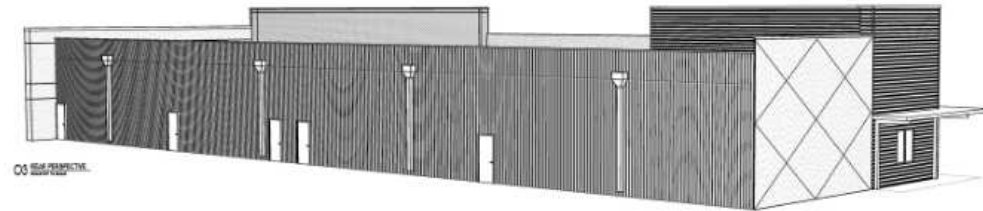
PROPOSED RENDERING



SOUTH BUILDING PERSPECTIVE



NORTH BUILDING PERSPECTIVE



REAR PERSPECTIVE

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BROKERAGE SERVICES, LLC

PRICE: \$20.00/SF

# SURROUNDING RETAIL

6409 N BIG SPRING STREET | Midland, TX 79706



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## Location Overview

Situated along TX-349 in Northeast Midland and boasting more than 200 feet of highway frontage, this newly designated retail development site, Estes Park, is a prime location - guaranteeing excellent visibility for passing drivers. The current traffic volume on TX-349 averages approximately 19,000 vehicles.

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

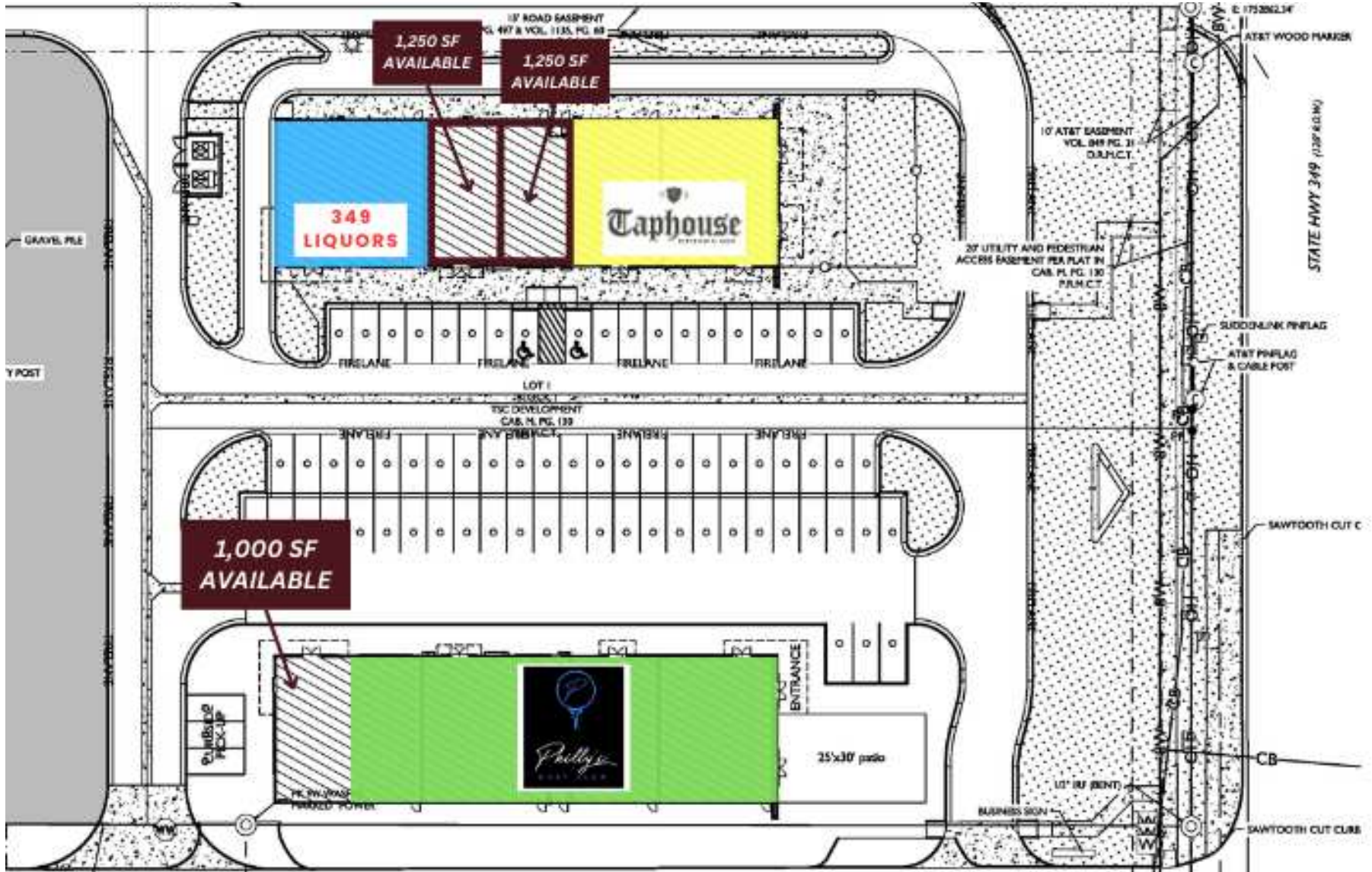
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