



PRICE: \$3,500,000

5400 FRIO DRIVE

Midland, TX 79707

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Property Description

5400 Frio Drive is a 100% occupied investment property consisting of a 5,733 SF retail/office building situated on approximately 0.72 acres in Midland, Texas. The property features quality brick construction, a metal roof, blown insulation, sound insulation, low-maintenance landscaping with an automatic sprinkler system, and ample on-site parking. The thoughtfully designed interior includes 12 treatment rooms, a flex room, a kitchen, two large locker room bathrooms, two additional restrooms, a sauna with red light therapy, and a treatment room with a large soaking bathtub. Each treatment room is equipped with plumbing and electrical connections, integrated Wi-Fi, speakers, white noise systems, and recessed dimmable lighting. Additional features include four washer and dryer hookups, security cameras, and raised floor access for operating systems and electrical infrastructure. This well-maintained, stabilized asset offers investors a rare opportunity to acquire a fully leased property occupied by a long-term, well-established national tenant.



Location Description

Located in one of Midland's strongest retail and residential corridors, the property benefits from convenient access to Loop 250 and Briarwood Avenue. The surrounding area is home to numerous national retailers, restaurants, medical users, and service-oriented businesses, supported by strong residential density, above-average household incomes, and continued commercial growth. Briarwood Avenue experiences over 10,000 vehicles per day, providing excellent visibility and accessibility in one of Midland's most desirable commercial districts. This highly sought-after location offers strong long-term investment appeal.

Offering Summary

Sale Price:	\$3,500,000
Lot Size:	0.72 Acres
Building Size:	5,733 SF
Average NOI:	\$263,718.00

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Property Highlights

- 100% Occupied Investment Opportunity
- 7.53% CAP Rate
- Long-Term National Credit Tenant
- Stabilized Asset with Existing Tenant Income
- 5,733 SF Retail/Office Building | 0.72 Acres
- 12 Treatment Rooms + Flex Room
- Sauna with Red Light Therapy
- Large Hydrotherapy Soaking Tub
- Plumbing & Electrical Connections in Every Treatment Room
- Integrated Speakers & White Noise Throughout
- Recessed Dimmable Lighting Throughout
- Back-of-House Area | Kitchen | (2) Restrooms | (4) Washer & Dryer Hookups
- (4) Restrooms Total | (2) Locker Rooms with Showers
- Raised Floor Access for Electrical & Building Systems
- Sound Insulation | Blown Insulation | Metal Roof
- 42 On-Site Parking Spaces
- Automatic Sprinkler System | Professional Landscaping
- Prime Location Near Loop 250 & Briarwood Avenue
- 10,000+ VPD on Briarwood Avenue
- Strong Retail & Residential Trade Area

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MORIAH
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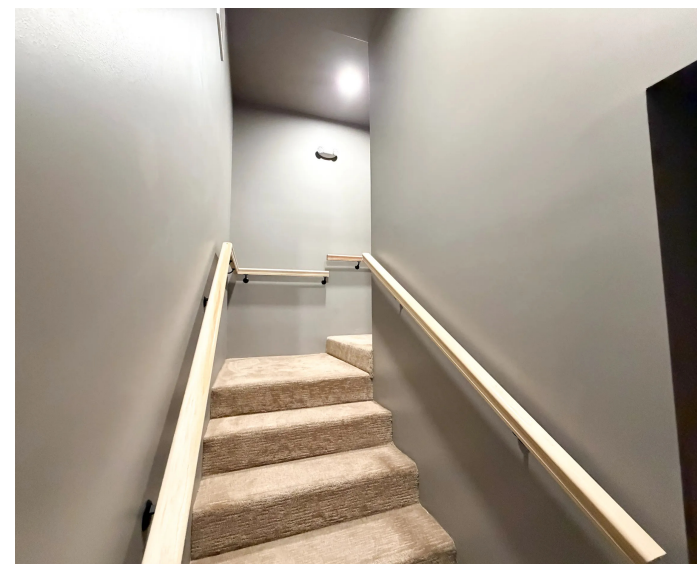
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 **MORIAH**
BROKERAGE SERVICES, LLC

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MORIAH BROKERAGE TEAM

Significant Assignments & Transactions



JOHN ELPHICK, CCIM
BROKER



TREY DENNIS
BROKER



WES GOTCHER
PRESIDENT/MANAGING
BROKER



STEPHANIE GAUTHIER
AGENT



JACK ODURO
AGENT



MIKE GRESBACK
AGENT



TOMMY REYNOLDS
AGENT



MEGAN YANCEY
TRANSACTION COORD.



HUNTER HICKOK
AGENT



JOEY VARELA
AGENT



PRESLEY FLATT
MARKETING SPECIALIST

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