



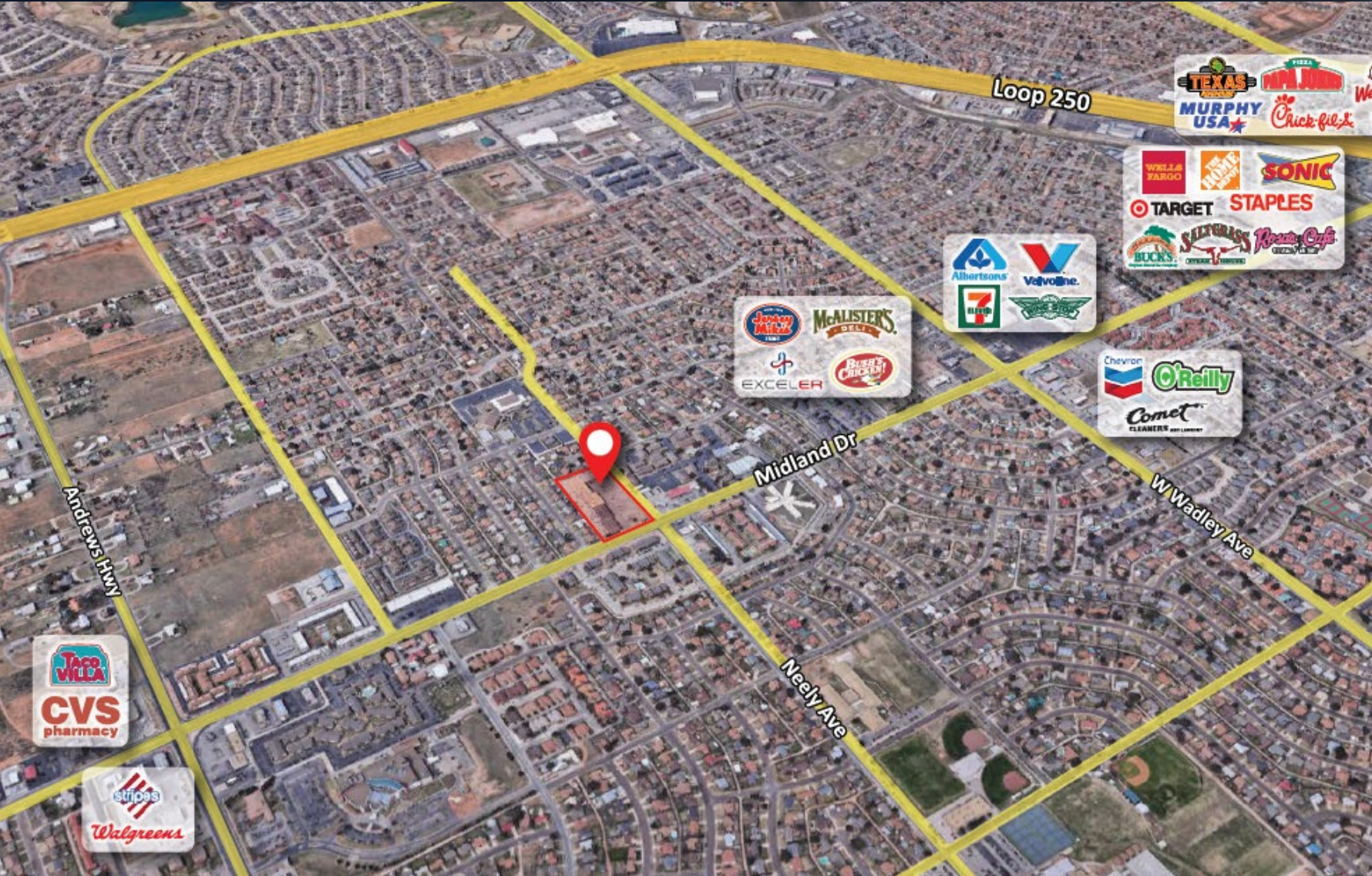
MESA VERDE SHOPPING CENTER

2215 N. Midland Dr. Midland, TX 79707



GORDON PARTNERS

43,000 SF	15 Tenants	Convenience Retail	Recent Remodel	25,000 cars per day
-----------	------------	--------------------	----------------	---------------------



LEASING INFO: PHILLIP CARAMEROS (832.937.5900) PHILLIP@GORDONPARTNERS.COM | JENNY NGUYEN (409.900.2060) JENNY@GORDONPARTNERS.COM



Suite	Tenant	SF	Suite	Tenant	SF
1A	Sherwin Williams Paint	7,800	4A	Tender Steps Daycare	2,262
2A	Hook & Reel Restaurant	5,428	4B	Salon A	2,643
2B	Great Wall Chinese Rest.	1,200	4C2	Midland Medical Supply	988
2D	Supercuts	1,540	4D	Smile Asian Market	3,590
3A1	Imagine Eyewear	1,443	5A	Smith's Shoes	3,606
3B	Tender Steps	2,450	5B	Pending	1,500
3CD	Animal Clinic	3,909	5C	Mayflower Dental	2,210
			5D	Annie's Nail's	1,904

Population (2024)

1 mile	14,937
3 mile	82,395
5 mile	127,767

Avg. HH Income (2024)

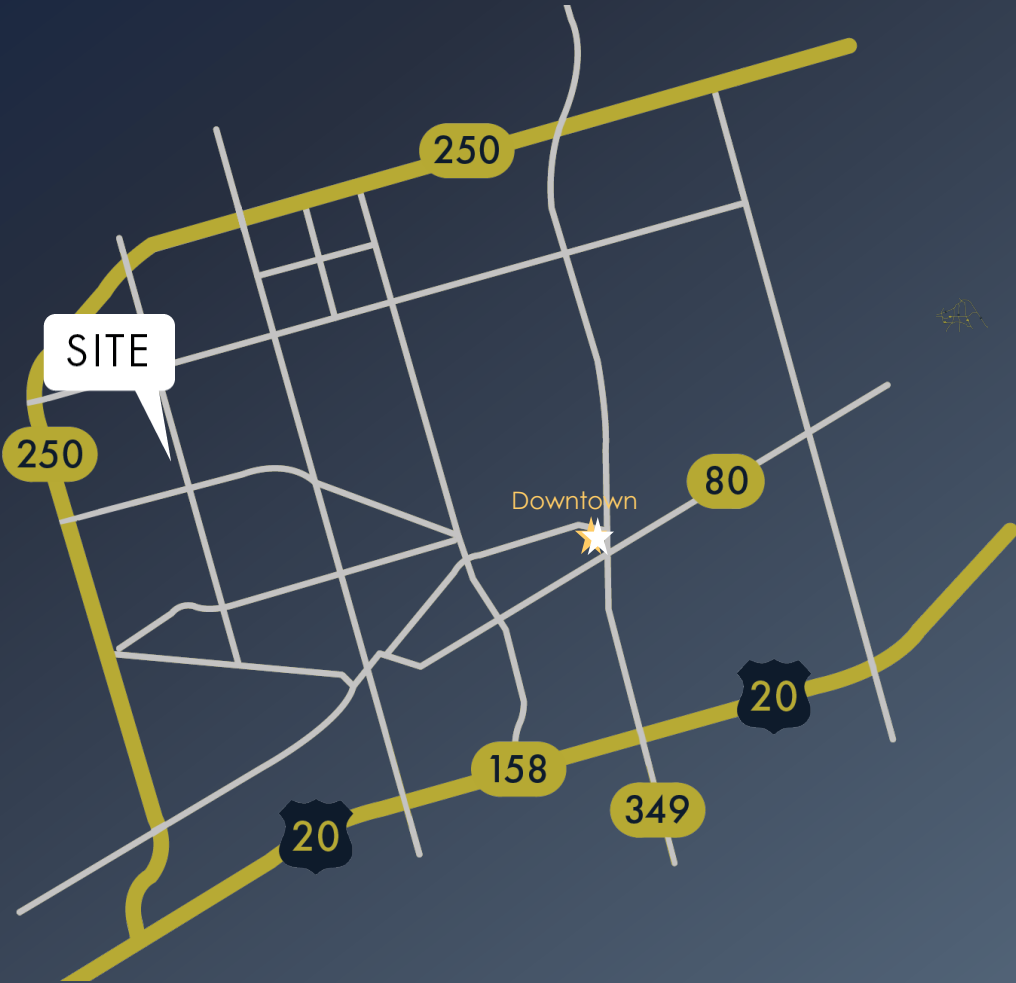
1 mile	\$105,975
3 mile	\$147,744
5 mile	\$139,315

Employees

1 mile	4,170
3 mile	26,194
5 mile	62,892

Traffic Counts (daily)

Midland Dr.	26,000
Neely Dr.	3,500



TENANTS INCLUDE:





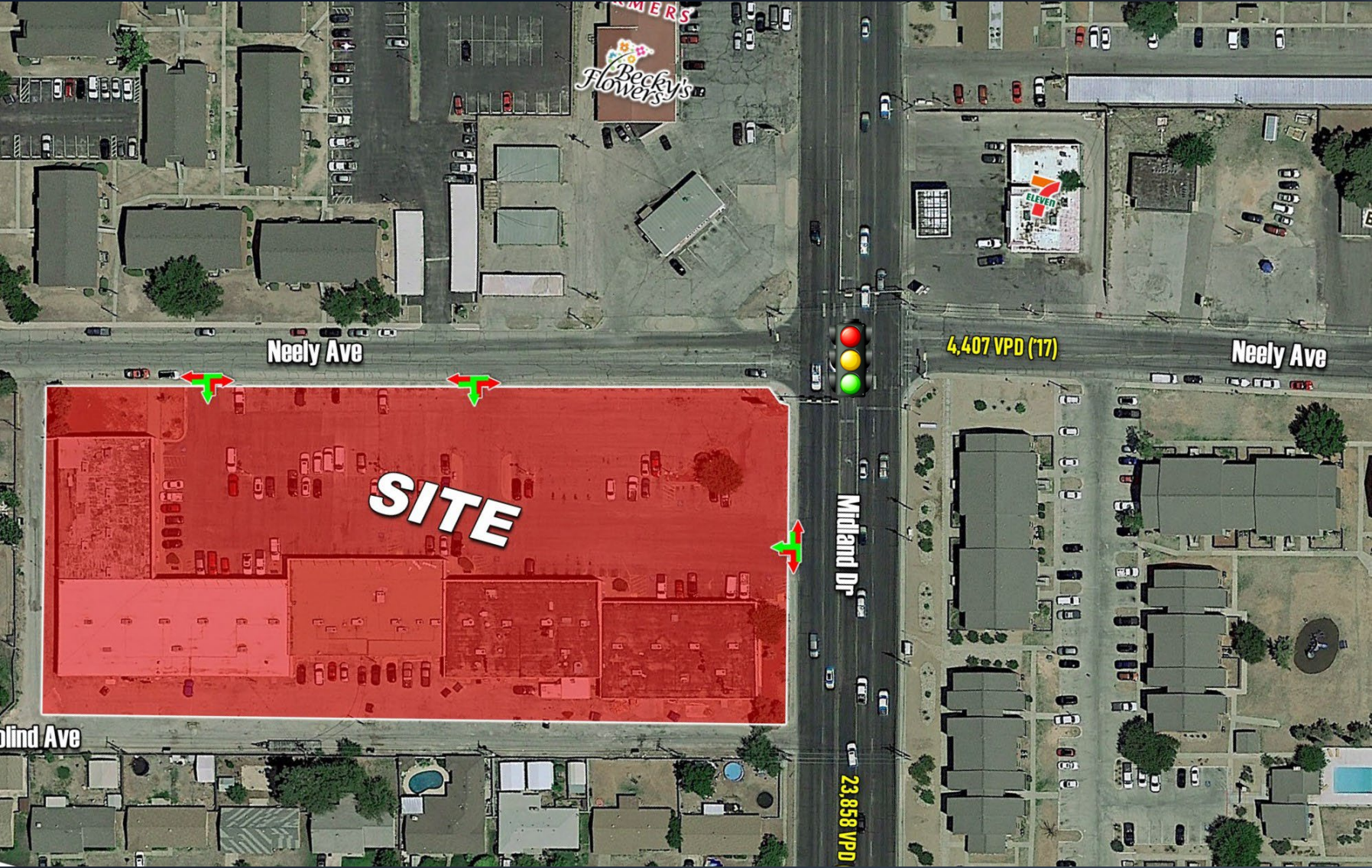
AREA RETAILERS





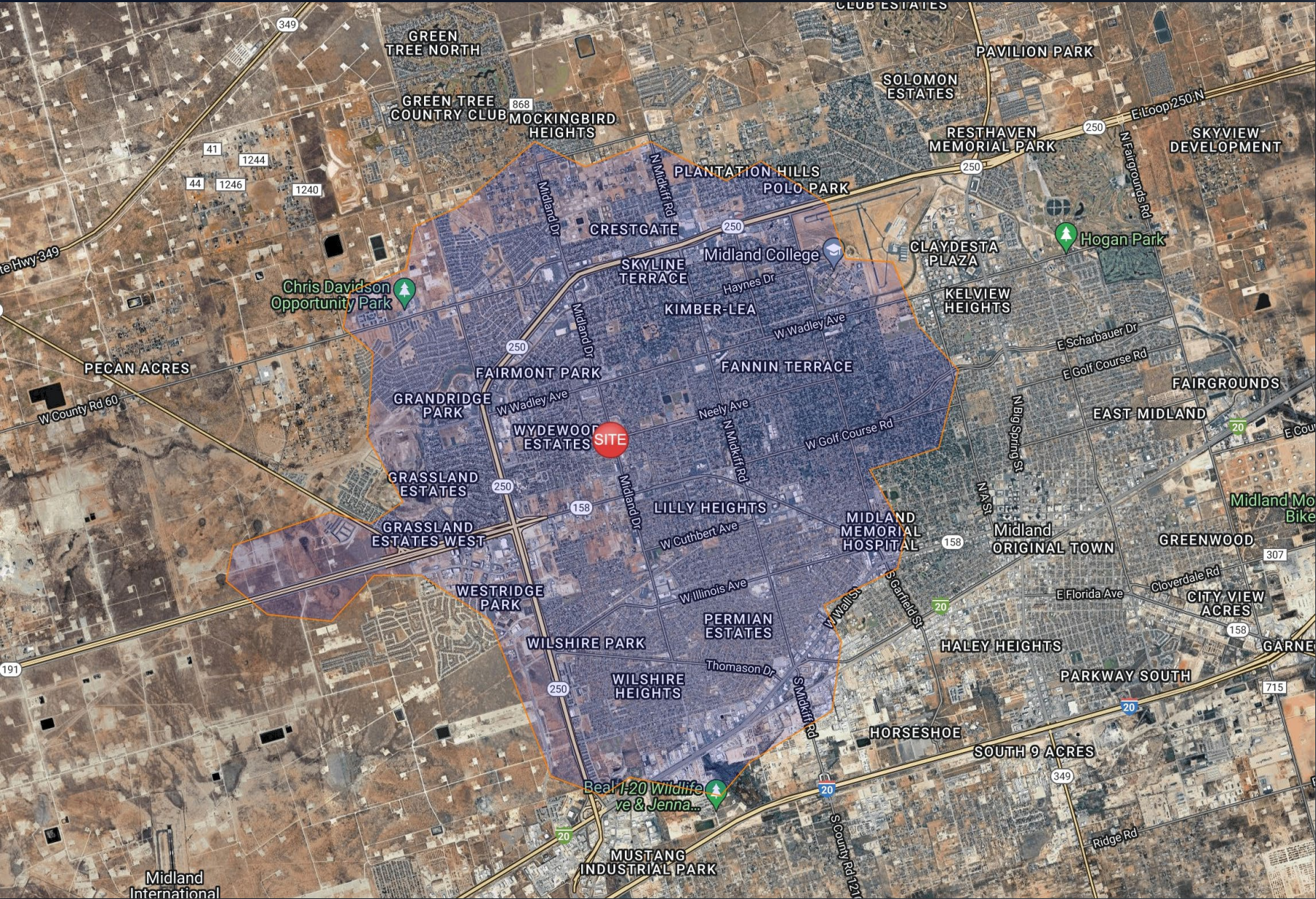






- ➡ Signalized intersection
- ➡ Excellent Visibility
- ➡ 4 access points
- ➡ Neighborhood intersection

➡ 26,194 Employees ➡ 30,467 Households ➡ 82,395 people ➡ \$170K Avg. HH Income

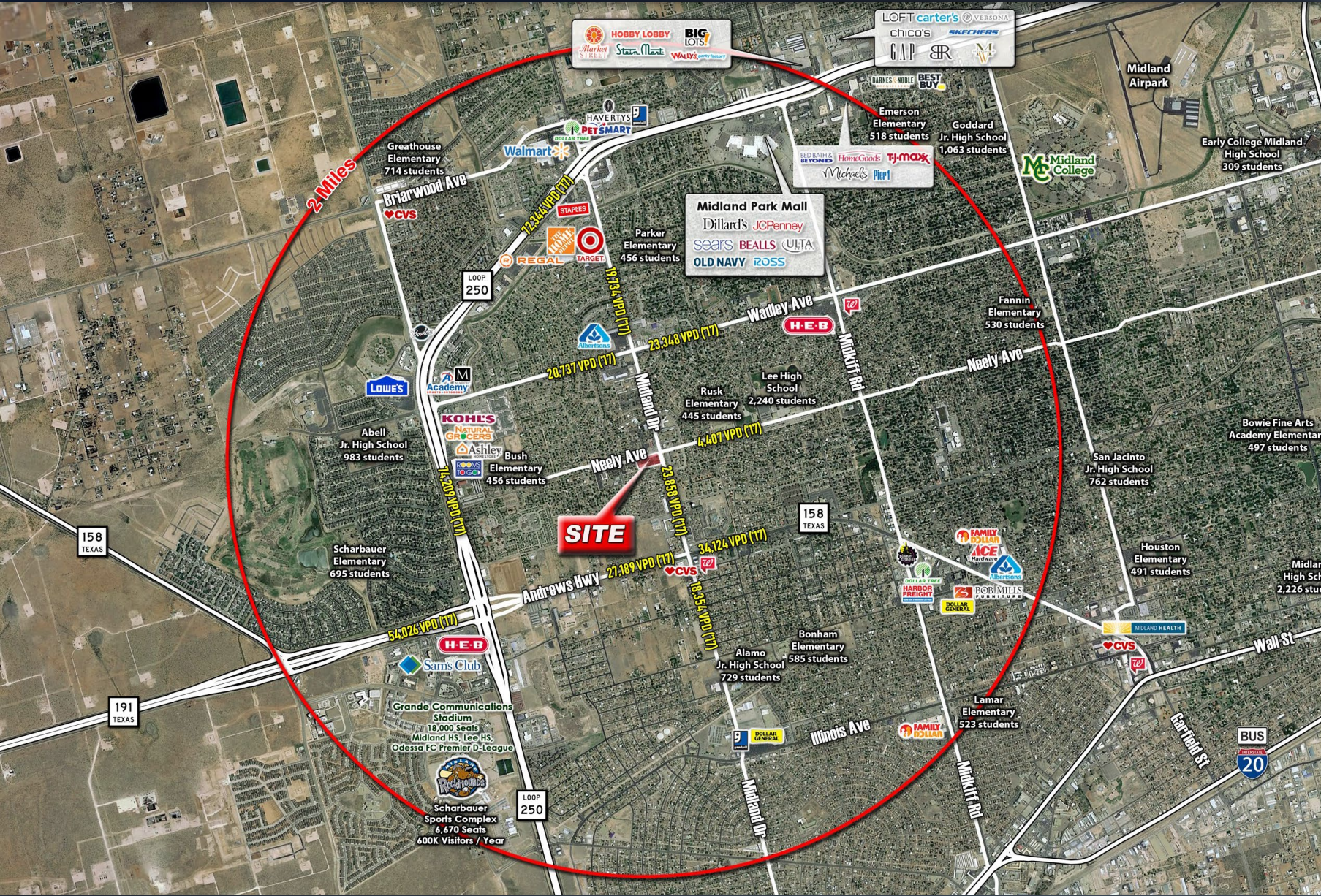


➔ 82,395 people

➔ 30,467 Households

➔ \$148K Avg HH Income

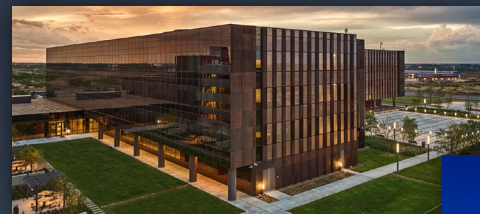
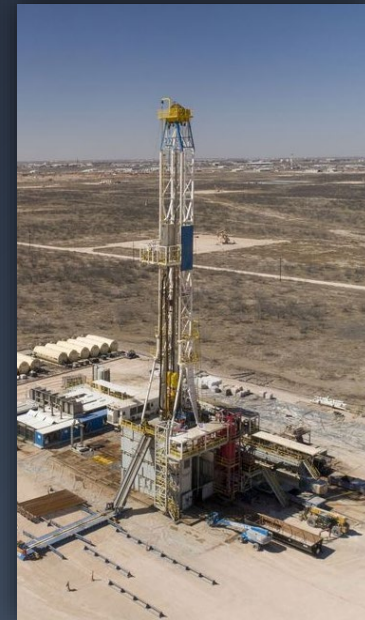
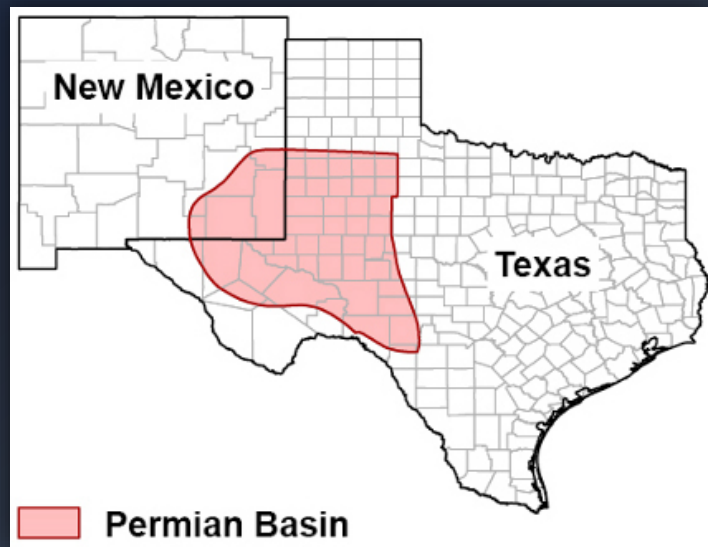
➔ 27,000 Employees



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.

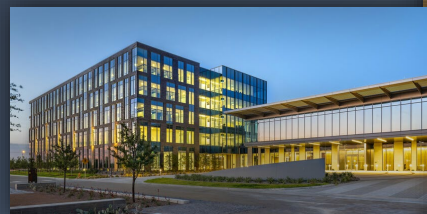
Recent use of enhanced-recovery practices such as hydraulic fracturing (fracking) in the Permian Basin has produced a substantial impact on U.S. oil production. Since 2005 the number of rigs in the Permian basin has more than tripled as oil companies capitalize on the sound and profitable economics of 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

 713-961-3337
 Phone

 Scott A. Gordon
 Designated Broker of Firm

 461214
 License No.

 sgordon@gordonpartners.com
 Email

 713-961-3337
 Phone

 Licensed Supervisor of Sales Agent/Assoc.

 License No.

 Email

 Phone

 Phillip Carameros
 Sales Agent/Associate's Name

 655718
 License No.

 phillip@gordonpartners.com
 Email

 832-937-5900
 Phone

 Buyer/Tenant/Seller/Landlord Initials

 Date