

FOR SALE

LONE STAR BIOGENETICS, LLC

3403 Andrews Highway, Suite 100, Midland, Texas, Midland, TX 79703



PROPERTY DESCRIPTION

Discover an exceptional office building investment opportunity in Midland, TX. This meticulously maintained 3,579 SF property, with a single unit, presents an attractive net leased office investment with a proven track record of 100% occupancy. Built in 2011 and diligently renovated in 2024, this asset reflects timeless quality and contemporary functionality. The favorable PD zoning and strategically advantageous Midland location further enhance the property's investment potential. Don't miss your chance to add this secure, income-producing asset to your portfolio in the thriving Midland area.

PROPERTY HIGHLIGHTS

- Net Leased Medical office Investment
- 3,579 SF building
- Built in 2011, renovated in 2024
- Zoned PD - Planned District
- Located in Midland, Texas

BILL SCOTT

432.682.1111
bill@midlandtexasrealestate.com

OFFERING SUMMARY

Sale Price:	\$899,000
Lot Size:	45,785 SF
Building Size:	3,579 SF
NOI:	\$71,400.00
Cap Rate:	7.94%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	256	1,252	5,000
Total Population	686	3,220	13,315
Average HH Income	\$115,294	\$110,134	\$106,256



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LOCATION DESCRIPTION

Discover the possibilities awaiting at this prime Midland, Texas location. Located in the heart of the vibrant city, the area offers convenient access to major highways and thoroughfares, ensuring exceptional connectivity. Midland is renowned for its thriving business community, with an array of corporate offices, business parks, and commercial districts nearby. With a robust economy driven by the energy sector and a diverse range of industries, investors will find abundant opportunities in this dynamic market. Nearby amenities include popular dining and retail destinations, providing convenience for employees and visitors alike. Invest in the future of Midland at this centrally located property.

SITE DESCRIPTION

Conveniently located on State Highway 158 (Andrews Highway) between Midkiff Street and Midland Drive. Near shopping, restaurants and entertainment amenities.

EXTERIOR DESCRIPTION

Brick Veneer with built-up roof

INTERIOR DESCRIPTION

Medical office with Reception Area, Admin Area , 5 exam rooms, 2 dr.'s office & 3 restrooms

PARKING DESCRIPTION

Surface and covered

CONSTRUCTION DESCRIPTION

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Building Name	Lone Star Biogenetics, LLC
Property Type	Office
Property Subtype	Medical
Building Size	3,579 SF
Lot Size	45,785 SF
Building Class	A
Year Built	2011
Year Last Renovated	2024
Number of Floors	1
Average Floor Size	3,579 SF
Parking Spaces	12
Construction Status	Existing
Roof	Built-up
Number of Buildings	1

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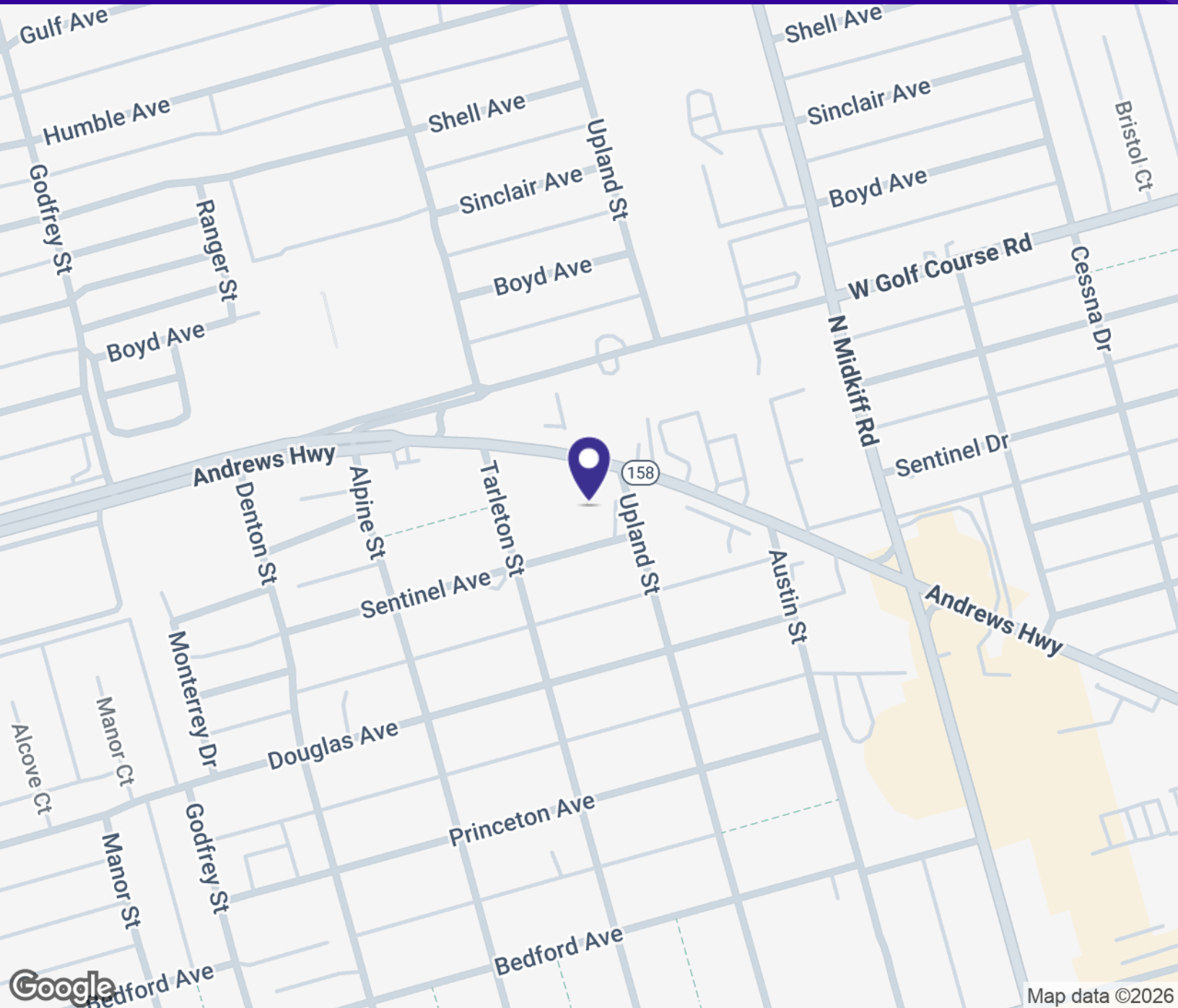
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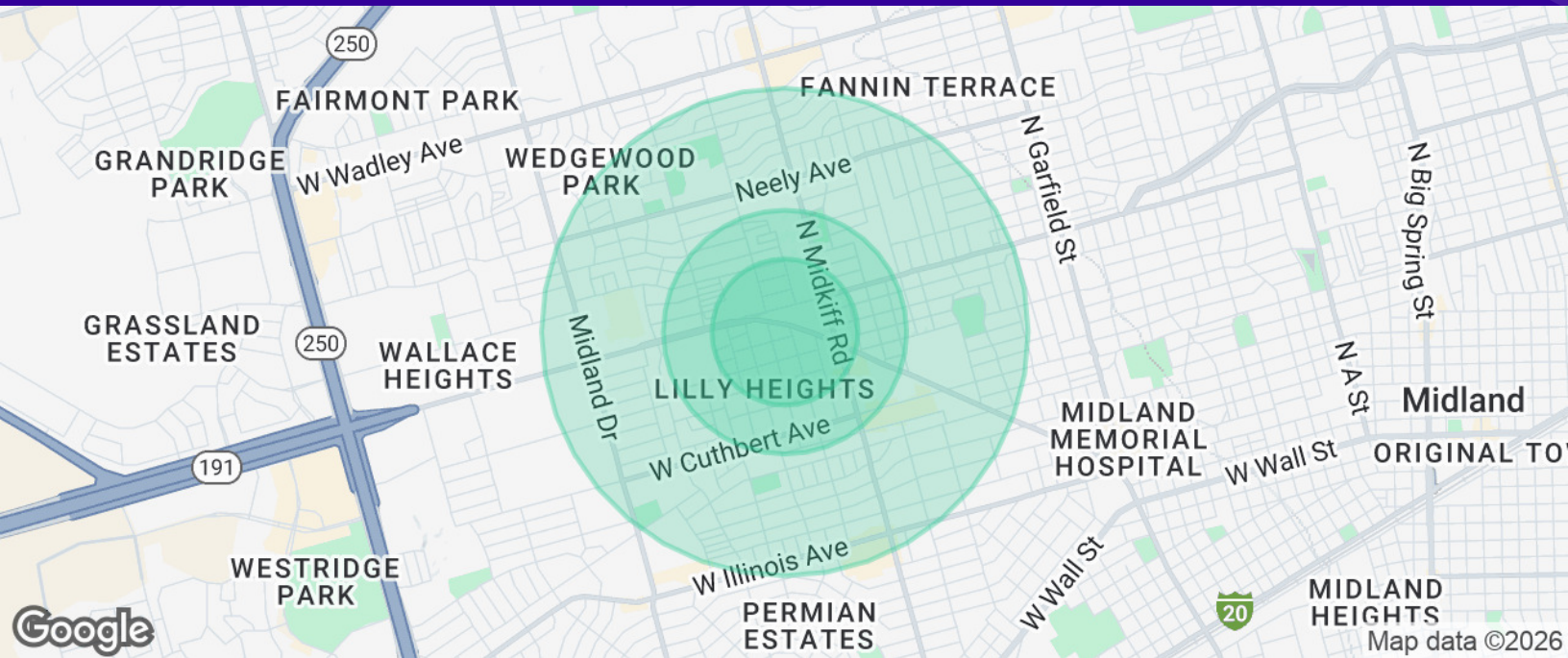
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	686	3,220	13,315
Average Age	39	38	37
Average Age (Male)	39	37	36
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	256	1,252	5,000
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$115,294	\$110,134	\$106,256
Average House Value	\$278,754	\$271,469	\$277,105

Demographics data derived from AlphaMap

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