

24 SMITH RD  
MIDLAND, TX 79705

FOR LEASE

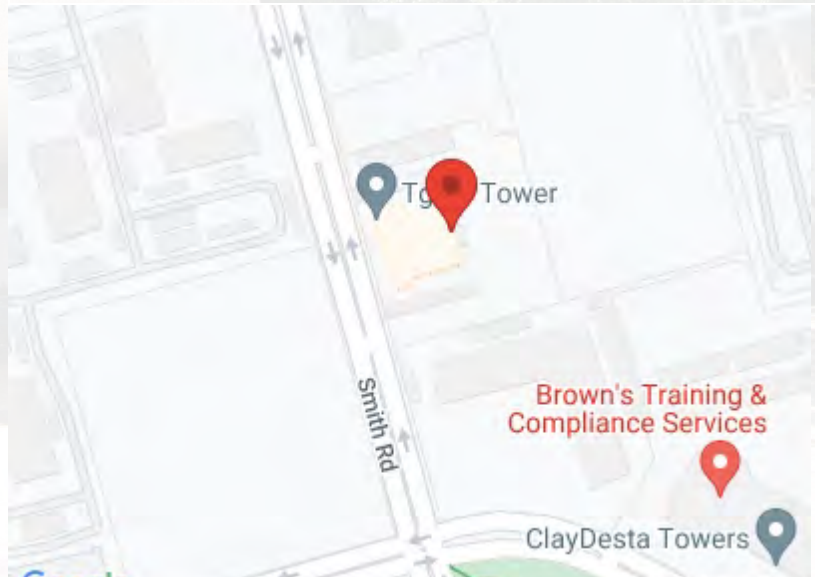


## PROPERTY SUMMARY

TGAAR TOWER is located in the heart of one of Midland's most sought-after office markets on the North side of the city. Up to 3,800 square feet of contiguous office space in a high trafficked area with excellent growth potential. Exclusive covered and surface parking with multiple ingress and egress points for added convenience. Located minutes from coveted restaurants and shopping destinations.

- Lush Landscaping surrounds TGAAR TOWER, while inside, the building offers a quiet and peaceful work environment for all tenants.

Building SqFt	92,448 SqFt
Year Built	1982
Lot Size (SF)	94,143.00 SqFt
Parcel ID	00024300.012.0010
Zoning Type	OFFICE
County	Midland
Coordinates	32.034009,-102.090324



### BRANDON MCCLAIN

President/Broker

Mobile: 4329673354

bsmclain@lmbgroup.com

License #: 552990

LMB Real Estate Group

3300 N. "A" Street, Building 5, Suite 100  
Midland, TX 79705

Office: 4326862800  
www.lmbgroup.com



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#270	office	\$ 20.00 SF/Yr	FSG	3,023 SF	3 - 7 Yrs
#300	office	\$ 20.00 SF/Yr	FSG	3,870 SF	3 - 7 Yrs
#306	office	\$ 20.00 SF/Yr	FSG	2,226 SF	3 - 7 Yrs
#504	office	\$ 20.00 SF/Yr	FSG	2,879 SF	3 - 7 Yrs
#506	office	\$ 20.00 SF/Yr	FSG	693 SF	3 - 7 Yrs

SOLAR TOWER

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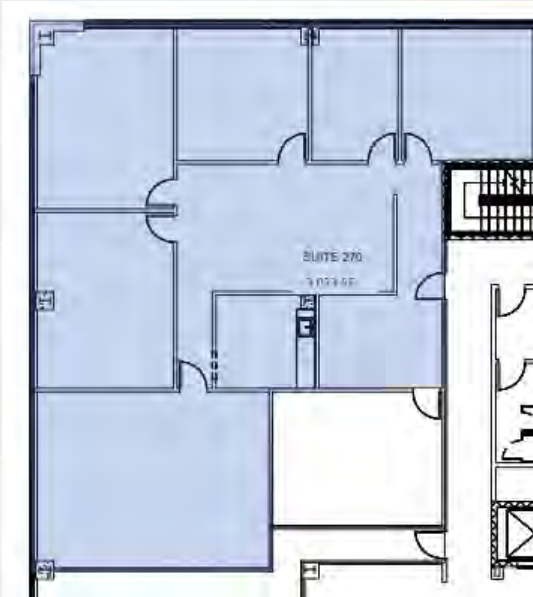
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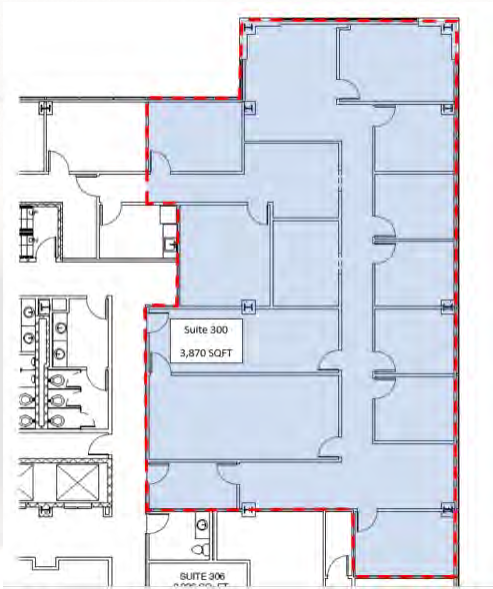
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# 270



# 300



TGAAR

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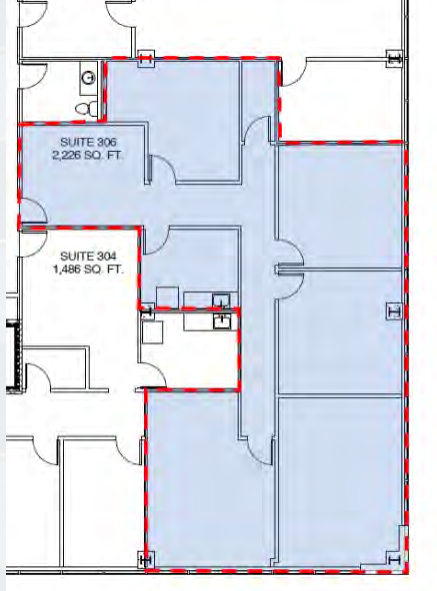
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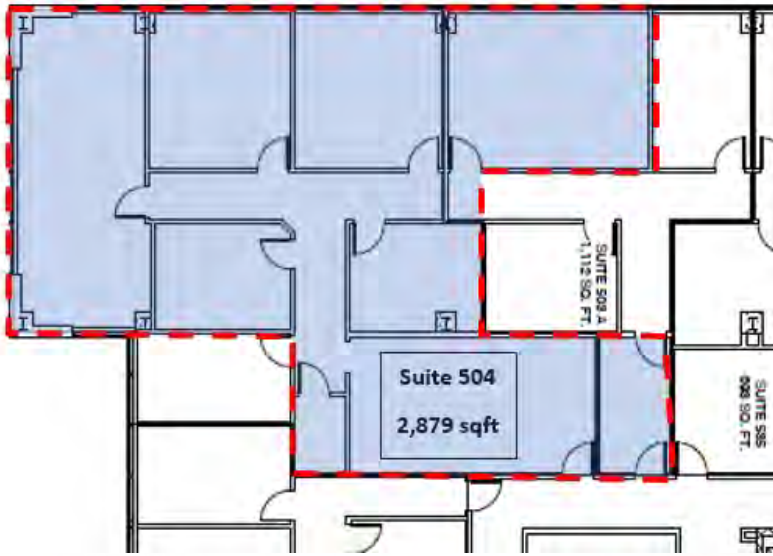
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# 306



# 504



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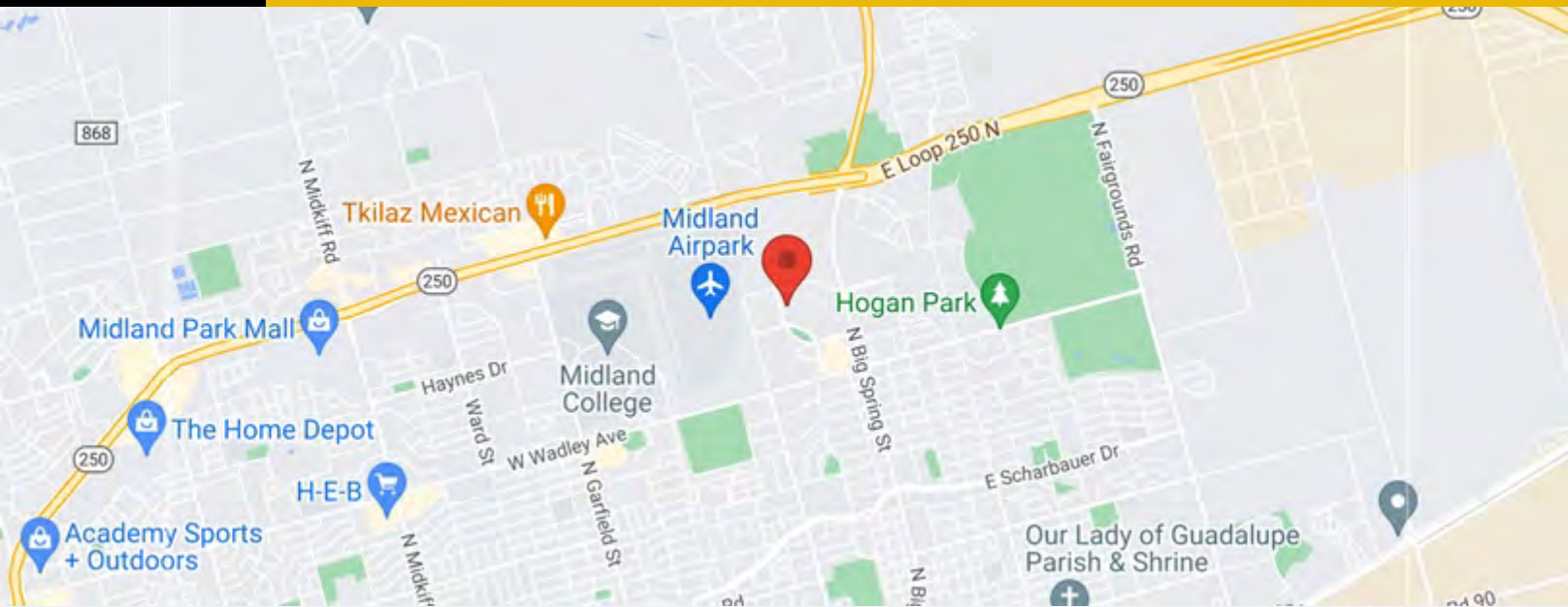
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,144	47,829	95,080
2010 Population	5,191	53,638	109,994
2022 Population	5,394	61,021	128,967
2027 Population	6,034	64,105	136,036
2022-2027 Growth Rate	2.27 %	0.99 %	1.07 %
2022 Daytime Population	9,234	71,020	133,001

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	159	1,616	3,398
\$15000-24999	119	1,880	3,983
\$25000-34999	95	921	1,791
\$35000-49999	178	1,682	3,794
\$50000-74999	267	3,084	7,120
\$75000-99999	117	2,316	5,123
\$100000-149999	581	5,042	9,976
\$150000-199999	240	2,673	5,262
\$200000 or greater	366	3,670	6,581
Median HH Income	\$ 107,002	\$ 99,227	\$ 90,298
Average HH Income	\$ 137,558	\$ 131,976	\$ 123,473

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,569	18,328	35,680
2010 Total Households	1,885	20,673	41,507
2022 Total Households	2,122	22,884	47,028
2027 Total Households	2,363	23,907	49,315
2022 Average Household Size	2.47	2.63	2.71
2022 Owner Occupied Housing	1,452	16,155	31,833
2027 Owner Occupied Housing	1,511	16,806	33,222
2022 Renter Occupied Housing	670	6,728	15,196
2027 Renter Occupied Housing	852	7,101	16,093
2022 Vacant Housing	488	3,637	7,452
2022 Total Housing	2,610	26,521	54,480

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## CITY OF MIDLAND

COUNTY MIDLAND

### AREA

CITY 75.6 SQ MI  
LAND 75.4 SQ MI  
WATER 0.2 SQ MI  
ELEVATION 2782 FT

### POPULATION

POPULATION 132,524  
DENSITY 1,935.56 SQ MI



## ABOUT MIDLAND

Midland is a city in and the county seat of Midland County, Texas, United States. Midland is a hub for the Oil and Gas industry that provides services to the entire Permian Basin including Eastern New Mexico. Midland has a population of 132,524 according to the 2020 census.

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