



**COLDWELL
BANKER
COMMERCIAL**

CAPITAL ADVISORS

WALK-ON'S - MIDLAND

\$6,430,769

2802 W Loop 250 N
Midland, TX 79705

FEATURES

- Single Tenant Absolute NNN
- 15 Year Lease
- 2019 Construction
- 10% rent increase every 5 years
- 54,597 VPD on Loop 250
- 23,014 VPD on Midkiff Road
- 16,167 Households in a 3-mile radius
- 49,575 Population in a 3-Mile radius

AREA

LOCATION DESCRIPTION

Located in Midland, TX. Midland is the county seat of Midland County, it is part of the Midland-Odessa greater area and sits on I-20. The city's population is 132,950 (as of 2015). The Midland area is home to Midland College, the Midland RockHounds (a Texas League minor league baseball



OFFICE

Beau Tucker, CCIM
806 784 3298
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FOR SALE

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4918 S. Loop 289, Lubbock, TX 79414
806.793.0888



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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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Far Aerial

Mid Aerial

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Advisor Bio 1

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PROPERTY INFORMATION

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OFFERING SUMMARY

Sale Price:	\$6,430,769
Cap Rate:	6.5%
NOI:	\$418,000
Available SF:	
Lot Size:	1.76 Acres
Building Size:	8,750 SF
Price / SF:	\$734.95

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Walk-On's planned for Midland, TX. The larger pad size, ample parking, large 8,750 sq. ft. building will make the Walk-On's site stand out above the rest.

PROPERTY HIGHLIGHTS

- Single Tenant Absolute NNN
- 15 Year Lease
- 2019 Construction
- 10% rent increase every 5 years
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LOCATION INFORMATION

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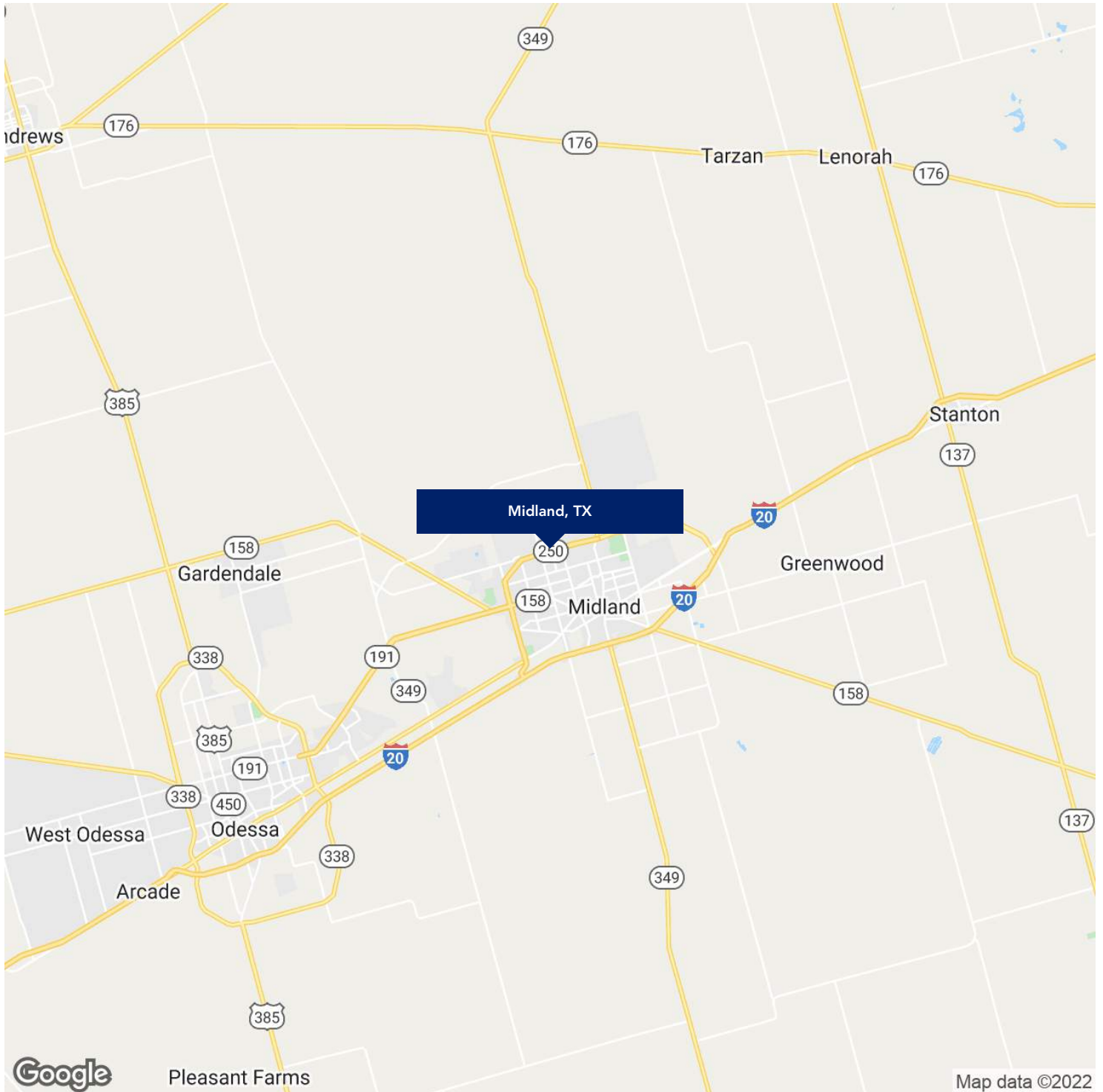
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DEMOGRAPHICS

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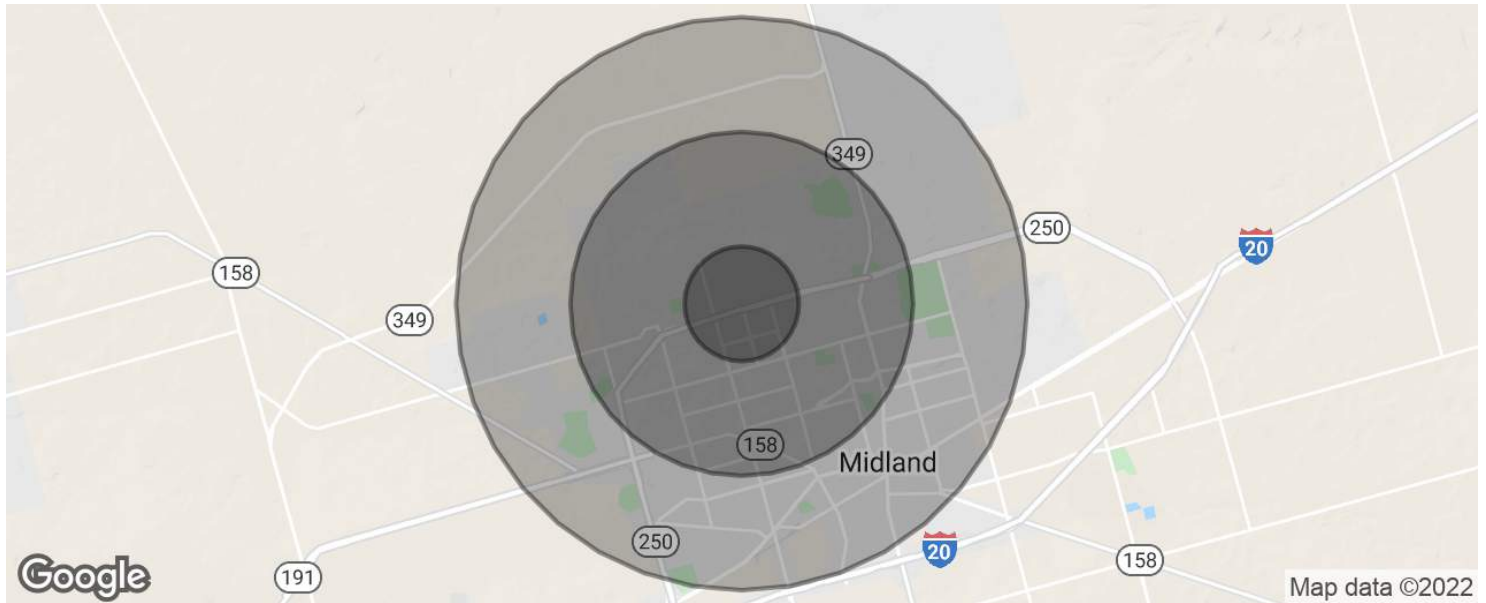
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,697	63,687	116,730
Median age	37.4	35.5	33.5
Median age (Male)	34.2	33.6	31.9
Median age (Female)	39.4	37.3	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,733	26,136	44,426
# of persons per HH	2.3	2.4	2.6
Average HH income	\$93,751	\$94,348	\$80,596
Average house value	\$192,632	\$188,365	\$160,191

* Demographic data derived from 2010 US Census

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ADVISOR BIOS

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BEAU TUCKER, CCIM

Land and Investment Specialist

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WEST TEXAS TEAM

Beau Tucker is a Certified Commercial Investment Member (CCIM) who specializes in all aspects of NNN Investment, build-to-suit, and land sales. Beau represents a diverse body of tenants, developers and investors in a wide range of commercial retail, office, and mixed-use acquisitions and dispositions. Beau is a leading broker of shopping centers and net leased investment services and has become the #1 land broker in West Texas.

Beau is a member of the International Council of Shopping Centers (ICSC) and a RECON attendee. He is also a member of the Urban Land Institute (ULI), maintains a database of over 5,000 investors, and is responsible for over \$150,000,000 in land and investment inventory.

PRIMARY SPECIALTIES

NNN Investment, Build-to-Suit and Land Sales

AFFILIATIONS & AWARDS

- Coldwell Banker Commercial Agent Global Rankings - #1 in 2020 | #2 in 2019 | #2 in 2018 | #1 in 2017 | Top 6 2013-2016
- Coldwell Banker Commercial Agent State of Texas Rankings - #1 from 2012-2020
- Top 1% of all Coldwell Banker Commercial Affiliates internationally 2010-2020
- Top Producer, Premier Circle of Distinction 2012 - 2020
- Top Producer, 2011 Silver Circle of Distinction
- Top Producer, 2010 Bronze Circle of Distinction
- 2010 CBC Mentor/Protégé of the Year
- Designated "CCIM" (Certified Commercial Investment Member) by CCIM Institute - 2011
- Graduate of Emerging Broker Training, 2010 Coldwell Banker Commercial
- Awarded "3 under 30" from Coldwell Banker Commercial 2017

REAL ESTATE EXPERIENCE

• Joined Coldwell Banker Commercial, Rick Canup Realtors, in May 2008 as a land, build-to-suit, and investment specialist • Currently maintains over \$150,000,000 in land and investment inventory • Represents more than 1,600 investors • Maintains an inventory of over 200 West Texas properties • Experienced in site selection, site disposition, build-to-suit marketing for land developers, and 1031 exchanges

Notable Clients

• Chuy's Mexican Food • Raising Cane's • Burger King • Popeye's • Panda Express • Potbelly • Freddy's • Sonic • Gatti's Pizza • Dion's Pizza • Taco Villa • Twisted Root Burger Co. • IHOP • Comet Cleaners • Caddis Development • Asset Plus • Subway • 7-Eleven • Stripes • Walgreens • CVS/pharmacy • Family Dollar • United Market Street • H-E-B • Zach's Club • Hastings • Holiday Inn Express • Virginia College • Battery Joe • Kwik Kar • Mighty Wash • Monsanto • Chick-fil-A • Case & Associates • The NRP Group, LLC • Peoples Bank • 7B Building & Development • Edge Homes • George McMahan Development, LLC • CMS Properties • Realty Link • The Spectra Group, Inc. • Hunt Properties • Landmark Properties • Kin Properties • Campus Crest • Loop Capital Group • Prosperity Bank • Walk-On's

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