



PURCHASE PRICE: \$7,500,000

# ESTES PARK SHOPPING CENTER

6409 N Big Spring Street | Midland , TX 79705

Trey Dennis

Broker

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# PROPERTY SUMMARY



## Estes Park Property Description

Estes Park Shopping Center is offered as a package investment opportunity consisting of a 16,873 SF, multi-tenant retail shopping center and a 2.95 AC developable land tract. The income-producing retail is newly constructed and located along TX-349 in Northeast Midland, providing strong frontage, excellent visibility, and exposure to approximately 19,000 VPD.

## Additional Land Positioned For Future Development

The additional land provides immediate value-add potential for future retail or commercial development, allowing an investor to benefit from both stabilized cash flow and long-term growth. The surrounding trade area continues to experience residential expansion, with roughly 2,000 new homes planned or under development nearby, supporting sustained tenant demand and future appreciation.

## Offering Summary

Purchase Price:	\$7,500,000
Cap Rate:	7.04%
Lot Size:	5.19 Acres
Total Building Size:	17,000 SF
Occupancy:	85.0% <small>*LOI in negotiations for last vacancy</small>
Average NOI:	\$494,165.00

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,902	23,726	55,307
Total Population	5,587	64,397	155,174
Average HH Income	\$131,244	\$121,525	\$112,354

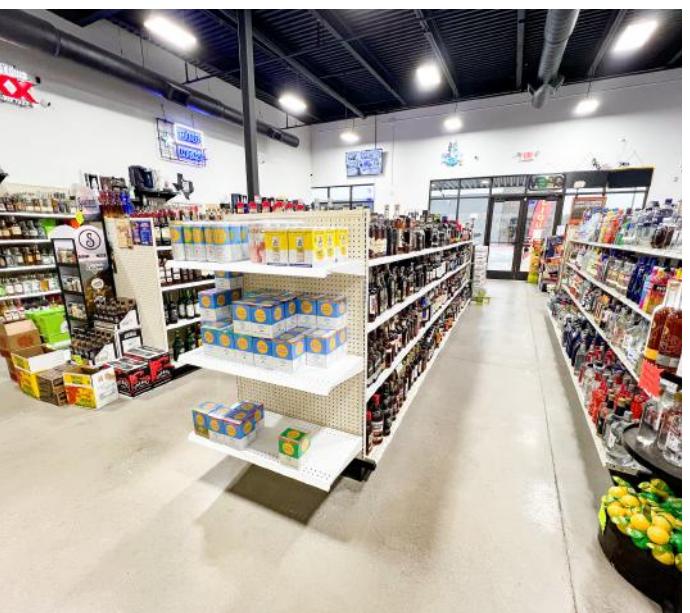
# HIGHLIGHTS & IMPROVEMENTS



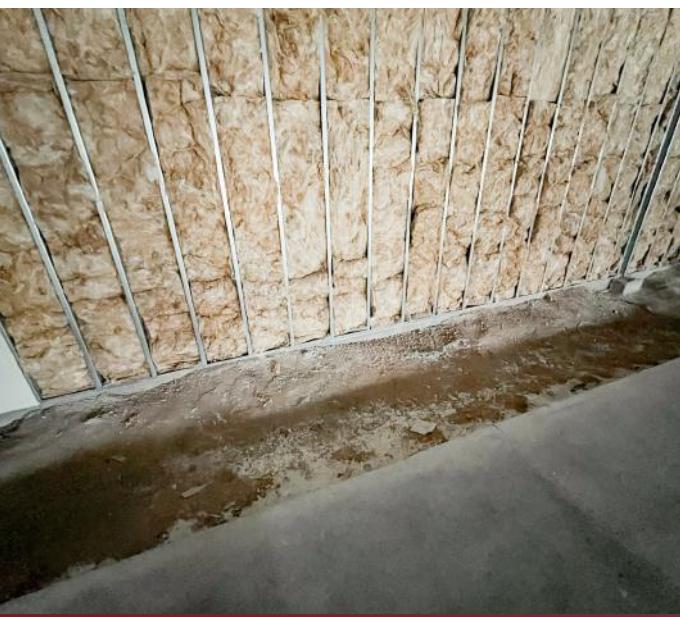
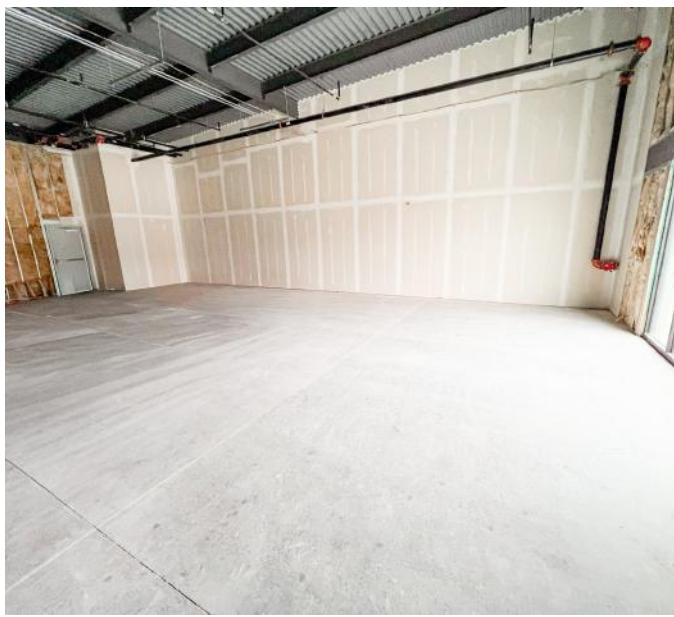
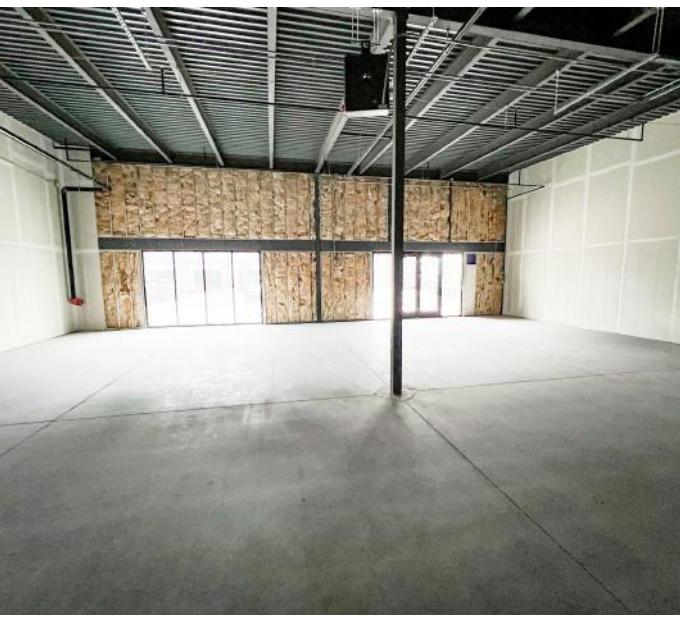
## Property And Tenant Highlights & Improvements

- Newly constructed, high-quality retail asset
- Long-term stability with 10-year lease terms; first lease expiration in 2034
- Highly visible pylon signage available along TX-349 (N Big Spring Street)
- Strong regional fundamentals, including limited retail inventory along N Big Spring Street, over 5,500 nearby residential rooftops, and more than 1,000 multifamily units along the corridor
- Minimal competitive retail space within the immediate trade area
- Strategically located less than 3 miles from the new Midland High School campus (opening August 2028)
- **Building 1 | Suite 1 – 349 Liquors:** Fully built-out with HVAC and plumbing; operating liquor store
- **Building 1 | Suite 2 – Vacant:** Landlord to deliver in warm vanilla shell condition
- **Building 1 | Suite 3 – TapHouse Kitchen & Bar:** First-generation restaurant with full build-out, including grease trap, vent hood, commercial-grade cooler, HVAC, and plumbing
- **Building 2 | Suite 1 – Philly's Golf Club:** First-generation restaurant and golf club with full build-out, including a full service bar, HVAC, and plumbing.
- **±2.95 acres of developable land** with full city utility access, including electricity, gas, water, sewer, and fiber-optic internet

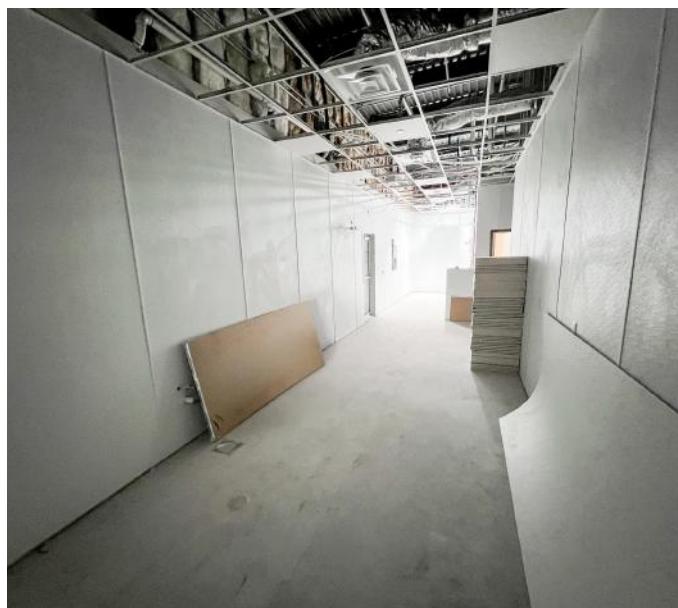
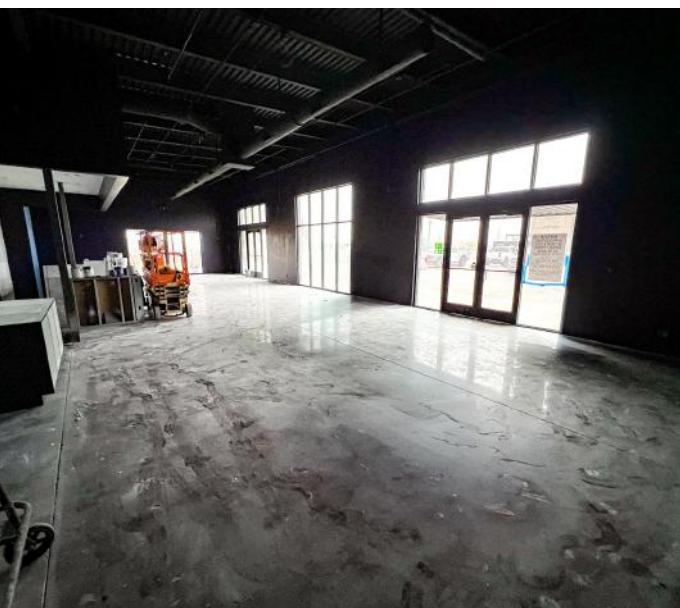
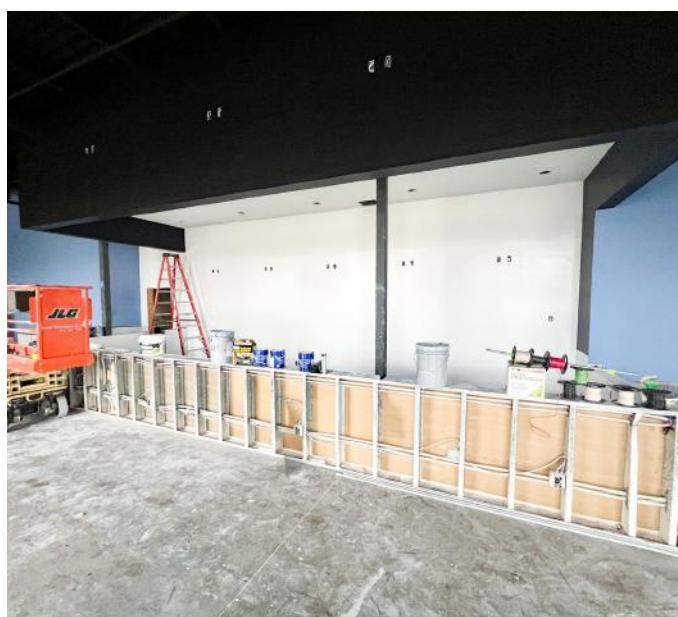
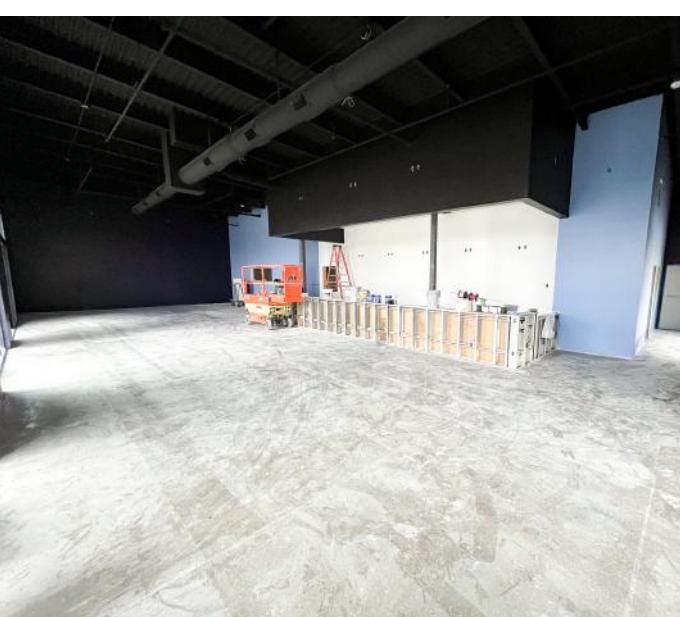
# BUILDING 1, SUITE #1 - 349 LIQUOR



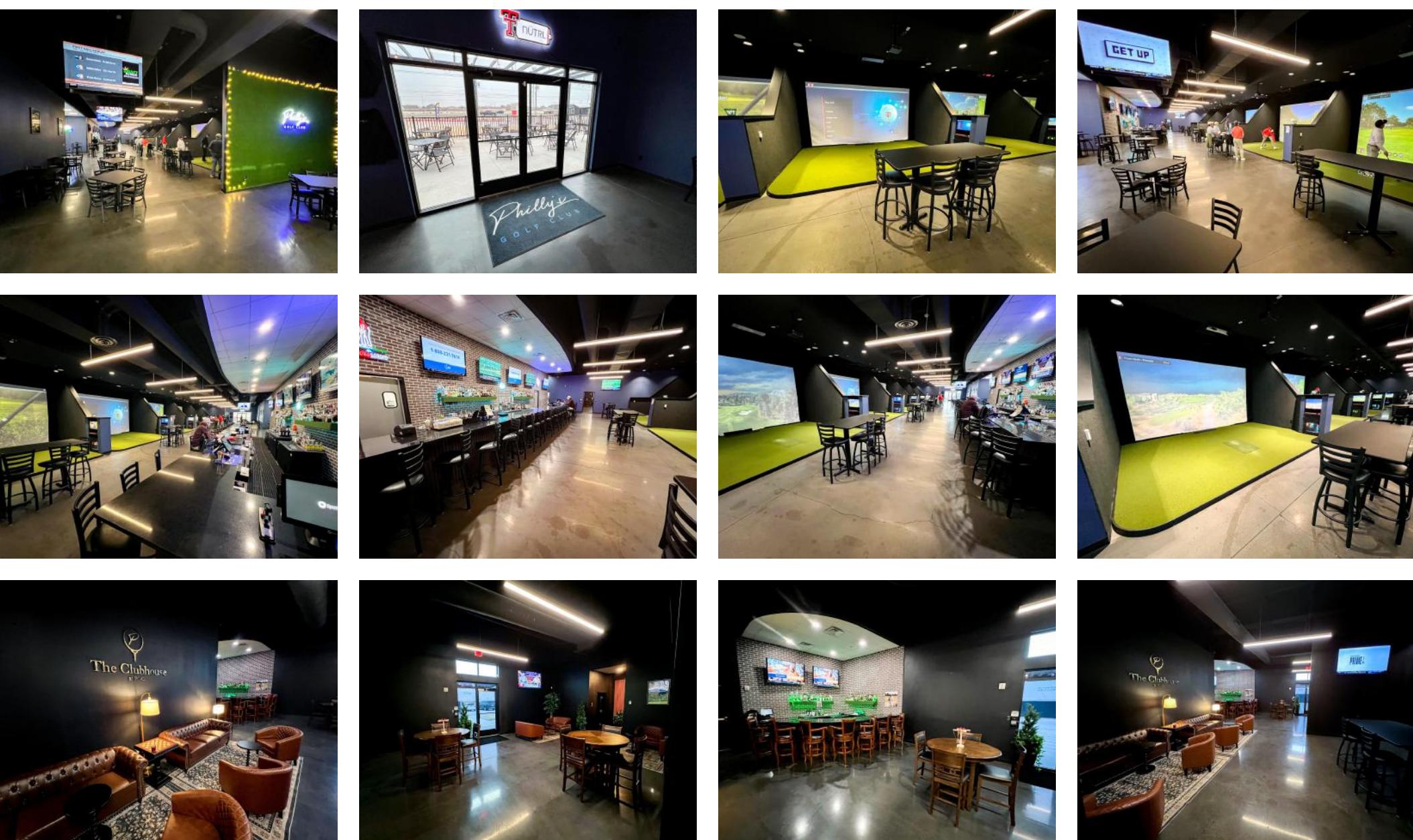
# BUILDING 1, SUITE #2 - VACANT



# BUILDING 1, SUITE #3 - TAPHOUSE KITCHEN & BAR



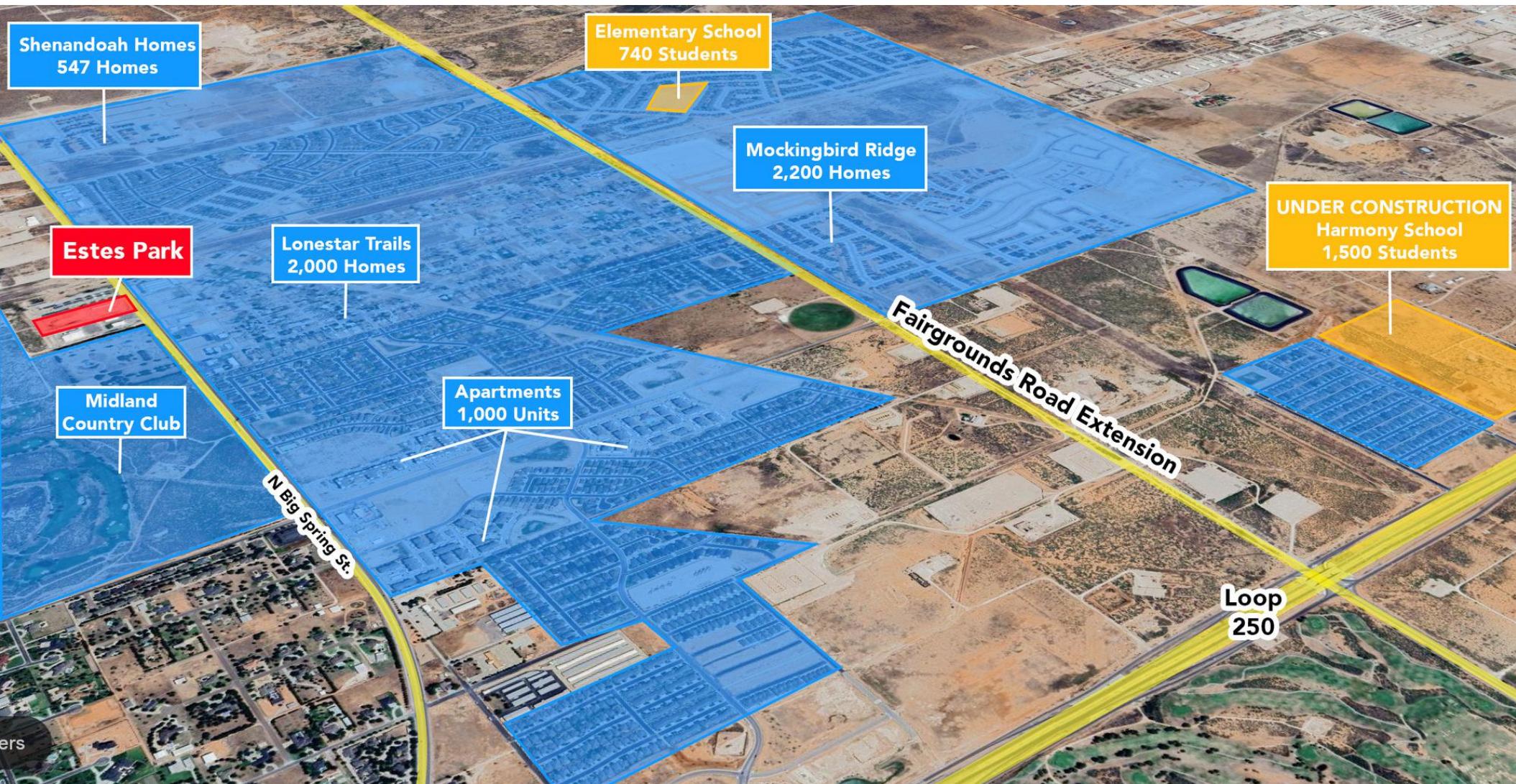
# BUILDING 2, SUITE #1 - PHILLY'S GOLF CLUB



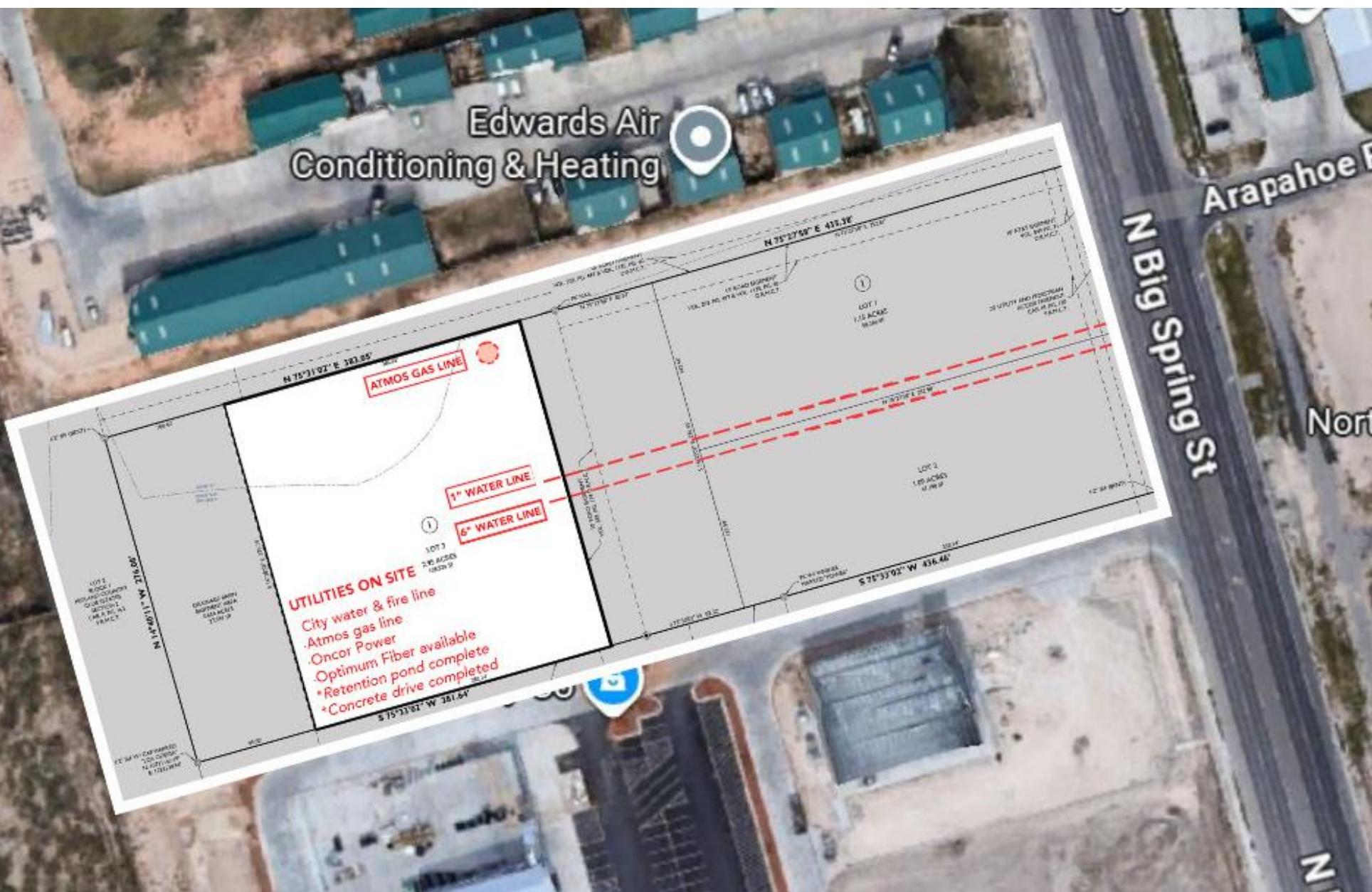
# LOCATION MAP



# REGIONAL MAP



# MAP - UTILITIES ON SITE



# MARKET SUMMARY



## Midland, Texas: Energy-Driven Growth And Commercial Real Estate Stability

Midland, Texas is a primary economic center within the Permian Basin and serves as a national hub for energy production, logistics, and related professional services. The city's economy is anchored by oil and gas exploration, energy services, engineering, transportation, healthcare, and corporate operations, creating a stable employment base supported by long-term infrastructure investment.

Population growth in Midland is closely tied to sustained employment demand and elevated household incomes. The market consistently attracts a skilled workforce, driving continued demand for housing, retail, and service-oriented commercial real estate. Residential development remains active, particularly in northern and northeastern Midland, where new subdivisions and supporting retail projects continue to deliver.

Retail fundamentals benefit from high per-capita income levels, strong commuter traffic, and limited availability of newly constructed multi-tenant retail. Development costs and land constraints have restricted new retail supply, strengthening performance for existing centers in well-located corridors such as TX-349 (N Big Spring Street), Loop 250, and Andrews Highway.

Midland's central location within the Permian Basin creates a regional draw for both workforce and consumers, supporting consistent traffic counts and daytime population density. Combined with ongoing residential growth and infrastructure investment, the city offers stable long-term fundamentals for commercial real estate investors seeking income durability and appreciation potential.

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