



# 5501 Starboard Drive

Midland, TX 79706

LAND



## QUICK FACTS



PURCHASE PRICE  
**\$1,950,000**



TOTAL ACREAGE  
**2.34 AC**



ZONING  
**Commercial**



TRAFFIC COUNT  
**47,000+ VPD**

CBCWORLDWIDE.COM

Beau Tucker, CCIM  
806.470.3944  
BTucker@CBCWorldwide.com



**COLDWELL  
BANKER  
COMMERCIAL**

CAPITAL ADVISORS





## Trade Area & Information



## LOCATION

This Gateway Plaza Pad Site sits at the Starboard Drive entrance off of Loop 250 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 29,100 vehicles per day
- Loop 250 has 47,442 vehicles per day

## OPTIONS

2.34 Acres - \$1,950,000



**COLDWELL  
BANKER  
COMMERCIAL**

CAPITAL ADVISORS





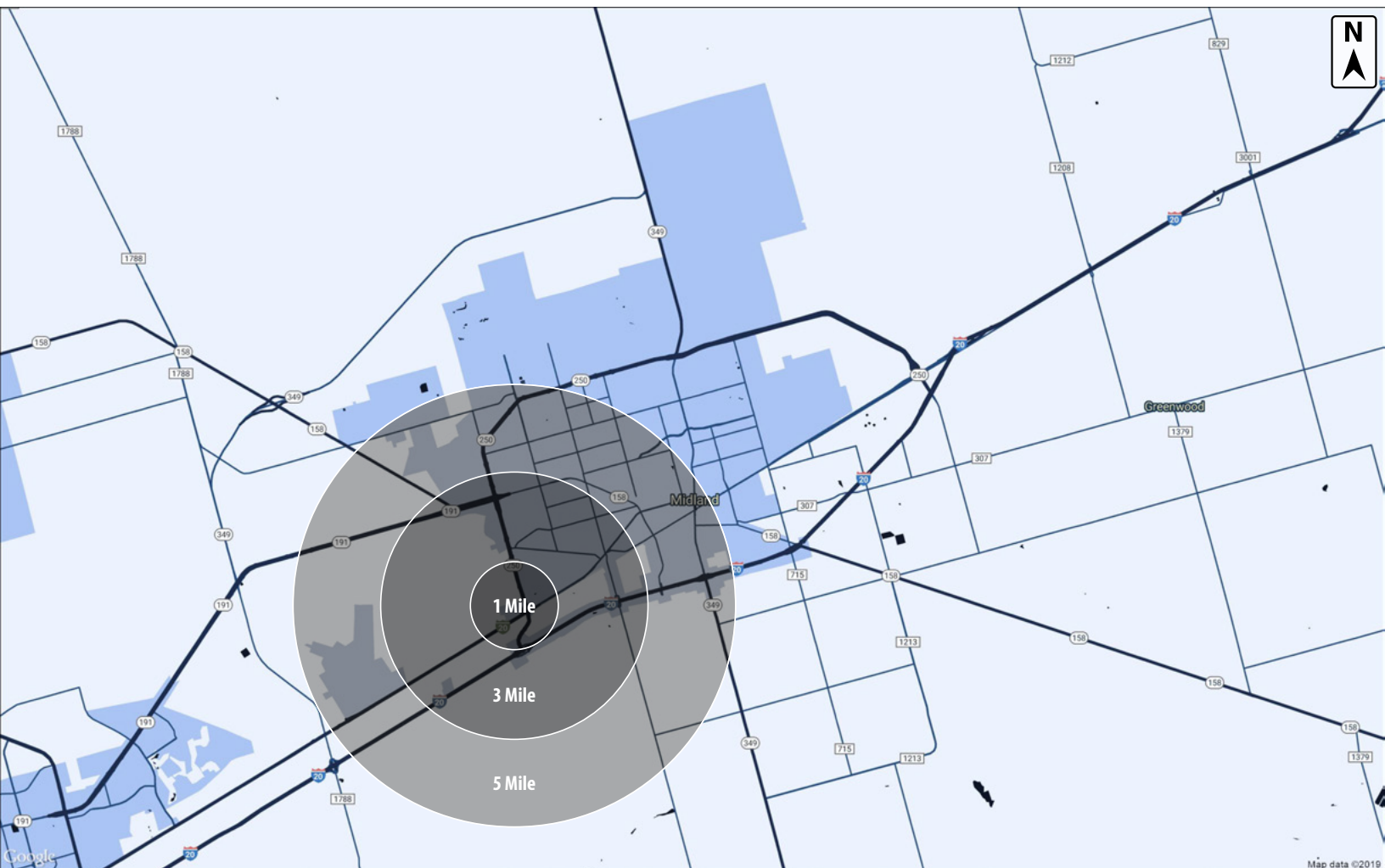
## Tradewinds Boulevard Corridor







## Demographics



### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,911	41,326	107,180
AVERAGE AGE	29.3	30.2	31.4
AVERAGE AGE (MALE)	28.1	29.4	30.5
AVERAGE AGE (FEMALE)	29.3	30.2	31.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,468	13,772	37,069
# OF PERSONS PER HH	3.34	2.98	2.87
AVERAGE HH INCOME	\$102,063	\$97,819	\$113,875
AVERAGE HOUSE VALUE	\$137,622	\$146,989	\$189,849

CBCWORLDWIDE.COM

Beau Tucker, CCIM  
806.470.3944  
BTucker@CBCWorldwide.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Capital Advisors. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.



**COLDWELL  
BANKER  
COMMERCIAL**

**CAPITAL ADVISORS**