



## Restaurant & Retail Development

6001 Andrews Hwy, Midland, TX 79706

\*Representative Image

### Property Features

This brand-new retail development offers prime frontage along HWY 191 in Midland, TX, within a dynamic mixed-use project featuring big box and national restaurant users. The project includes three buildings designed for a variety of concepts.

**Ground Lease:** Restaurant Pad #1 (±6,400 SF) is available for ground lease and ideal for a sit-down casual dining user.

**Lease:** Retail Building #1 (±10,200 SF), Building #2 (±17,000 SF), Building #3 (±11,200 SF) are divisible, offering flexible space for retail & restaurants.

Located directly on HWY 191, the property provides outstanding visibility & connectivity across the Permian Basin. Surrounded by new developments, including the Chevron Midcontinent Headquarters Campus, H-E-B just down the road, Midland Legacy High School under construction, and a new Costco across the highway, this site is positioned in Midland's strongest growth corridor.

### Offering Summary

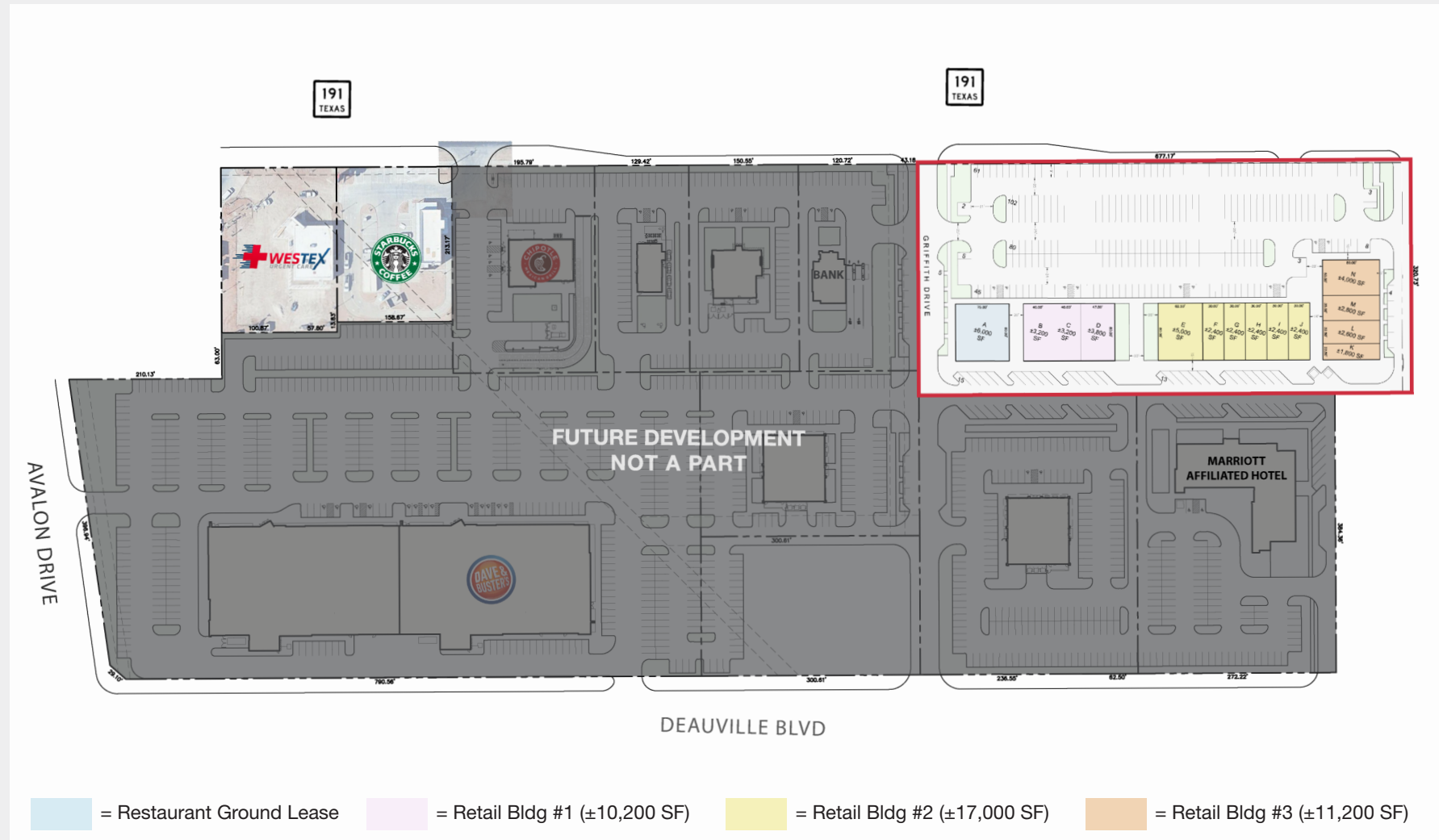
SPACE AVAILABLE	±2,400 - 17,000 SF
LOT SIZE	5.0 AC
RATE	Contact Broker
AVAILABLE	2027

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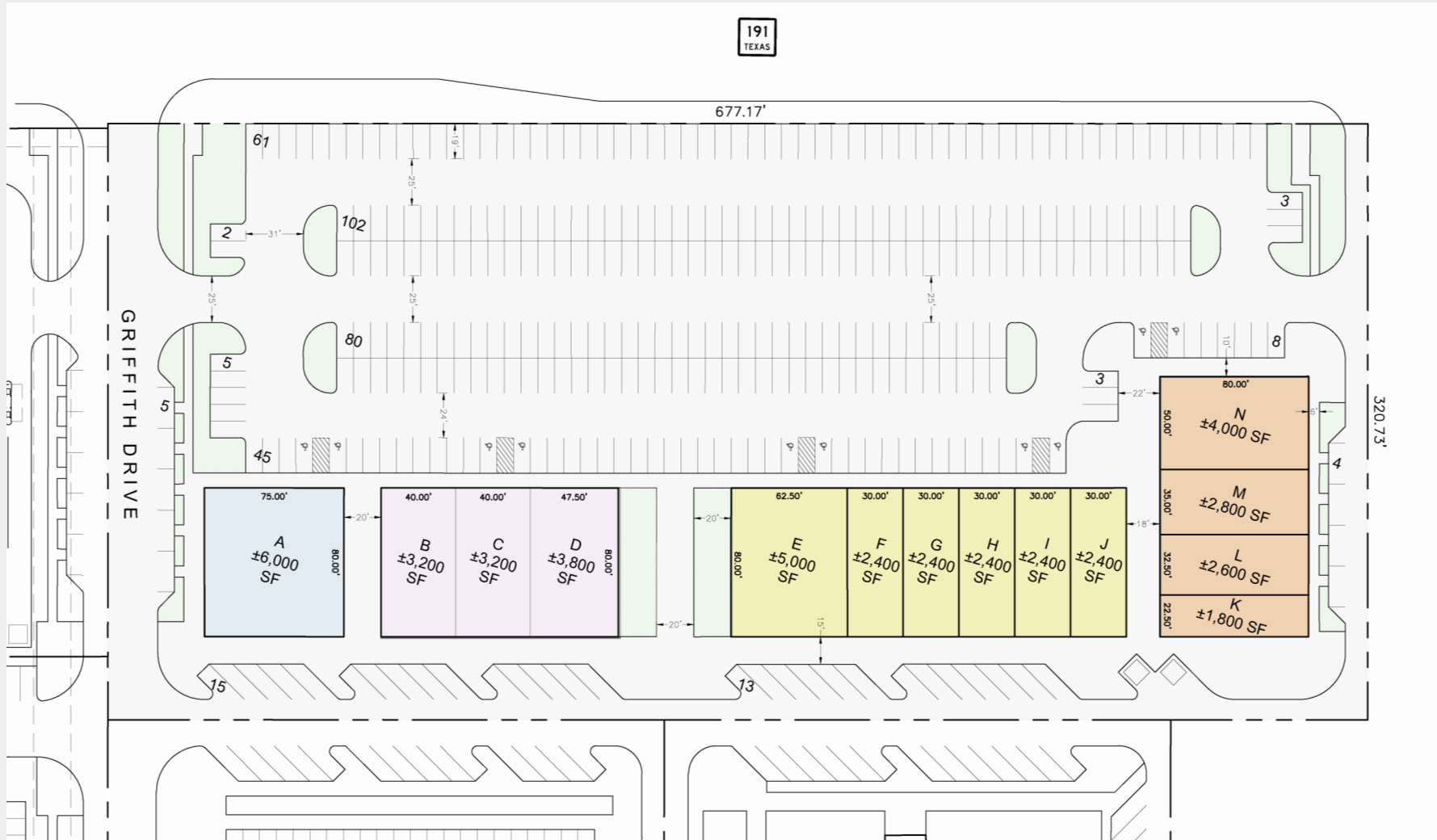
# FOR LEASE

## The Master Plan:



# FOR LEASE

## The Site:



# FOR LEASE

## The Area:

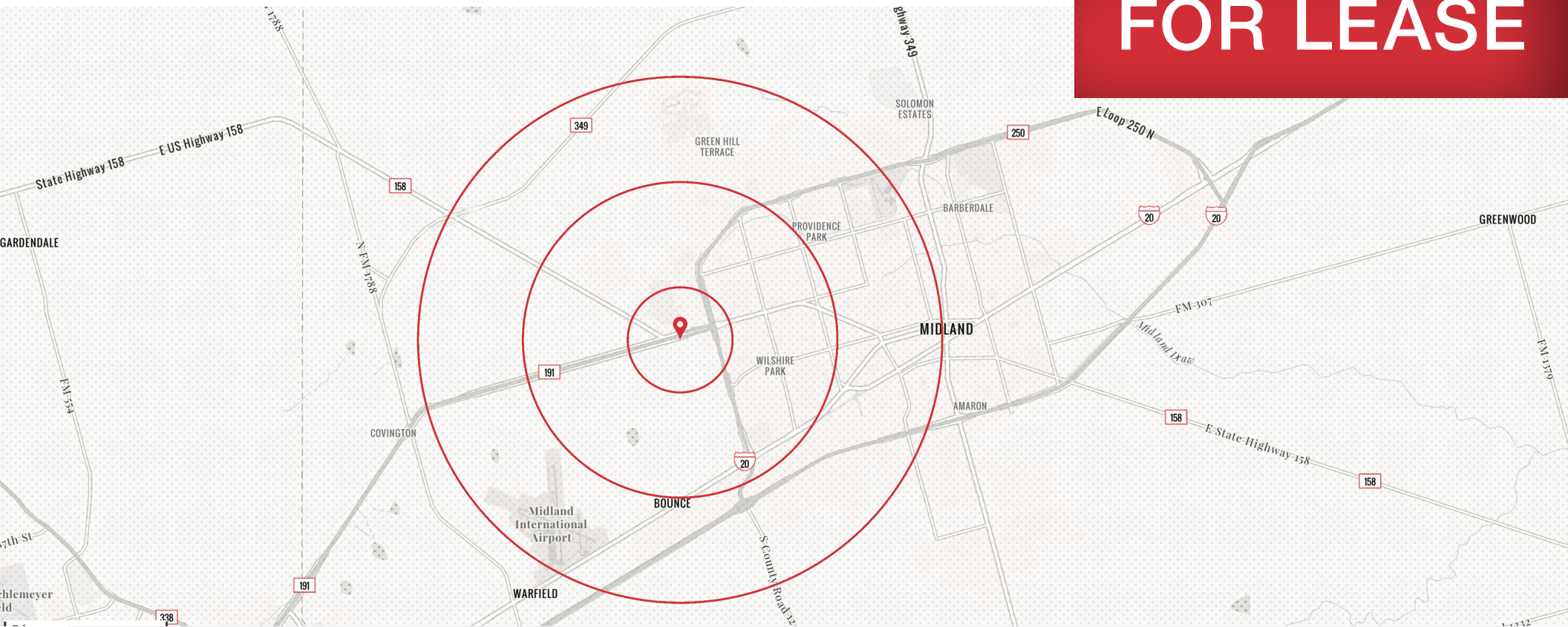


# FOR LEASE

## The Market:



# FOR LEASE



## Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	6,878	58,054	102,657
AVG HH INCOME	\$184,520	\$132,782	\$136,544
ANNUAL GROWTH	1.93%	0.81%	0.82%
MEDIAN AGE	33.7	35.0	35.4

## Location Advantages

- Premier HWY 191 Frontage: Direct access and exceptional visibility along one of Midland's primary retail corridors serving the entire Permian Basin.
- Surrounded by Major Traffic Drivers: Adjacent to the Chevron Midcontinent Headquarters Campus, near Midland Legacy High School, and directly across from the future Costco location.
- Positioned in Midland's Growth Corridor: Located within a rapidly expanding mixed-use area featuring national retailers, restaurants, and new office development.