NOW LEASING · MIDLAND, TEXAS

Built for *Repeat* Business.

2,451 SF | COMING SOON

5505 Briarwood Ave, Suite 102
Midland, TX

Presented by Paige Jordan
Capital Realty Group at Real Broker

THE OPPORTUNITY

A new-construction storefront in Midland, set beside a neighbor built on repeat visits.

2,451 square feet at 5505 Briarwood Ave, Suite 102, sharing a building and parking field with Rinse & Repeat, delivering April 2027.

The space at a glance

2,451

SQUARE FEET

Suite 102, approx. 43' × 60'

$30

PER SF / YEAR

$6,127.50 per month in year one

5 yr

LEASE TERM

[3%] annual escalation

CAM

PRO-RATA SHARE

To be determined

The building

Elevated facade

Stone and stucco with steel awnings and timber-framed entries

Storefront glazing

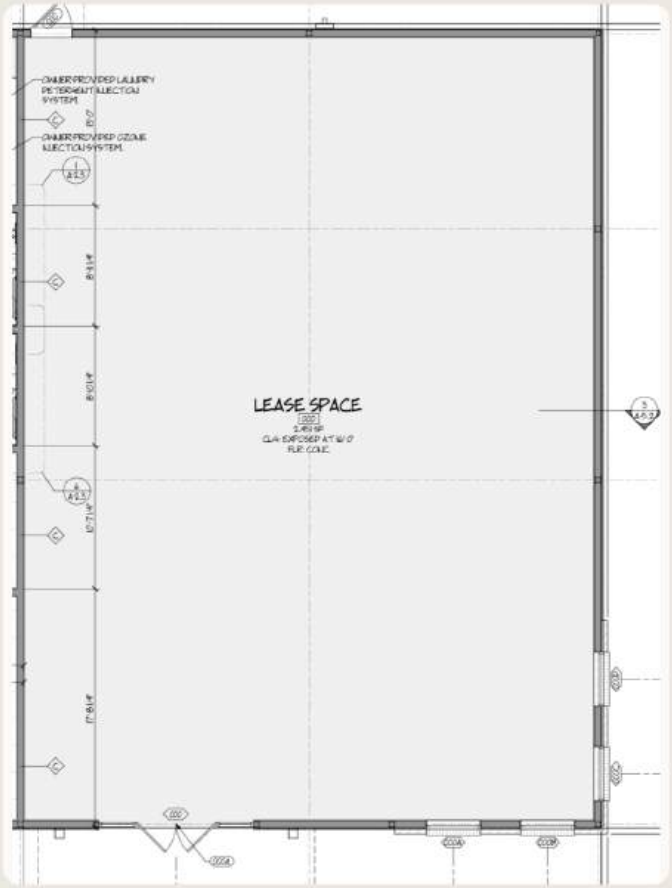
Full-height windows that put your brand in view

Front-door parking

Shared lot with easy in-and-out access

Rendering for illustration; final finishes may vary

Suite 102 floor plan



2,451
SQUARE FEET

43′ × 60′
APPROX. FOOTPRINT

16′
EXPOSED CEILING

Open
CONCRETE FLOOR PLATE

An open shell with double-door front entry and storefront windows, ready for a build-out designed around your business.

Proposed lease terms

TERM	DETAIL
Premises	2,451 SF (approx. 43' × 60'), Suite 102, 5505 Briarwood Ave, Midland, TX
Base rent	$30.00/SF/yr ($73,530 annually; $6,127.50 monthly in year one)
Lease term	Five years (60 months)
Escalation	[3%] annually on base rent
CAM	Tenant's pro-rata share; estimate to be determined
Delivery condition	[Shell / vanilla shell]
Tenant improvements	[TI allowance / negotiable]
Security deposit	One month's base rent ($6,127.50)

Terms subject to landlord approval and final lease

Five-year base rent schedule

LEASE YEAR	RATE / SF	ANNUAL	MONTHLY
Year 1	$30.00	$73,530.00	$6,127.50
Year 2	$30.90	$75,735.90	$6,311.33
Year 3	$31.83	$78,007.98	$6,500.67
Year 4	$32.78	$80,348.22	$6,695.69
Year 5	$33.77	$82,758.66	$6,896.56
Total base rent		$390,380.76	

Shown at [3%] annual escalation on 2,451 SF; CAM (TBD) billed in addition

Built for businesses that thrive on routine

Health & wellness
Med spa, chiropractic, physical therapy

Personal care
Salon, barber, nail and lash studio

Food & coffee
Coffee bar, bakery, grab-and-go

Boutique retail
Apparel, gifts, specialty goods

Fitness
Pilates, yoga, small-group training

Professional office
Insurance, financial, title, local services

Permitted uses subject to landlord approval [and exclusives]

NEXT STEPS

Let's talk about your next business address.

Review the site plan, walk the site, and submit a letter of intent. We'll guide every step from LOI to signed lease.

Paige Jordan

Owner & Team Leader

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