



# NEC LOOP 250 & TRADEWINDS BOULEVARD

Midland, TX 79706

LAND



## QUICK FACTS



PURCHASE PRICE  
**Call Broker**



TOTAL ACREAGE  
**1.5 AC**



ZONING  
**Commercial**



TRAFFIC COUNT  
**15,500+ VPD**

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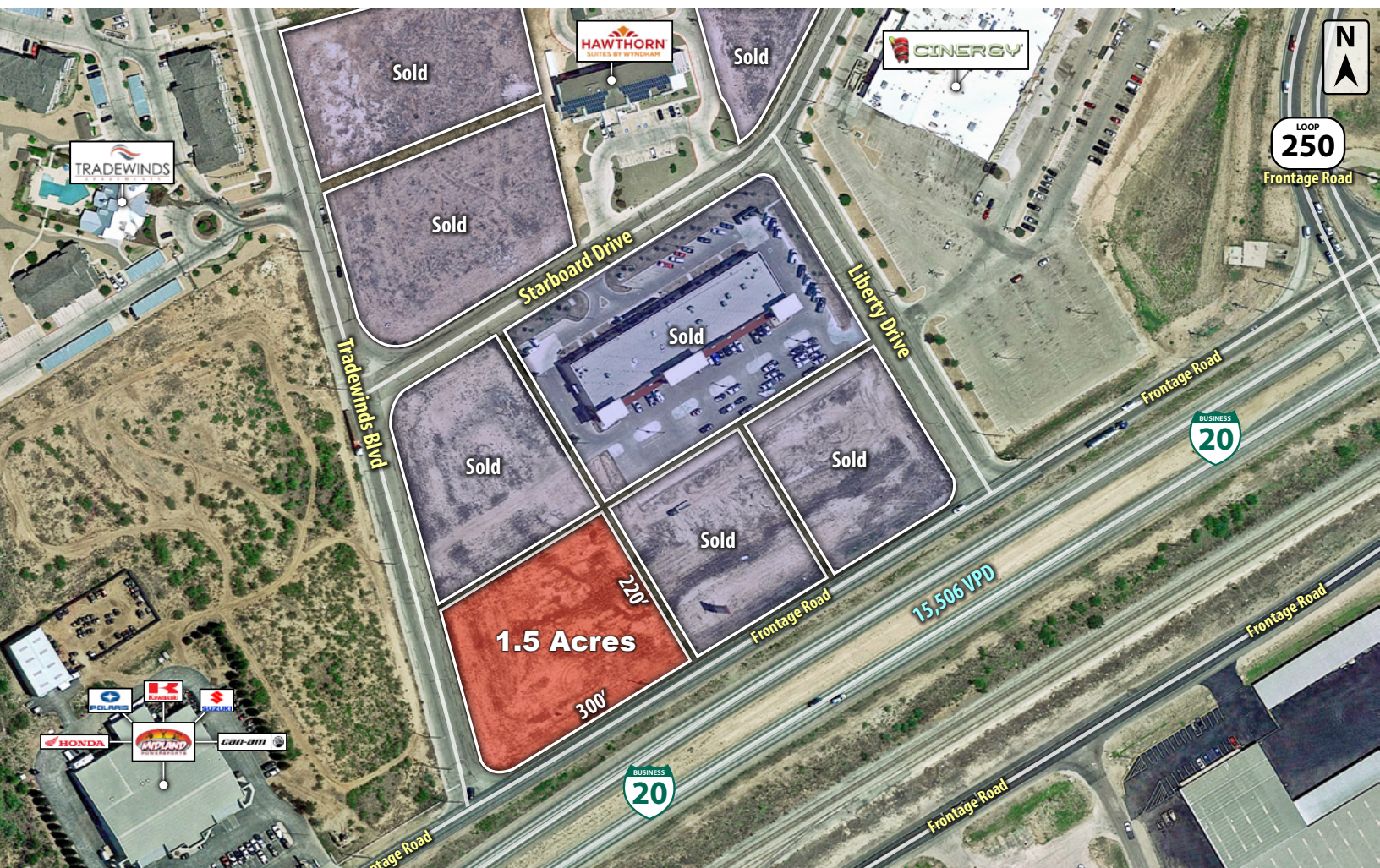


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## Trade Area & Information



## LOCATION

This Gateway Plaza Pad Site sits at the northeast corner of Business Interstate 20 and Tradewinds Boulevard in Midland, TX.

## DESCRIPTION

This PRIME RETAIL DEVELOPMENT LAND is in the Gateway Plaza which sits in the Tradewinds Blvd Corridor, a rapidly developing region in southwest Midland. Gateway Plaza's current businesses include Cinergy Cinemas (an 11-plex premier cinema), Hawthorn Suites, Four Points by Sheraton, the Gateway Plaza Apartments, RIG-ID, Cafe Nitro and a two-story office building.

- Property is not in the floodplain.
- Business Interstate 20 has 15,506 vehicles per day
- Loop 250 has 20,396 vehicles per day

## OPTIONS

1.5 Acres - Call Broker for Pricing



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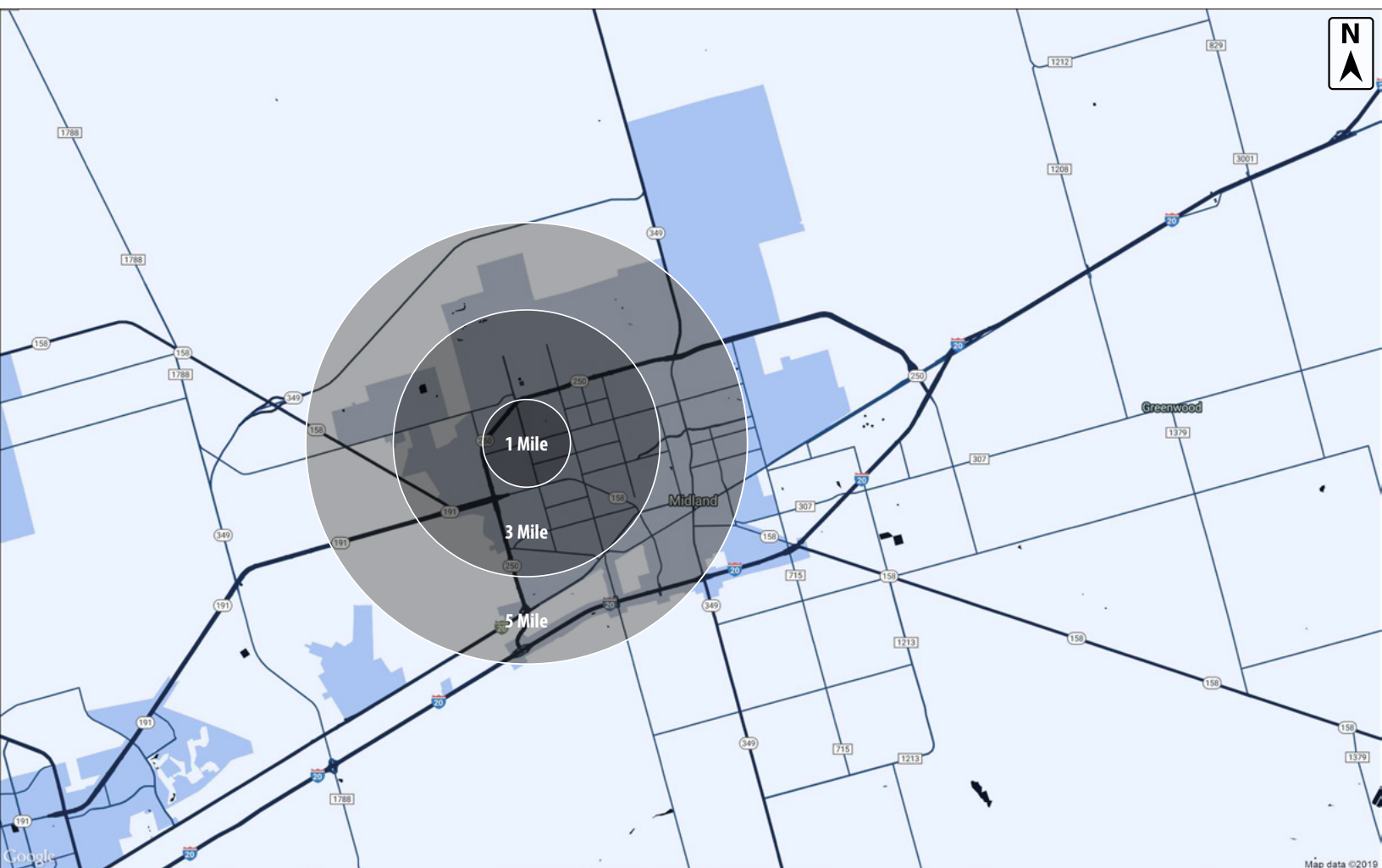


## Tradewinds Boulevard Corridor





## Demographics



### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,379	28,769	78,176
AVERAGE AGE	33.9	30.4	32.7
AVERAGE AGE (MALE)	32.9	30.0	31.5
AVERAGE AGE (FEMALE)	34.9	31.6	34.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	808	10,073	29,095
# OF PERSONS PER HH	2.9	2.9	2.7
AVERAGE HH INCOME	\$64,896	\$59,329	\$74,798
AVERAGE HOUSE VALUE	\$173,152	\$111,362	\$125,590

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