



CORNERSTONE

4400 N. Midland Dr. | Midland, TX 79707



GORDON PARTNERS

120,000 SF | 50 Tenants | Convenience Retail | Boutique Office Suites | 103,000 cars per day



➔ Regional intersection

➔ Highest traffic counts in the City

➔ Walmart & Target located at intersection





Suite	Tenant	SF
101	Lone Star Liquor	3,051
100	Chito's Mexican Rest.	9,004
150	Palm Beach Tan	1,921
201	Pizza Hut	1,277
202	One Main Financial	1,600
210	The Woodhouse Day Spa	5,265
230	Available	1,159
240	Locker Room Haircuts	1,543
250	Available	1,141
300	Plato's Closet	5,447
400	Available	11,546
401	Bullfrog Spas of Midland	1,167
402	The Joint Chiropractic	1,167
403	Available (Q3 2024)	2,493
405	Ray Clark Salon	2,940
406	Vital Urgent Care	3,831
450	GNC	1,318
500	Hopdoddy Burgers	4,280
501	Crumbl Cookies	1,846
504	Organic Nails	2,552
530	Signature Stag Menswear	2,555
540	Pending - Pool Supply	3,000
550	Mattress Firm	5,752
600	AT&T	5,394
640	S&K Arms	2,391
700	Jersey Mikes Subs	1,715
702	Aspen Dental	3,310
704	Buttermilk Sky Pies	1,196
706	Select Comfort	3,441
800	Starbucks Coffee	2,200
PAD	Bank of America ATM	

LEVEL 2 OFFICES

Suite	Tenant	SF
2950	Available	1,671
2980	Available	1,476

LEASING INFO: PHILLIP CARAMEROS | 832.937.5900 | PHILLIP@GORDONPARTNERS.COM

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Suite	Tenant	Gross SF	Rent/mo	Comments
2100	Sola Salon	6,959		
2200	Higginbotham Insurance	2,825		
2500	Schechter, Shaffer, & Harris	200		
2600	Mobile Osteopathy	377		
2610	Brow ChckkaBrow	574		
2700	Available	922	\$2,100	Kitchenette
2750	Absolute Beauty	250		
2800	Flatline IV Therapy	2,156		
2810	Inertia Physical Therapy	456		
2850	Inertia Physical Therapy	2,128		
2870A	MMP Consulting	230		
2870B	J. Prieto Construction	559		
2870C	MMP Consulting	295		
2870D	MMP Consulting	342		
2870E	MMP Consulting	217		
2870F	MMP Consulting	230		
2890	Maxian Mgmt. Services	1,008		
2900	Available	257	\$750	Sink
2910	Thriveworks	1,723		
2950	Available	1,976	Negotiable	Custom Build
2980	Available	1,615	Negotiable	Custom Build



Note: Gross SF includes actual office suite plus common areas (lobby, corridors, bathrooms, etc.).

Amenities Include:



- Level 1 Lobby with Elevator
- Controlled access (after business hours & weekends)
- Common Area bathrooms
- Recently remodeled corridors
- Name on Midland Dr. Digital Display (25,000 cars/day)
- Building Signage (select offices)
- Water & Electricity Included
- 8 dining establishments on site



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Population (2023)

1 mile	11,565
3 mile	64,397
5 mile	121,872

Avg. HH Income (2023)

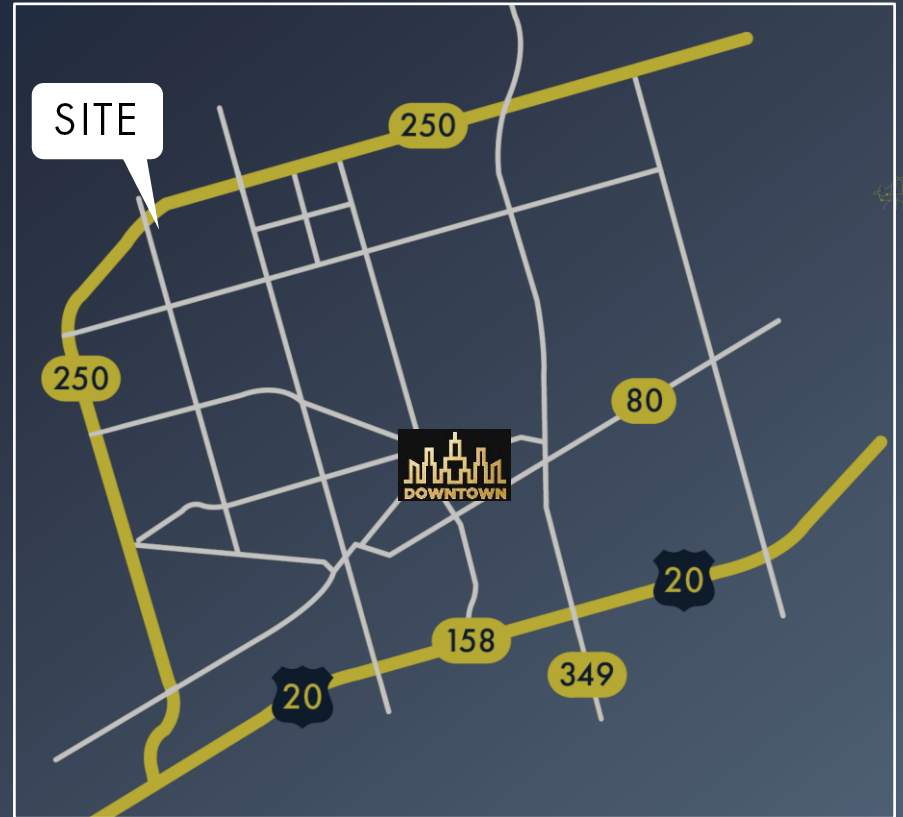
1 mile	\$177,155
3 mile	\$185,278
5 mile	\$162,646

Employees

1 mile	3,940
3 mile	21,149
5 mile	59,621

Traffic Counts (daily)

Loop 250	75,000
Midland Dr.	26,000



TENANTS INCLUDE:

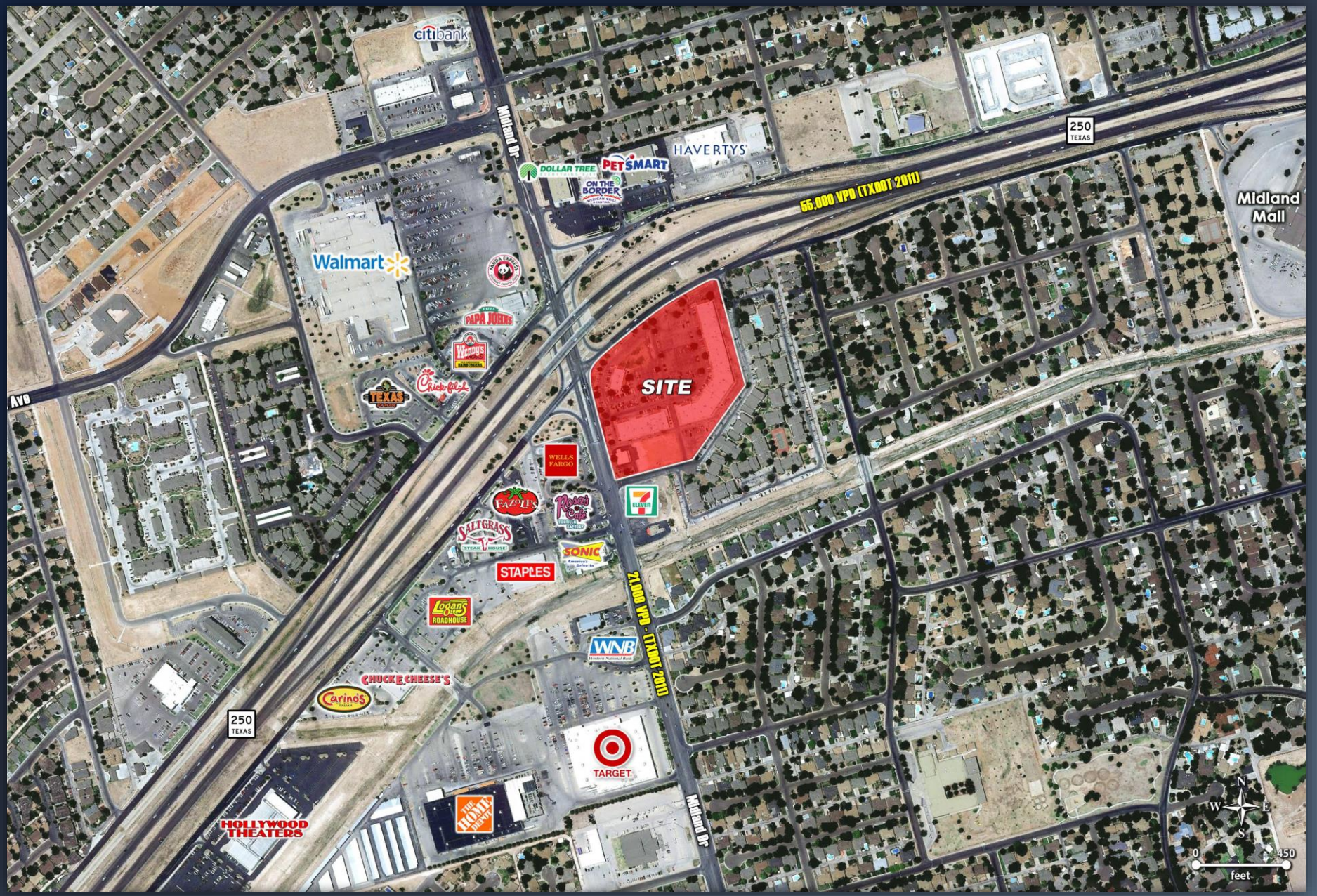


AREA RETAILERS









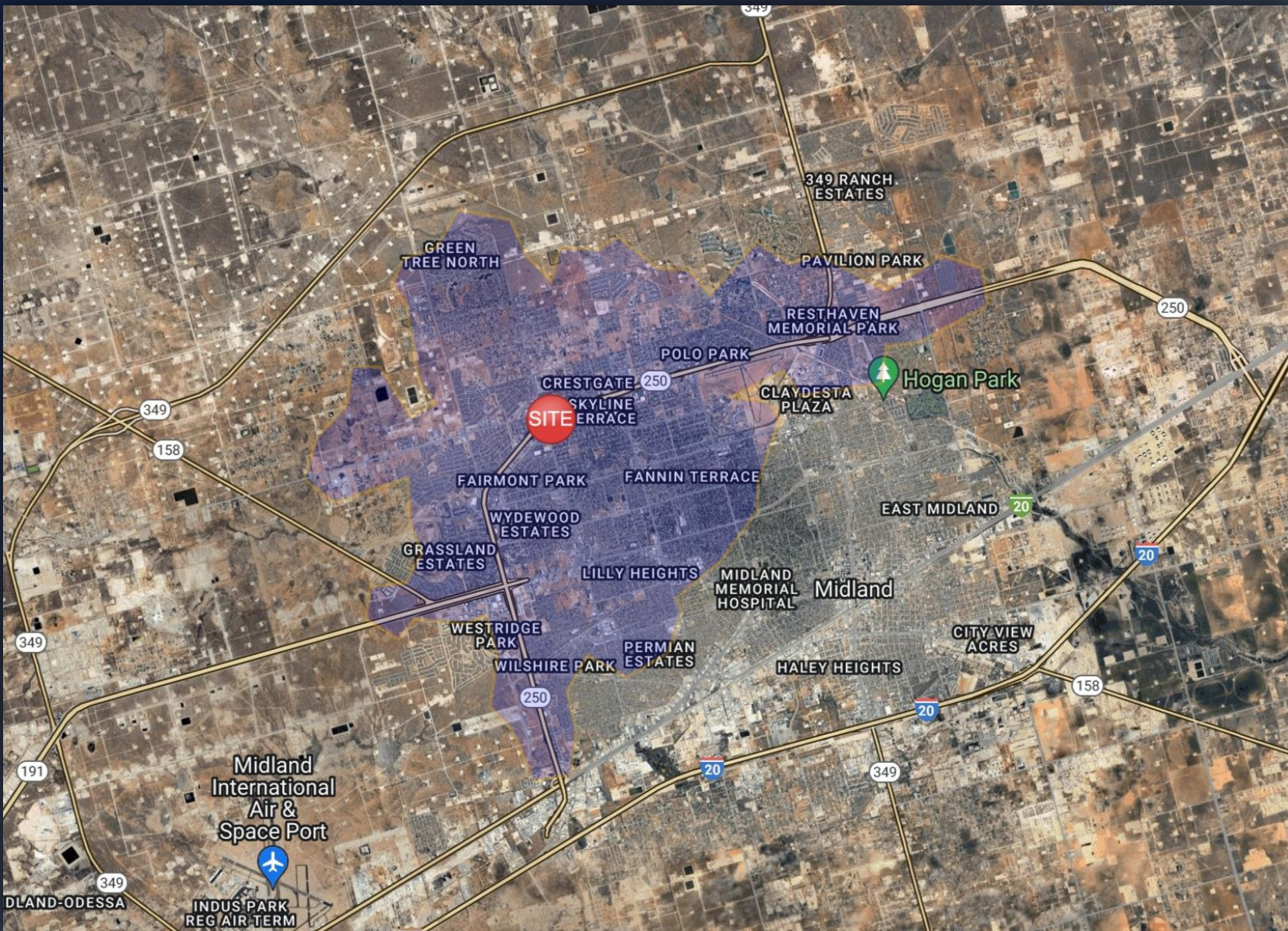
- ➔ Signalized intersection
- ➔ 1,100 feet of frontage
- ➔ 6 access points
- ➔ Robust retail intersection

➔ 73,000 people

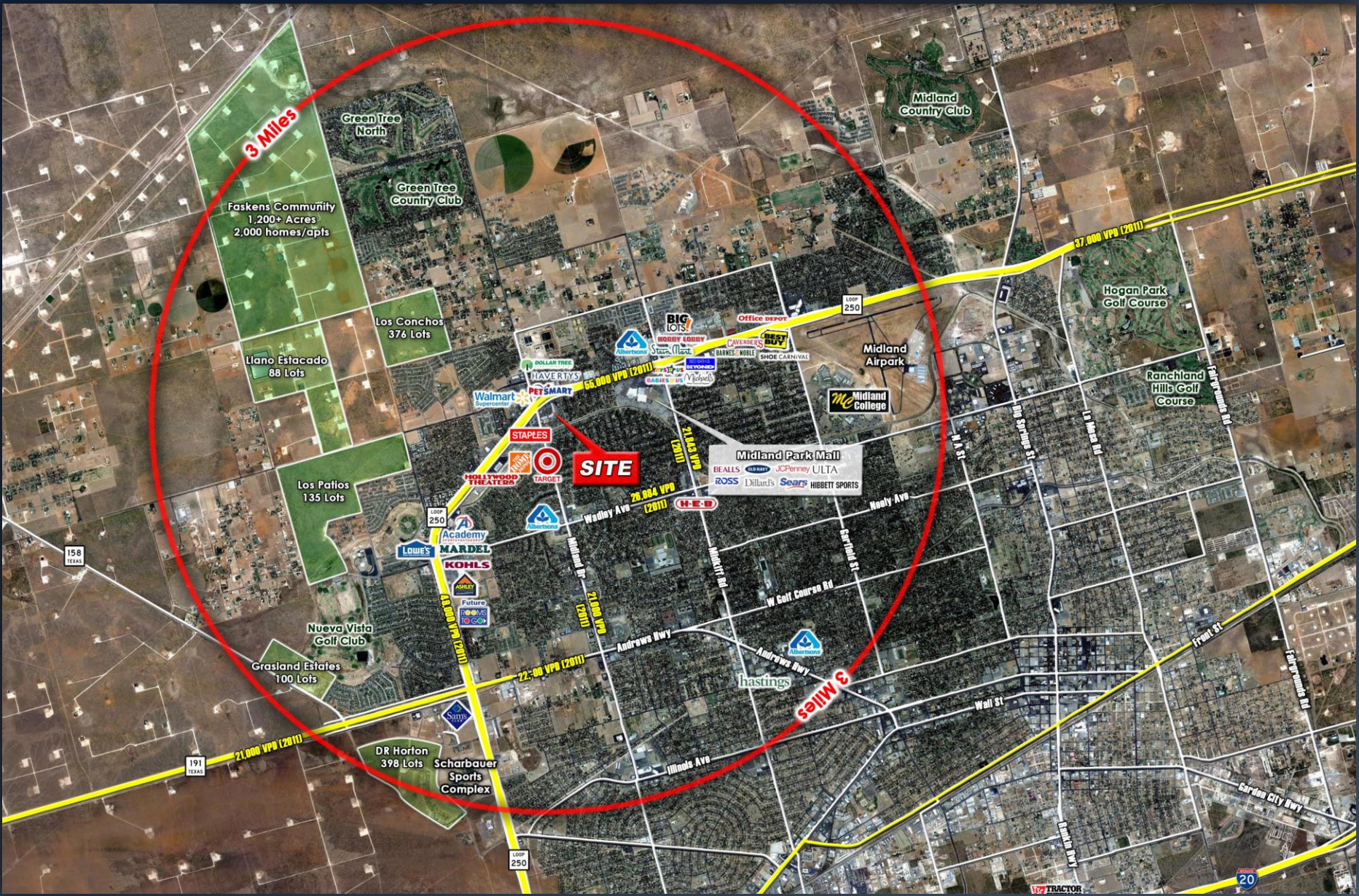
➔ 27,000 Households

➔ \$175K Avg. HH Income

➔ 23,700 Employees



➔ 63,000 people
 ➔ 24,000 Households
 ➔ \$184K Avg HH Income
 ➔ 21,000 Employees



PERMIAN BASIN OIL PLAY

The Permian Basin is one of the strongest oil fields in the world. It produces 40% of the oil and 15% of the natural gas that is consumed in the US. It is an oil-and-gas rich geologic formation located in West Texas and the adjoining area of southeastern New Mexico. It covers an area approximately 250 miles wide and 300 miles long. Many productive mineral layers lie across the region and range in depth from a few hundred feet to 5 miles under the surface. The Permian Basin currently produces an annual average of 5 million barrels of oil per day. It has produced over 30 billion barrels of oil and 75 trillion cubic feet of gas, and it is estimated by industry experts to contain recoverable oil and natural gas resources exceeding what has been produced over the last 90 years.

Recent use of enhanced-recovery practices such as hydraulic fracturing (fracking) in the Permian Basin has produced a substantial impact on U.S. oil production. Since 2005 the number of rigs in the Permian basin has more than tripled as oil companies capitalize on the sound and profitable economics of local energy production. In May 2013, more than 30,000 Texans were working directly within the Permian Basin oilfields.



Chevron Campus



Pioneer Resources Building



Occidental Petroleum Building



Anadarko Petroleum Building





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, 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.

Scott A. Gordon Licensed Broker /Broker Firm Name or Primary Assumed Business Name	461214 License No.	sgordon@gordonpartners.com Email	713-781-3003 Phone
Scott A. Gordon Designated Broker of Firm	461214 License No.	sgordon@gordonpartners.com Email	713-781-3003 Phone
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Phillip Carameros Sales Agent/Associate's Name	655718 License No.	phillip@gordonpartners.com Email	713-781-3003 Phone

Buyer/Tenant/Seller/Landlord Initials

Date