



CALL FOR PRICE

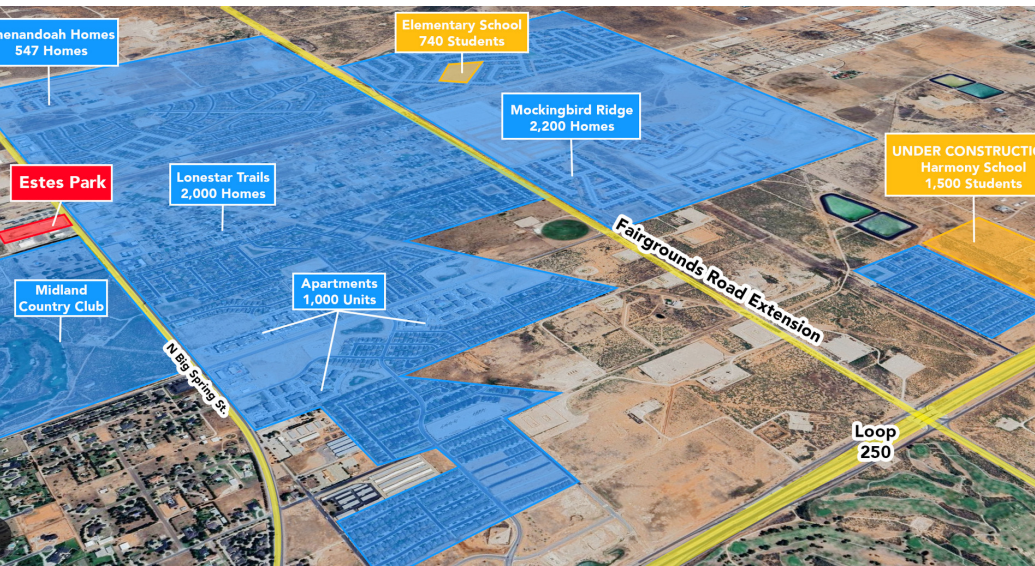
# ESTES PARK SHOPPING CENTER

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

Trey Dennis  
Broker  
432.236.7500  
trey@moriahrealestate.com

# ESTES PARK SHOPPING CENTER

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



## Property Description

Estes Park Shopping Center is offered as a package investment opportunity consisting of a 16,873 SF, multi-tenant retail shopping center and a 2.95 AC developable land tract. The income-producing retail is newly constructed and located along TX-349 in Northeast Midland, providing strong frontage, excellent visibility, and exposure to approximately 19,000 VPD.

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

## Offering Summary

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

**Trey Dennis**  
 Broker  
 432.236.7500  
 trey@moriahrealstate.com

CALL FOR PRICE | MORE INFORMATION AVAILABLE UPON SIGNING NDA

# ESTES PARK SHOPPING CENTER

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



- 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).

Trey Dennis

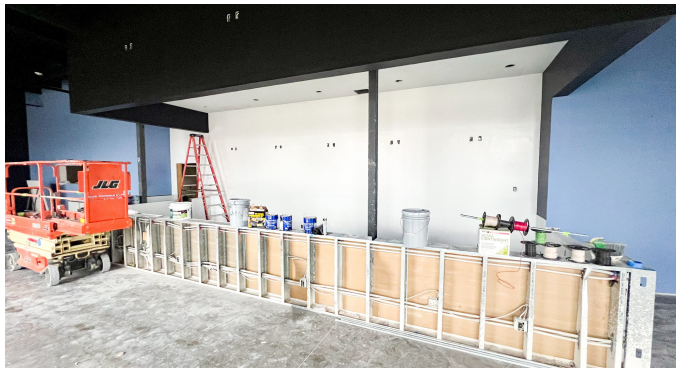
Broker  
432.236.7500  
trey@moriahrealstate.com

 **MORIAH**  
BROKERAGE SERVICES, LLC

CALL FOR PRICE | MORE INFORMATION AVAILABLE UPON SIGNING NDA

# ESTES PARK SHOPPING CENTER

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



Trey Dennis  
Broker  
432.236.7500  
trey@moriahrealstate.com

**MORIAH**  
BROKERAGE SERVICES, LLC

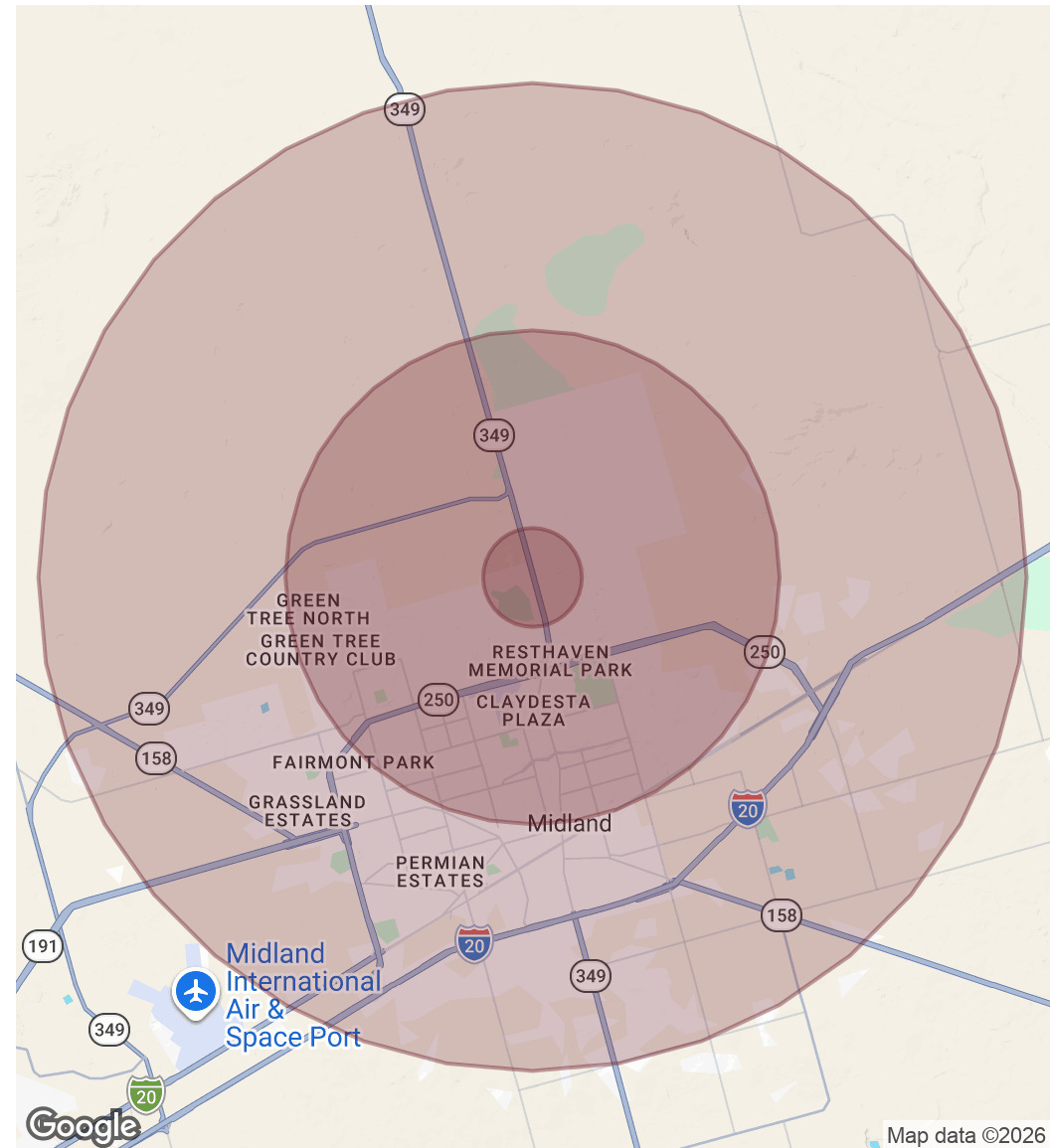
# ESTES PARK SHOPPING CENTER

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

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

**Trey Dennis**  
 Broker  
 432.236.7500  
 trey@moriahrealstate.com



# ESTES PARK SHOPPING CENTER

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



## 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.

**Trey Dennis**

Broker  
432.236.7500  
trey@moriahrealstate.com

# 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



Trey Dennis  
Broker  
432.236.7500  
trey@moriahrealestate.com

# ESTES PARK SHOPPING CENTER

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



Contact Broker:

**Trey Dennis**

Broker  
432.236.7500  
trey@moriahrealstate.com



15 Smith Road, Suite 6004, Midland, TX 79705  
432.682.2510 | moriahbrokeraageservices.com