



CORNERSTONE

4400 N. Midland Dr. Midland, TX 79707



GORDON PARTNERS

Population

1 mile	13,873
3 mile	75,557
5 mile	137,049

Average Household Income

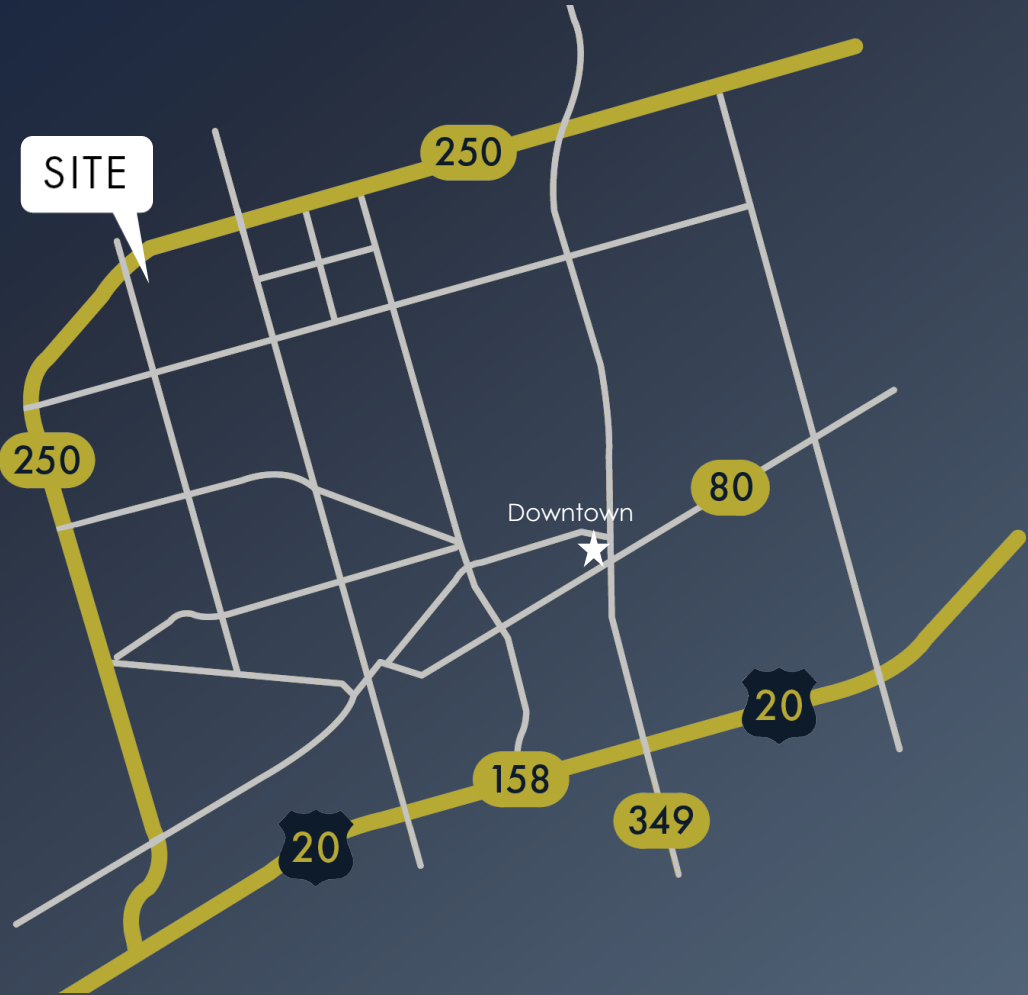
1 mile	\$162,844
3 mile	\$155,342
5 mile	\$128,790

Total Employees








1 mile	4,248
3 mile	20,714
5 mile	63,123

Traffic Counts (cars/day)

HWY 250	75,000
Midland Dr.	21,000



Co-Tenants:



Retailers at Intersection:





Located at Loop 250 & Midland Drive, Cornerstone Center is regarded as the premier retail center in the city. The 120,000 SF complex is home to several national tenants, many of which have enjoyed exceptional sales performance through the years.



The property is positioned at one of the highest trafficked intersections in Midland. Super Walmart shares the intersection and Target is 1,200 feet away.

Midland Dr.



Suite	Tenant	SF
101	Lone Star Liquor	3,051
100	Chito's Mexican Rest.	9,004
150	Palm Beach Tan	1,921
201	Pizza Hut	1,277
202	One Main Financial	1,600
210	The Woodhouse Day Spa	5,265
230	CeCe's Boutique	1,159
240	Locker Room Haircuts	1,543
250	The Paleta Bar	1,141
300	Plato's Closet	5,447
400	Patches & Scraps	11,546
401	Bullfrog Spas of Midland	1,167
402	The Joint Chiropractic	1,167
403	Available	2,493
405	Ray Clark Salon	2,940
406	Vital Urgent Care	3,831
450	GNC	1,318
500	Hopdoddy Burgers	4,280
501	Crumbl Cookies	1,846
504	Organic Nails	2,552
530	Signature Stag Menswear	2,555
540	Available	3,000
550	Mattress Firm	5,752
600	AT&T	5,394
640	S&K Arms	2,391
700	Jersey Mikes Subs	1,715
702	Aspen Dental	3,310
704	Buttermilk Sky Pies	1,196
706	Select Comfort	3,441
800	Starbucks Coffee	2,200
PAD	Bank of America ATM	
2950	Available	1,671
2980	Available	1,426

Leasing Information:



Phillip Carameros
(832) 937-5900
phillip@gordonpartners.com

A variety of office space is located on Level 2, including larger offices or smaller executive suites.

Amenities

- Level 1 Lobby with Elevator
- Controlled access (after business hours & weekends)
- Common Area bathrooms
- Recently remodeled corridors
- Name on Midland Dr. Digital Display (25,000 cars/day)
- Building Signage (select offices)
- Water & Electricity Included
- 8 dining establishments on site





The center has over 50 tenants throughout, including Starbuck's, AT&T, Jersey Mikes Subs, GNC, Aspen Dental and Mattress Firm.



Starbucks was built in 2012 and is one of the top units in Texas.



Hopdoddy Burgers is a major draw for lunch... and Crumbl Cookies has been one of the top units in their chain.



AT&T has operated this 5,300 SF store for nearly 30 years.



The complex has attractive facades and tenant signage throughout.



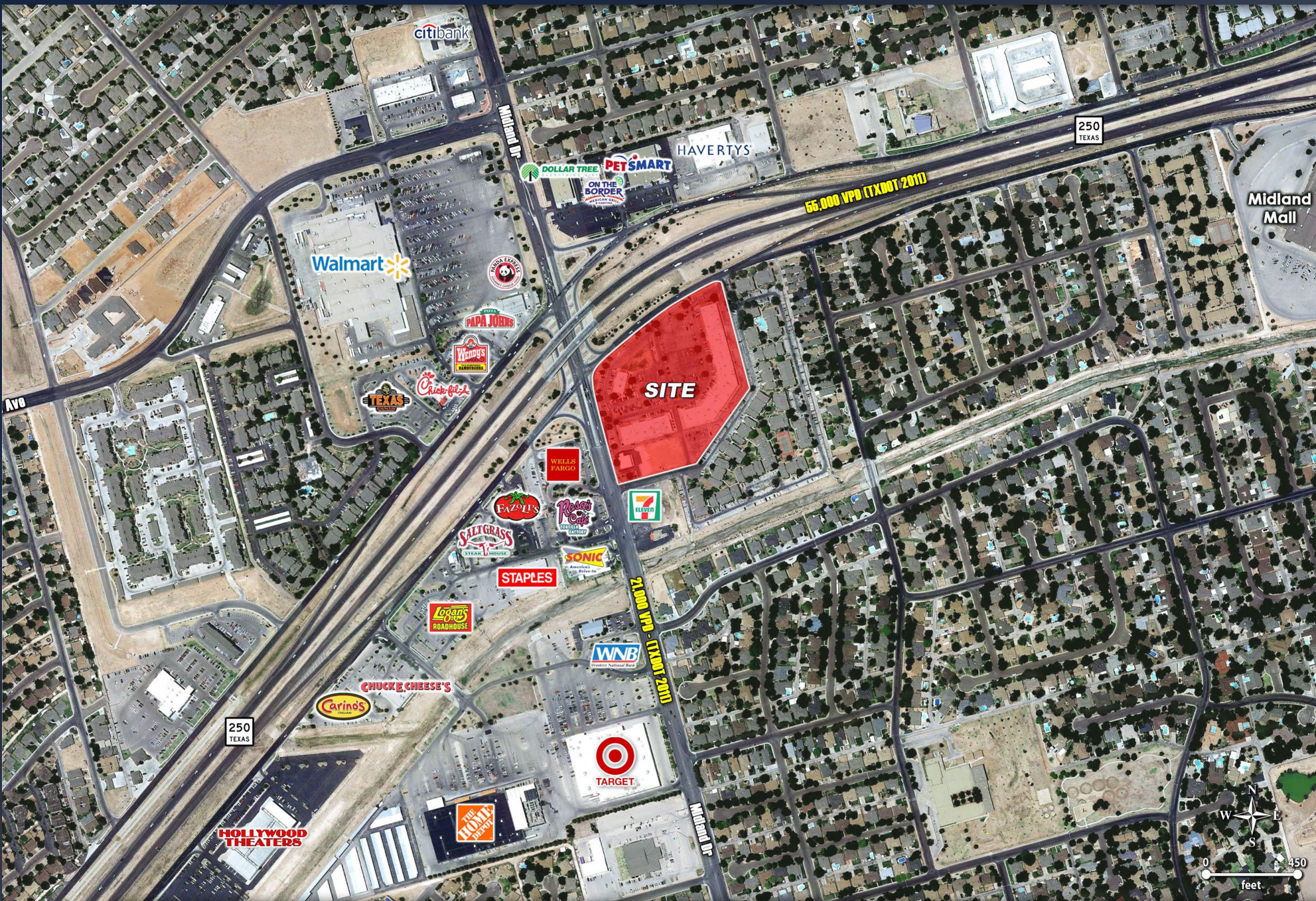
This Jersey Mike's location has a history of doing double the volume as a typical store.



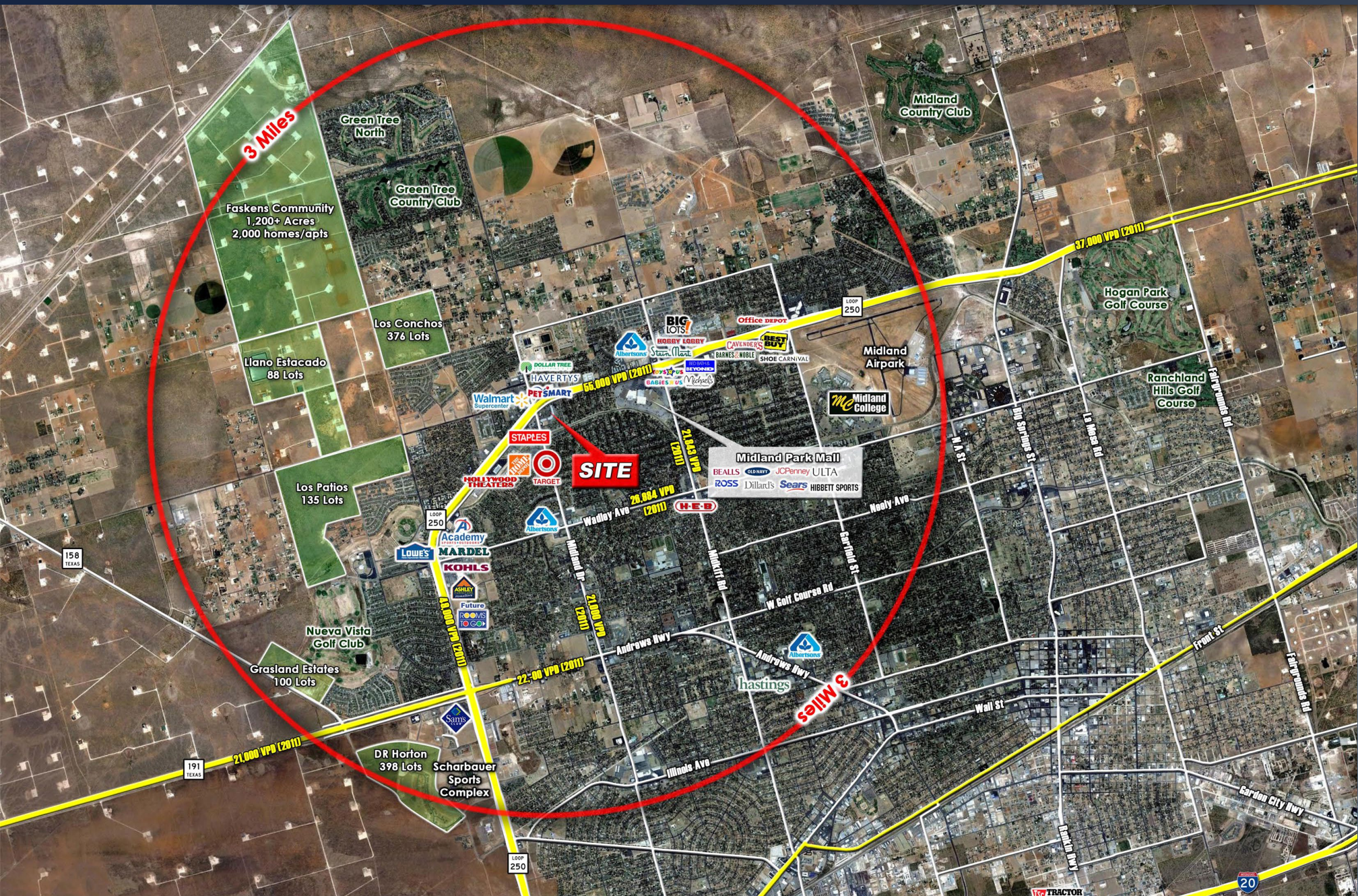
A color digital display is available for Tenant advertisements along Midland Drive.



The property enjoys over 1,100 feet of frontage and 6 access drives.



The prime corner of Loop 250 & Midland Drive offers Cornerstone Tenants maximum exposure.

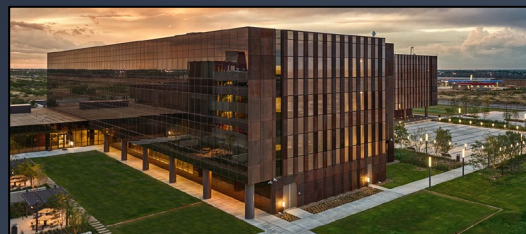
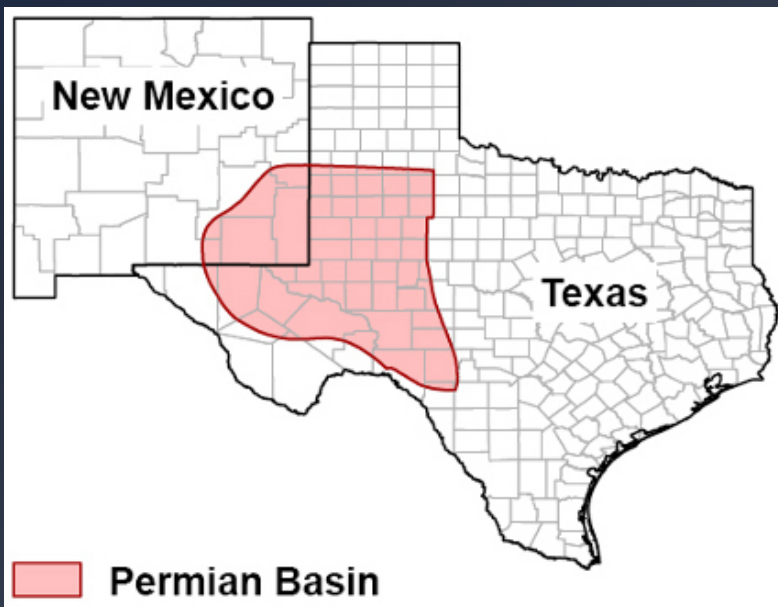


Established neighborhoods are located to the south and several new residential neighborhoods are to the north of the site.

PERMIAN BASIN OIL PLAY

The Permian Basin is one of the strongest oil fields in the world. It produces 40% of the oil and 15% of the natural gas that is consumed in the US. It is an oil-and-gas rich geologic formation located in West Texas and the adjoining area of southeastern New Mexico. It covers an area approximately 250 miles wide and 300 miles long. Many productive mineral layers lie across the region and range in depth from a few hundred feet to 5 miles under the surface. The Permian Basin currently produces an annual average of 5 million barrels of oil per day. It has produced over 30 billion barrels of oil and 75 trillion cubic feet of gas, and it is estimated by industry experts to contain recoverable oil and natural gas resources exceeding what has been produced over the last 90 years.

Recent use of enhanced-recovery practices such as hydraulic fracturing (fracking) in the Permian Basin has produced a substantial impact on U.S. oil production. Since 2005 the number of rigs in the Permian basin has more than tripled as oil companies capitalize on the sound and profitable economics of local energy production. In May 2013, more than 30,000 Texans were working directly within the Permian Basin oilfields.



Chevron Campus



Pioneer Resources Building



Occidental Petroleum Building



Anadarko Petroleum Building



C O R N E R S T O N E

Leasing Information:



GORDONPARTNERS

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- ☒ A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- ☒ A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- ☒ Put the interests of the client above all others, including the broker's own interests;
- ☒ Inform the client of any material information about the property or transaction received by the broker;
- ☒ Answer the client's questions and present any offer to or counter-offer from the client; and
- ☒ Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary. A broker who acts as an intermediary:

- ☒ Must treat all parties to the transaction impartially and fairly;
- ☒ May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- ☒ Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- ☒ The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- ☒ Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date