



1900 W. Wall Street | Midland, TX 79701

Dub House, MAI, CCIM, Broker

dubhouse@thisrealty.com

432.570.0705

www.thisrealty.com

Executive Summary

This Medical office building contains +/- 10,280 square feet across three suites. Spaces A and C are now vacant and available for occupancy.

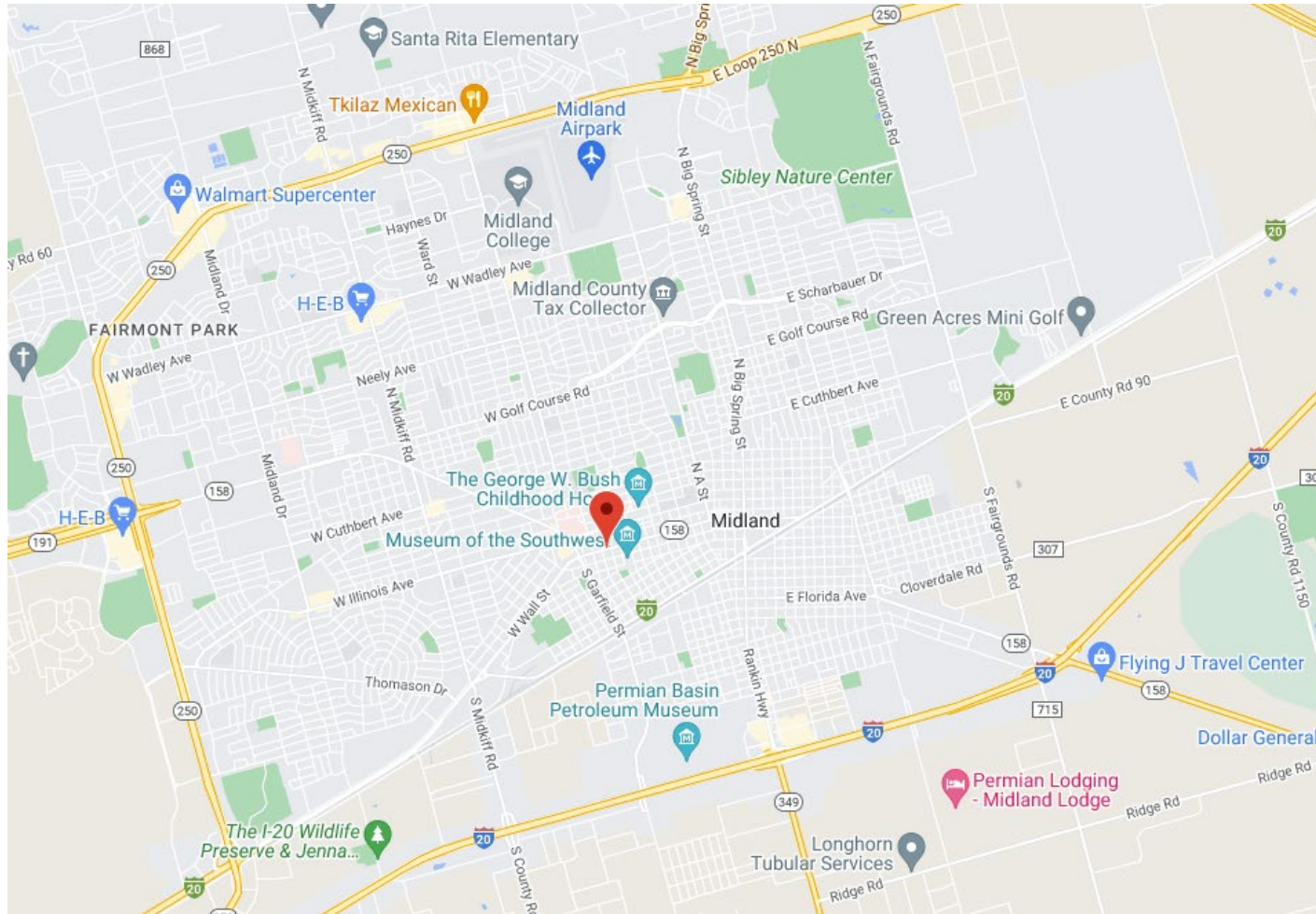
Highlights:

- +/- 28,000 sq.ft. site
- +/- 10,280 sq.ft. Medical Facility
- Space Available Now:
 - Suite B – 3,066 sq.ft.
 - Suite C – 3,071 sq.ft.

Schedule a tour today or view it virtually on our website.

**This property is listed as unpriced - price is available upon request, just not on a public forum.*

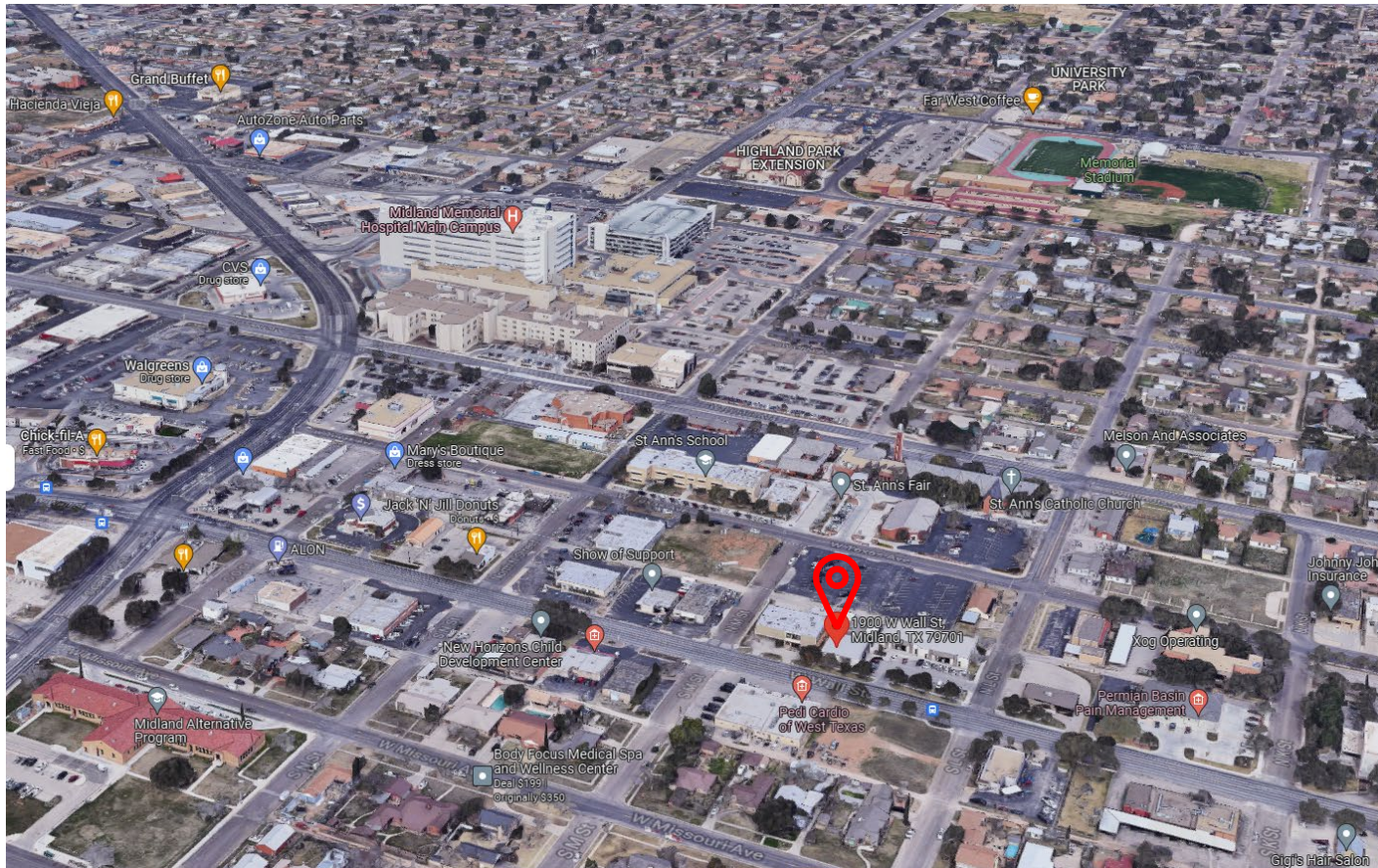
Map



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Aerial View



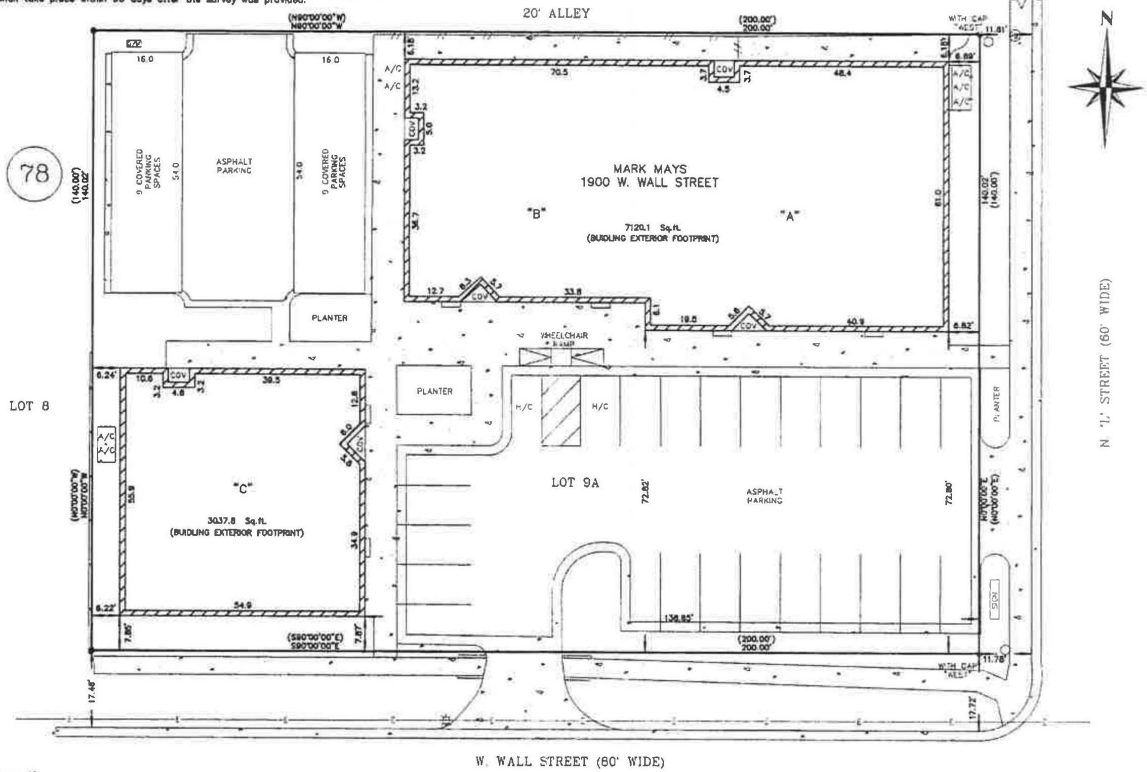
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Survey

"AS BUILT" SURVEY

*** COPYRIGHT 2018**
 This survey plat is being provided solely for the use of Mark Mays & West Texas Abstract & Title Co., and that no license has been created, express or implied, to copy the survey plat, except as is necessary in conjunction with the original transaction dated March 8, 2018, which shall take place within 60 days after the survey was provided.



Census Tract: 11
 This tract is Flood Zone "X" as shown on the Flood Insurance Rate Map, Dated September 16, 2005 provided by the Federal Emergency Management Agency Flood Map Number: 48329C0201 F
 The undersigned does hereby certify that this survey was this copy made on the ground of the property legally described hereon and is correct, and that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown hereon, and that said property has access to and from a dedicated roadway.

Dated this the 5th day of March 2018
 Registered Professional Land Surveyor No. 4170
 Date: 03/08/18
 (IF SURVEYORS SIGNATURE IS NOT SIGNED IN RED INK, THIS IS NOT AN ORIGINAL DOCUMENT)

PENNELL LAND SURVEYING
 PROFESSIONAL LAND SURVEYING
 P.O. BOX 51622, MIDLAND, TEXAS 79710
 VOICE: (432) 570-6256 FAX: (432) 682-3262 MOBILE: (432) 528-1027
 ABSTRACT OFFICE: WEST TEXAS C.F. # 4880180.MLS COMMITMENT EFFECTIVE DATE: 02/07/18
 CAD FILE: BAP20026 DATA FILE: 180207.MLL DRAWN BY: MASC.M. BOOK/PAGE: 17



SURVEY OF
 LOT NINE A (9A), BLOCK SEVENTY EIGHT (78),
 WEST END ADDITION, SECTION 14,
 A REPLAT OF LOTS 9-12, BLOCK 78, WEST END ADDITION,
 (ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN
 CABINET F, PAGE 43, S.A. # 155-2005, MIDLAND COUNTY, TEXAS)
 AN ADDITION TO THE CITY OF MIDLAND
 MIDLAND COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN
 CABINET H, PAGE 27, PLAT RECORDS, MIDLAND COUNTY, TEXAS

Basis of Bearings:
 EAST Line of this Lot
 Bearings and Distances Shown
 Inside () Indicate Record Information
 20 10 0 20
 SCALE: 1" = 20'

18 COVERED PARKING SPACES
 23 PARKING SPACES
 2 HANDICAPPED PARKING SPACES

- LEGEND**
- Set 1/2" I.R.
 - H/Cos "TRPLS 4170"
 - Png 1/2" I.R.
 - ☒ Gas Meter
 - ☒ Water Meter
 - ☒ Light Pole
 - OVERHEAD ELECTRIC
 - Misc. Sign
 - ☒ Southwestern Bell Manhole



Information About Brokerage Services

Texas law requires all real estate licensees 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:

- # 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 coincidental 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.

<u>Zero Five Two Two Eight Two, Inc</u>	<u>479486</u>	<u>dubhouse@thisrealty.com</u>	<u>(432)570-0705</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>d/b/a thisRealty</u>	<u>479486</u>	<u>dubhouse@thisrealty.com</u>	<u>(432)570-0705</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Winfred B House</u>	<u>296610</u>	<u>dubhouse@thisrealty.com</u>	<u>(432)570-0705</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

The Sign You've Seen Around Town is the Sign You've Come to Trust

thisRealty is a locally owned and operated real estate firm with a 40+ year history in West Texas. We are composed of seasoned realty agents that specialize in assisting our clients in buying, selling and leasing commercial real estate.

this **Realty**