



PRICE: \$2,250,000

# 3301 BANKHEAD HIGHWAY

Midland, TX 79701

**Wes Gotcher**

Broker | President  
432.682.2510

wes@moriahgroup.net

**Trey Dennis**

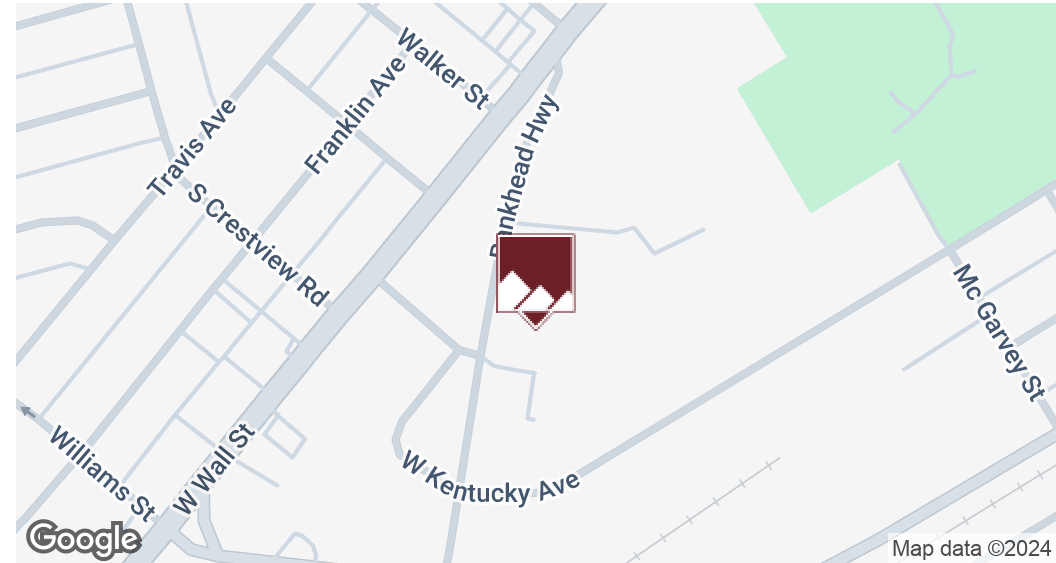
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## Property Description

30,625 SF under roof on 3.46 Acres. The current Tenant is on a month-to-month lease agreement and pays significantly below market rent. The current lease rate is \$2,631.81/month and has occupied the space since February 1, 2020. There is significant room for improving the lease rate on this site for the next owner.

## Property Highlights

- Within City Limits: City Utilities (Water & Sewer), Police & Fire Protection, Outside of Flood Prone Area
- Zoning: LR-3 & C-3 (Local Retail & Commercial) | Permitted Uses (not limited to): Auto Sales, Boat Sales, Restaurant, Car Wash, Bowling Alley, Medical or Dental Laboratory, Dance Hall
- Bankhead Hwy: +/- 400 FT
- Traffic Counts: +/- 1,510 Average Daily Traffic (2022)

## Location Description

Prime Retail-Industrial opportunity near Downtown Midland on Wall Street with quick and easy highway access. 2 miles west from Downtown

## Offering Summary

Sale Price:	\$2,250,000
Lot Size:	3.46 Acres
Building Size:	30,625 SF

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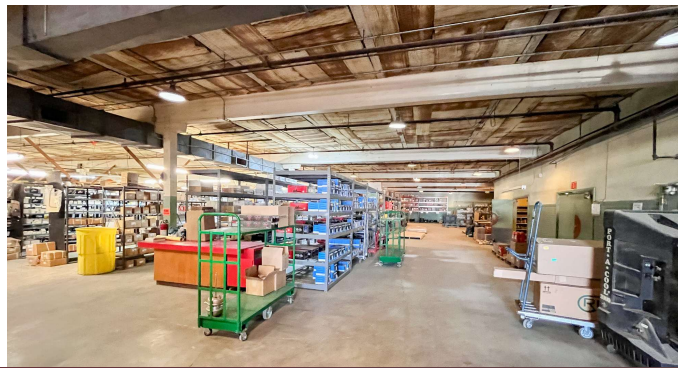
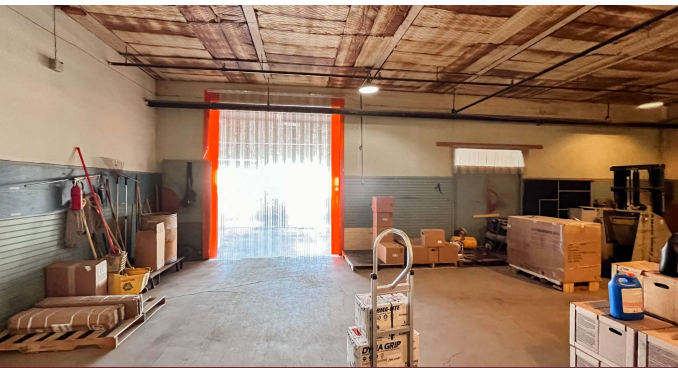
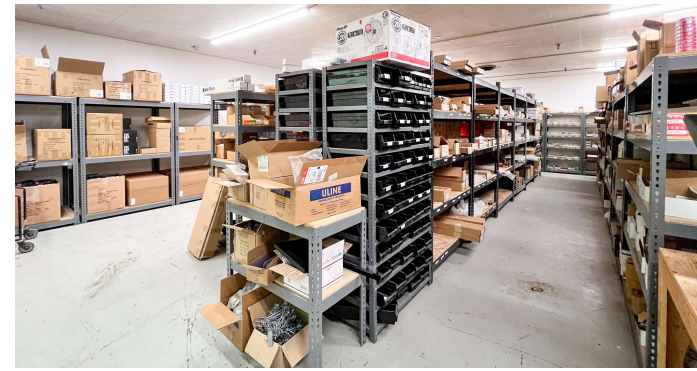
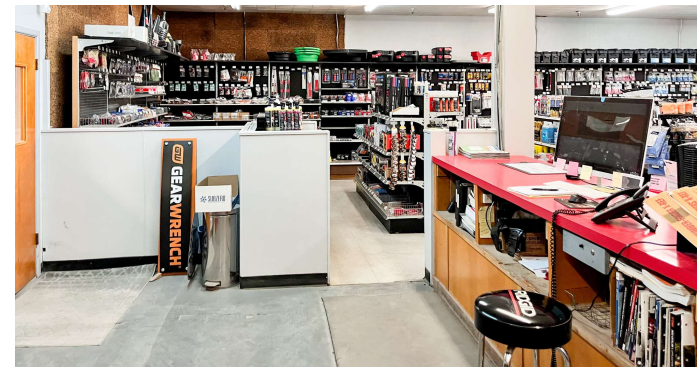
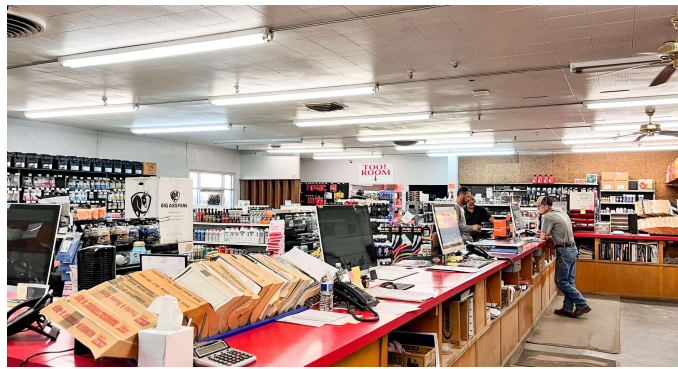
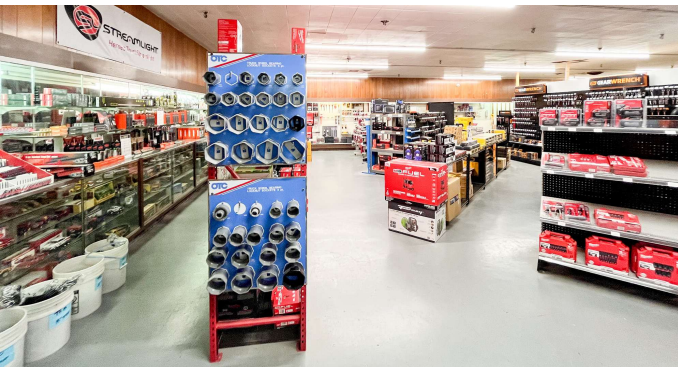




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**MORIAH**  
BROKERAGE SERVICES, LLC



PRICE: \$2,250,000

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## Contact Brokers:

### Wes Gotcher

Broker | President

432.682.2510

wes@moriahgroup.net

### Trey Dennis

Broker

432.236.7500

trey@moriahgroup.net



303 West Wall Street, Midland, TX 79701  
432.682.2510 | moriahbrokeraageservices.com