



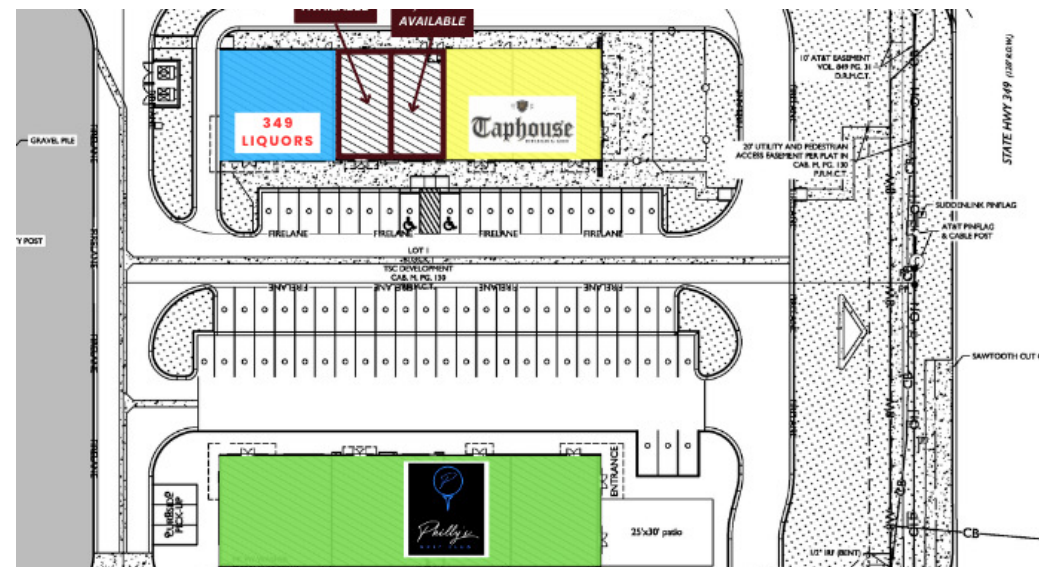
CALL FOR PRICE

ESTES PARK SHOPPING CENTER

6409 & 6411 N Big Spring Street, Midland , TX 79705

Trey Dennis
Broker
432.236.7500
trey@moriahrealestate.com

6409 & 6411 N Big Spring Street, Midland , TX 79705



The additional land provides immediate value-add potential for future retail or commercial development, allowing an investor to benefit from both stabilized cash flow and long-term growth. The surrounding trade area continues to experience residential expansion, with roughly 2,000 new homes planned or under development nearby, supporting sustained tenant demand and future appreciation

Total Sale Price:	Call For Price
Lot Size:	2.23 Acres
Building Size:	16,873 SF
NOI:	\$422,314.12

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,902	23,726	55,307
Total Population	5,587	64,397	155,174
Average HH Income	\$131,244	\$121,525	\$112,354

CALL FOR PRICE | MORE INFORMATION AVAILABLE UPON SIGNING NDA

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- 2 Buildings Totaling 16,873 SF
- 10 Year Leases (first lease expiration not until 2034).
- 2024 Construction
- Pylon signage available | Excellent Visibility from TX-349.
- Limited Availability on N Big Spring Street.
- Over 5,500 rooftops West of N Big Spring Street.
- Over 1,000 Multifamily Units along N Big Spring Street.
- Limited leasing availability in the immediate trade area.
- Less than 3 miles from the new Midland High School Campus (opening Aug '28).

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MORIAH
BROKERAGE SERVICES, LLC

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PRICE: SUBJECT TO OFFER | \$28 SF/YR

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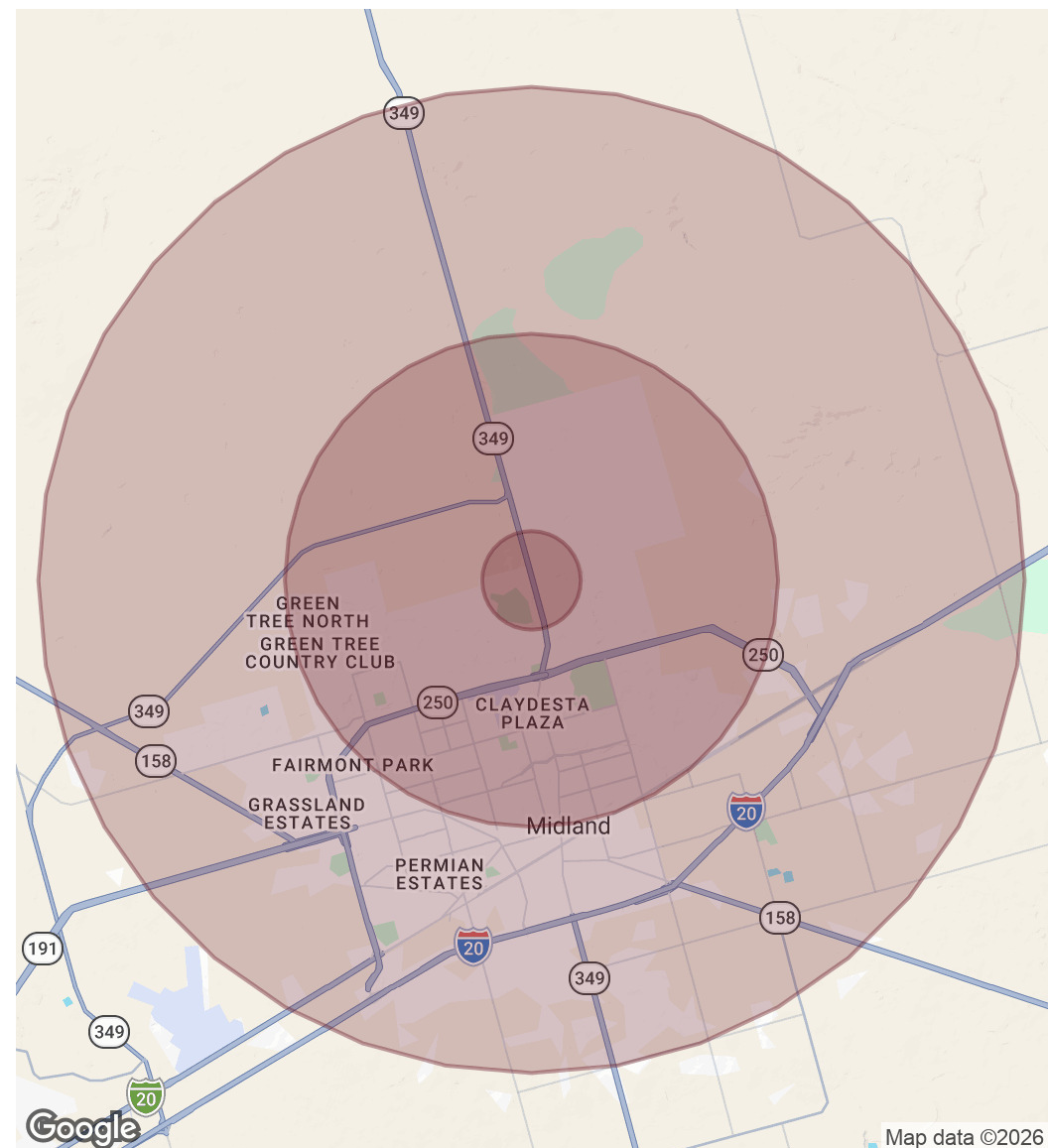
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Population	1 Mile	5 Miles	10 Miles
Total Population	5,587	64,397	155,174
Average Age	30	37	36
Average Age (Male)	30	36	35
Average Age (Female)	30	37	37

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,902	23,726	55,307
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$131,244	\$121,525	\$112,354
Average House Value	\$351,731	\$354,151	\$317,538

2020 American Community Survey (ACS)



Map data ©2026

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Market Summary

Midland, Texas is a primary economic center within the Permian Basin and serves as a national hub for energy production, logistics, and related professional services. The city's economy is anchored by oil and gas exploration, energy services, engineering, transportation, healthcare, and corporate operations, creating a stable employment base supported by long-term infrastructure investment.

Population growth in Midland is closely tied to sustained employment demand and elevated household incomes. The market consistently attracts a skilled workforce, driving continued demand for housing, retail, and service-oriented commercial real estate. Residential development remains active, particularly in northern and northeastern Midland, where new subdivisions and supporting retail projects continue to deliver.

Retail fundamentals benefit from high per-capita income levels, strong commuter traffic, and limited availability of newly constructed multi-tenant retail. Development costs and land constraints have restricted new retail supply, strengthening performance for existing centers in well-located corridors such as TX-349 (N Big Spring Street), Loop 250, and Andrews Highway.

Midland's central location within the Permian Basin creates a regional draw for both workforce and consumers, supporting consistent traffic counts and daytime population density. Combined with ongoing residential growth and infrastructure investment, the city offers stable long-term fundamentals for commercial real estate investors seeking income durability and appreciation potential.

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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

Significant Assignments & Transactions



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