



CORNERSTONE CENTER  
MIDLAND, TEXAS

# CORNERSTONE CENTER

120,000 SF

1.3 MILLION ANNUAL VISITS

50 TENANTS

PRIME RETAIL

BOUTIQUE OFFICES

REGIONAL INTERSECTION



# PRIME LOCATION

Situated at Loop 250 & Midland Drive, one of the city's highest-traffic intersections, Cornerstone Center provides its tenants with exceptional visibility and customer convenience



# SITE PLAN



#	TENANT	SQ. FT.
101	Pinkie's Liquor	3,061
100	Chito's Mexican Rest.	9,004
150	Palm Beach Tan	1,921
201	Pizza Hut	1,277
202	One Main Financial	1,600
210	Stillwater Spa	5,265
230	Cece's Boutique	1,159
240	Locker Room Haircuts	1,484
250	The Paleta Bar	1,141
300	Plato's Closet	6,548
400	Available	6,500
400B	Exec Suites Coming Soon	2,973
401	Bullfrog Spas	1,167
402	The Joint Chiropractic	1,167
404	Brix & Co. Realty	4,454
405	Ray Clark Salon	2,940
406	Vital Urgent Care	3,831
450	GNC	1,318
500	Hopdoddy Burgers	4,206
501	Crumbl Cookies	1,846
504	Organic Nail Spa	2,552
530	Signature Stag	2,555
540	Available	3,000
550	Mattress Firm	5,752
600	AT&T	2,490
610	Lovesac	2,000
620	Angry Chickz	1,880
640	SK Arms	2,391
700	Jersey Mikes Subs	1,715
702	Aspen Dental	3,310
704	Buttermilk Sky Pies	1,196
706	Select Comfort	3,441
800	Starbucks Coffee	2,200



## LEASING INFORMATION

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# LEVEL 2 PLAN



SUITE	TENANT	GROSS SF	RENT/MO	COMMENTS
2100	Sola Salon	6,959		
2200	Gameday Men's Health	1,624		
2300	Available	1,201	\$3,228	Move in Ready
2500	SS&H Law Firm	200		
2600	Mobile Osteopathy	377		
2610	Absolute Beauty	574		
2700	Timeless Aesthetics	922		
2750	Beauty Bar IQ	250		
2800	Available	2,156	\$5,470	Move in Ready
2810	Available	213	\$550	Move in Ready
2850	Inertia PT	2,128		
2870-A	Purewax	230		
2870-B	Ryan Roofing	217		
2870-C	Ryan Roofing	342		
2870-D	Available	295	\$600	Move in Ready
2870-E	Escamilla Welding	342		
2870-F	Available	217	\$550	Move in Ready
2870-G	Available	230	\$550	Move in Ready
2890	Maxian Mgmt.	1,008		
2900	Dream Skin Esti.	257		
2910	Thriveworks	1,723		
2950	Available	1,976	Negotiable	Shell Space
2980	Temp Tenant	1,615		

**Comments:**

- Gross SF includes actual office suite plus common area
- Water & Electricity included in price

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# OFFICES

25,000 SF of Level 2 offices

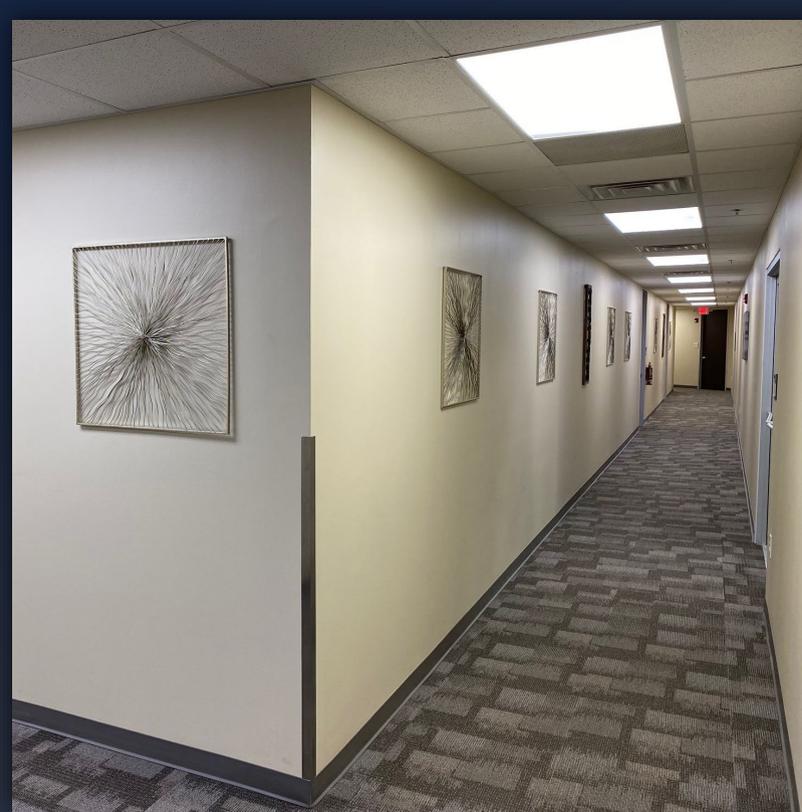
250 to 2,500 SF suites

Elevators

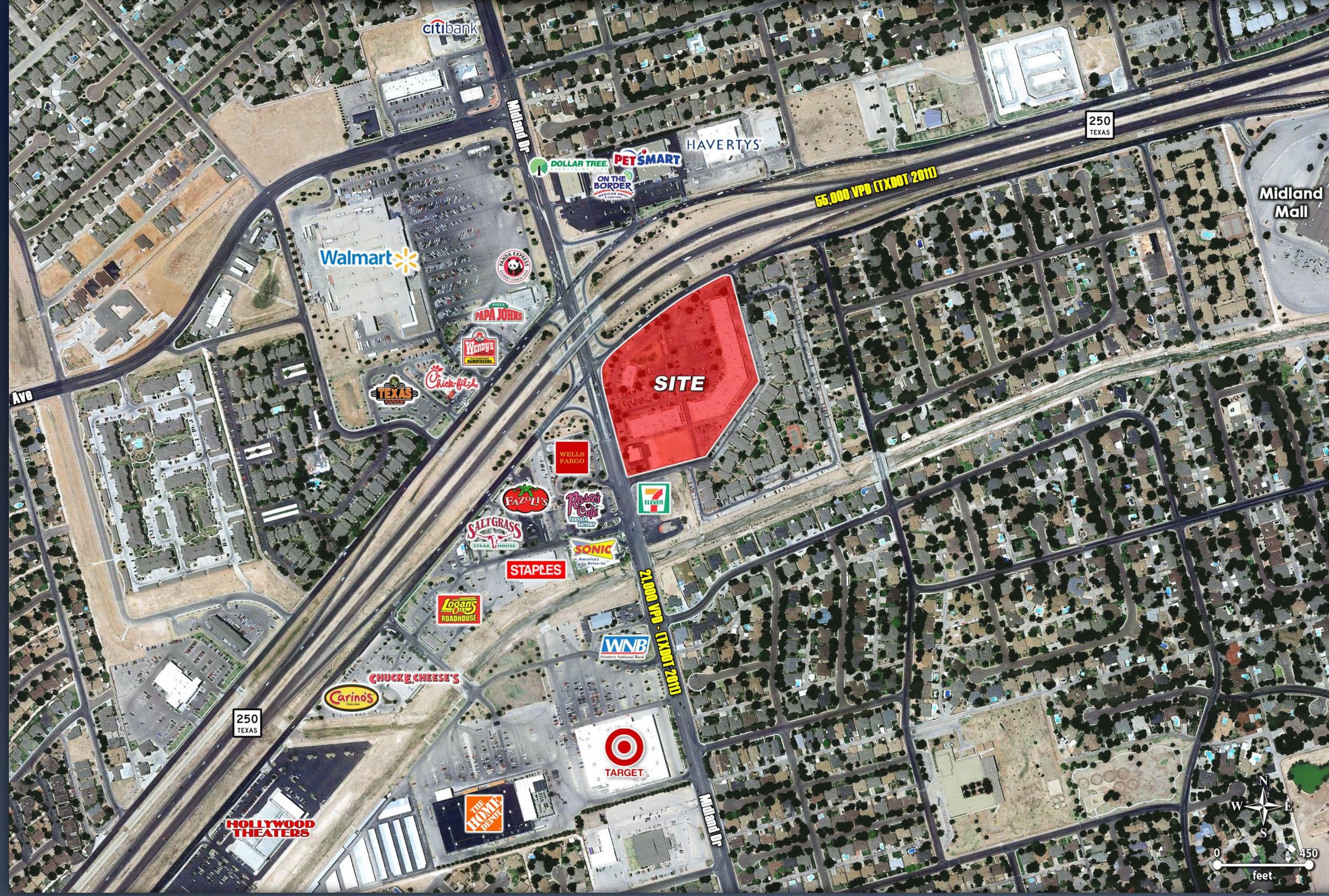
Building Signage (select suites)

Controlled access

9 Eateries on site



# LOOP 250 & MIDLAND DR.



MIDLAND, TEXAS

# THE TALL CITY

#1 EMPLOYMENT GROWTH IN TEXAS

#3 BEST TEXAS CITY TO WORK IN

#4 AFFORDABLE PLACES TO LIVE IN TX

#6 FASTEST GROWING CITIES IN TEXAS



# PERMIAN BASIN

40% OF NATION'S OIL PRODUCTION

REMAINING RESERVES EXCEED 90 YRS

EXTENSIVE INFRASTRUCTURE IN PLACE  
BOOST EFFICIENCIES



# DEMOGRAPHICS

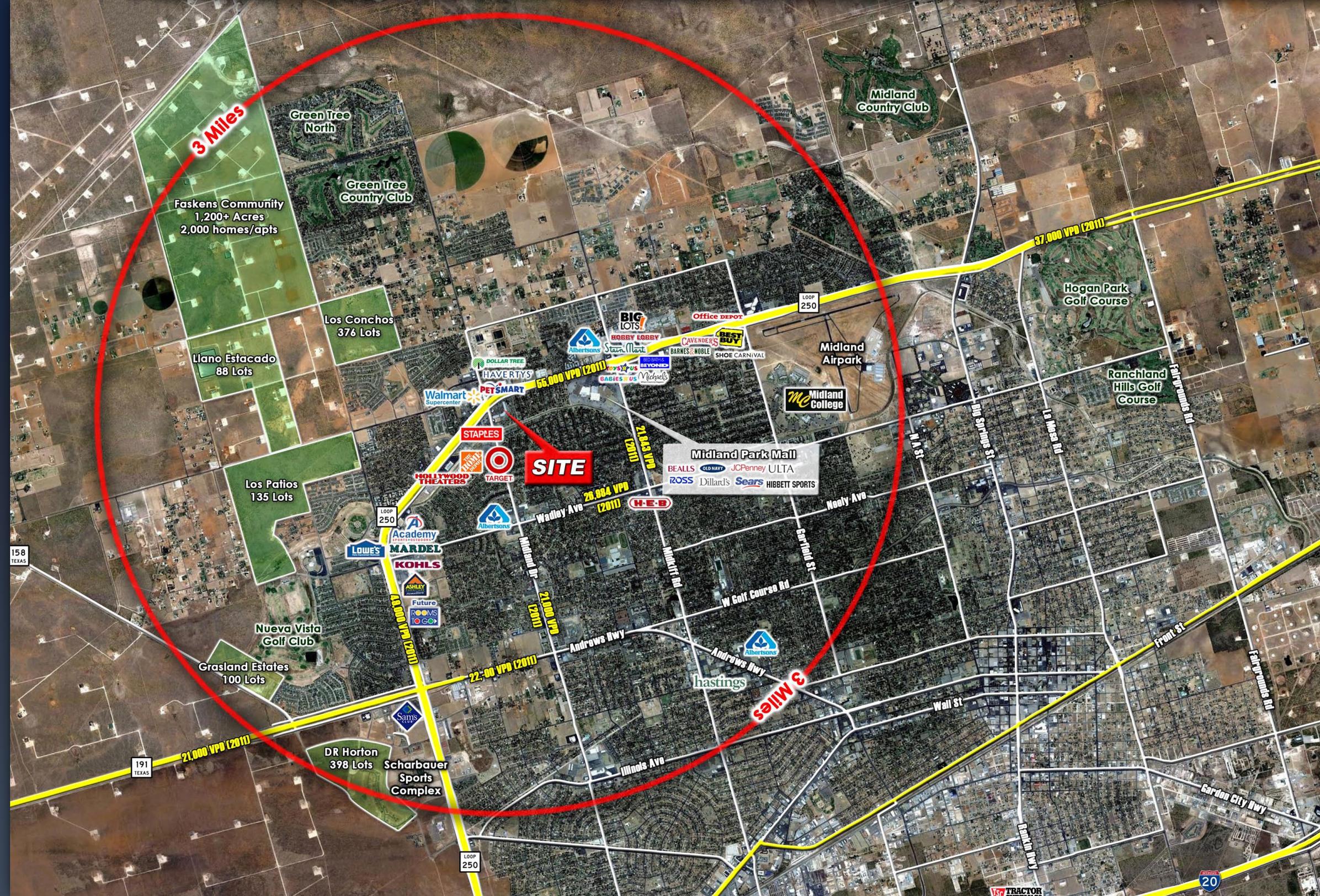
	POPULATION	AVG. HOUSEHOLD INCOME	EMPLOYEES
1 MILES	12,000	137,000	4,000
5 MILES	66,000	165,000	19,500
10 MILES	126,257	144,000	56,000

# 30%

CITY POPULATION GROWTH SINCE 2010



# NW MIDLAND NEIGHBORHOOD MAP



# Leasing Information



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