



**404 Veterans Air Park Lane | Midland, TX 79705**

**Dub House, MAI, CCIM, Broker**

dubhouse@thisrealty.com

432.570.0705

[www.thisrealty.com](http://www.thisrealty.com)

# Executive Summary

This three-story multi-tenant office building is complete and ready for occupancy on the first and second floors. See attached floor plans.

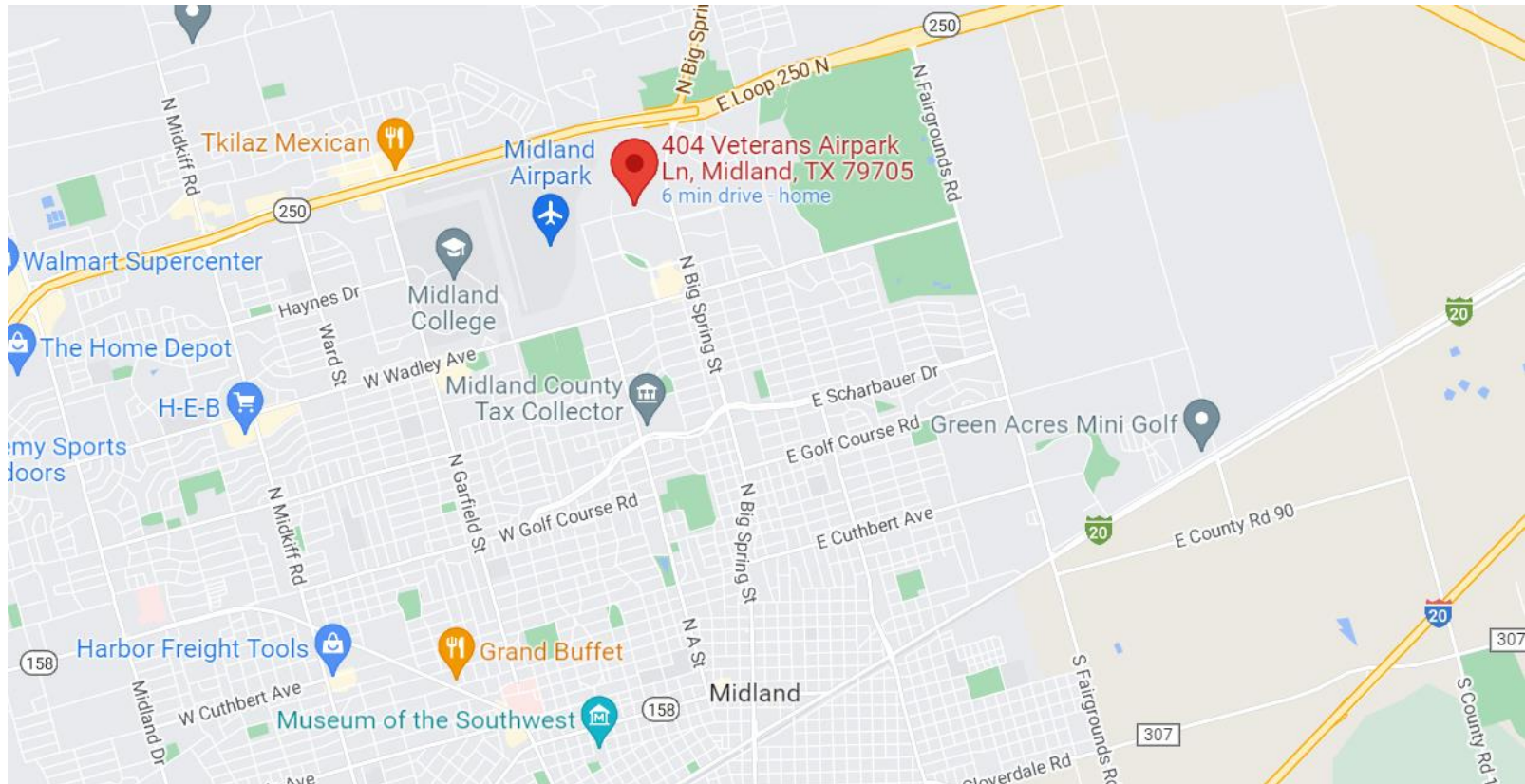
## Highlights:

- Three Story Multi-Tenant Office Complex
- Available For Tenant Improvements
- Maximum Floor Plate 15,000 sq.ft.
- Space Available on First and Second Floor
- Second Floor Best Suited for a full Floor Tenant

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



404 Veterans Air Park Lane | Midland, TX 79705



# Aerial View



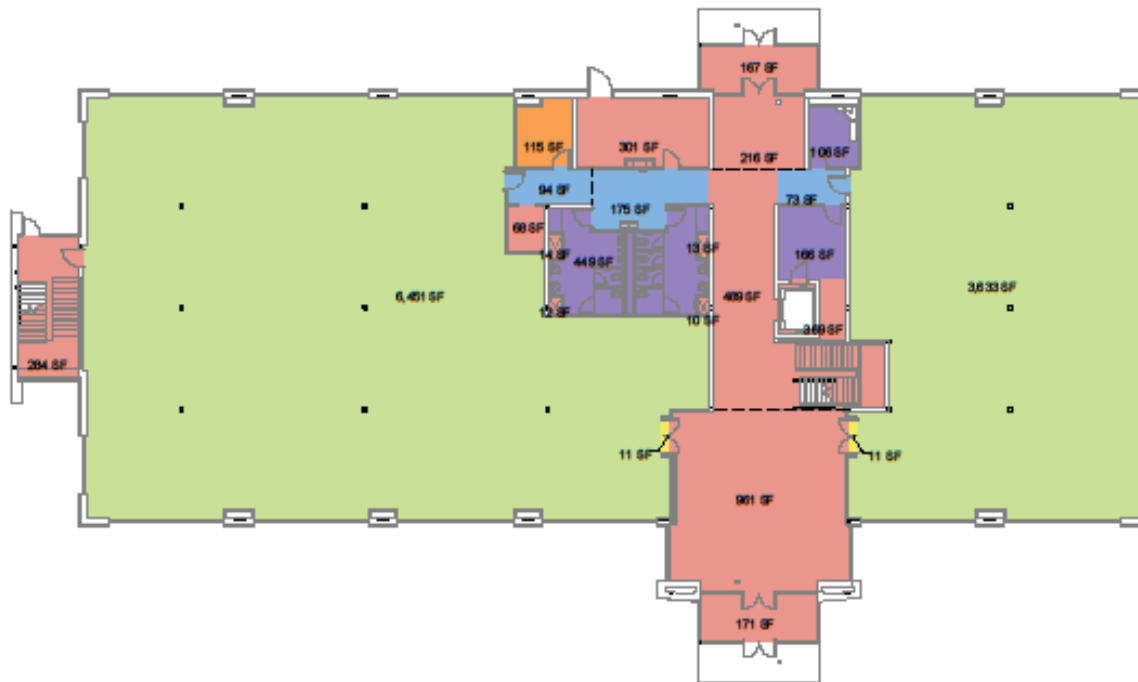
404 Veterans Air Park Lane | Midland, TX 79705

this **Realty**

# 1st Floor Plan

## LEGEND

- MAJOR VERTICAL PENETRATIONS
- UNENCLOSED BUILDING FEATURE
- OCCUPANT STORAGE AREA
- TENANT ANCILLARY AREA
- TENANT AREA
- BASE BUILDING CIRCULATION
- FLOOR SERVICE AREA
- BUILDING SERVICE AREA
- BUILDING AMENITY AREA



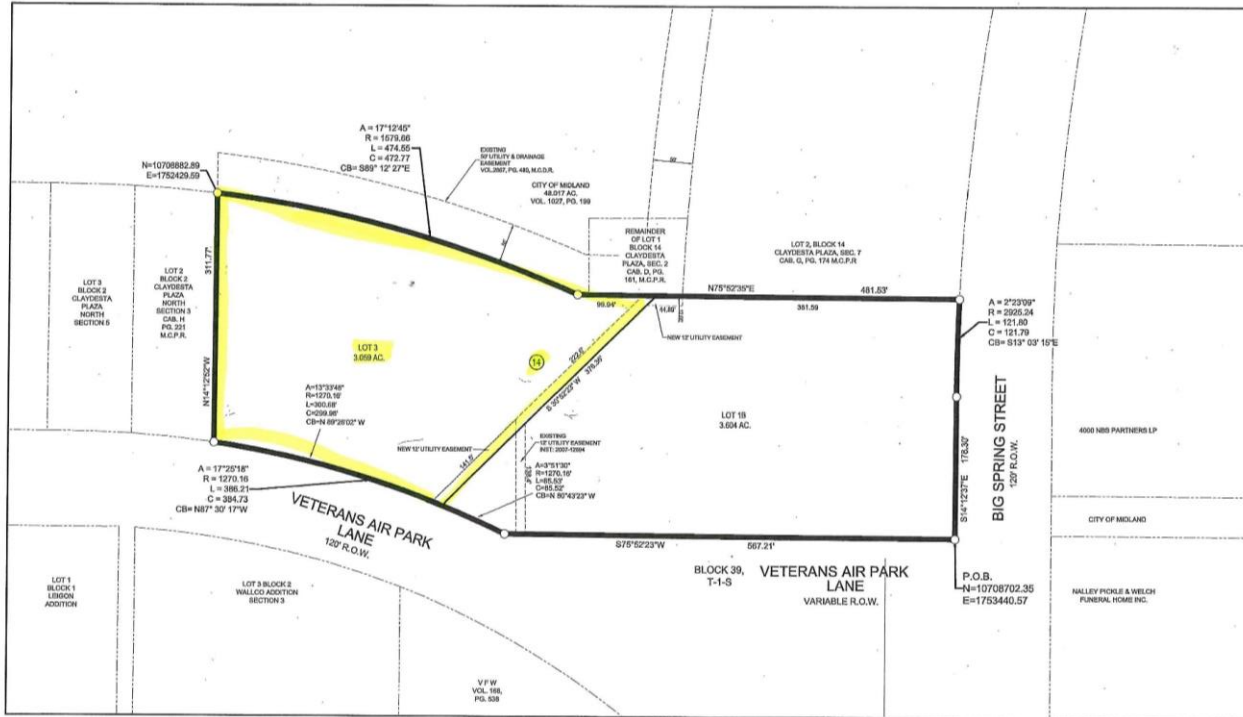
# 2<sup>nd</sup> Floor Plan

## LEGEND

- MAJOR VERTICAL PENETRATIONS
- UNENCLOSED BUILDING FEATURE
- OCCUPANT STORAGE AREA
- TENANT ANCILLARY AREA
- TENANT AREA
- BASE BUILDING CIRCULATION
- FLOOR SERVICE AREA
- BUILDING SERVICE AREA
- BUILDING AMENITY AREA



# Plat



## CLAYDESTA PLAZA SECTION 13 BEING A REPLAT OF LOT 1A, BLOCK 14 CLAYDESTA PLAZA, SECTION 7, CITY AND COUNTY OF MIDLAND, TEXAS

- ### LEGEND
- PLAT LIMITS
  - NEW STREET RIGHT OF WAY
  - NEW LOT LINES
  - BUILDING SETBACK LINES
  - EXISTING PLATTED LOTS & STREET R/W



- ### NOTES
1. BEHIND A PORTION OF THIS SECTION BY THESE AND SURVEYS MAY BE A VIOLATION OF CITY ORDINANCE AND CODE LAW AND SUBJECT TO FINES AND PENALTIES OF UTILITIES AND BUILDING PERMITS.
  2. APPROVAL OF A USE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
  3. A BLANKET EASEMENT OF EGRESS AND UTILITY IS HEREBY GRANTED FOR CLAYDESTA PLAZA, SECTION 13 TO THE CITY OF MIDLAND FOR SANITARY AND TRASH COLLECTION AND LANDFILL AND MAINTENANCE OF TRASH COVERS, SIGNS AND EXCEPT THOSE AREAS OCCUPIED BY A BUILDING OR STRUCTURE, AND MAINTENANCE IS CONTINGENT UPON THE CITY CONTRIBUTION SHALL BE MADE TO THE CITY. EXACT LOCATION OF SANITARY AND TRASH COLLECTION AND CONNECTIONS THEREON SHALL BE SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.
  4. ALL CORNERS SHOWN FOUND OR SET.

### SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS That I, Aaron S. Barko, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the above described premises and that the corner measurements shown thereon were properly obtained under my personal supervision in accordance with the Statutes and Regulations of the State of Texas.

*Aaron S. Barko*  
 June 20, 2017

Aaron S. Barko, P.L.L.C. #2889  
 Avenue Street Land Services, LLC  
 1001 Park Ave., 10th Floor  
 410 W. 9th Street, Suite 504  
 Midland, Texas 79701  
 432-648-4430

### UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accuracy of utility.

*David Barber* *William C. Williams*  
 County Executive Delivery Service (PLEASE PRINT)  
 Midland *Michelle M. Moore*  
 Area Manager (PLEASE PRINT)  
*Mark Spick* *Mark Spick*  
 Area Engineer (PLEASE PRINT)  
*Chris Mowbray* *Chris Mowbray*  
 Substation Supervisor (PLEASE PRINT)  
*William C. Williams* *Jeffery E. Henshaw*  
 Utility Engineer (PLEASE PRINT)  
*Eric Calverley*  
 District Commissioner (PLEASE PRINT)

### OWNER'S CERTIFICATE

KNOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS That we, My Community Federal Credit Union, do hereby certify that this plat depicting the hereinabove described property as CLAYDESTA PLAZA, SECTION 13 to the City of Midland, Texas, and as do hereby declare to be the public use forever the streets, ways, and easements above defined.

WITNESSE our hands at Midland, Texas, this 19 day of June, 2017.

MY COMMUNITY FEDERAL CREDIT UNION

*William C. Williams*  
 MARK C. WILLIAMS, CEO

### CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of CLAYDESTA PLAZA, SECTION 13 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this 20th day of June, 2017.

*Chase Sarafine* *Musical Architects*  
 Chairman CHASE SARAFINE Municipal Architects  
 Attorney - JESSICA LAWRENCE

PLAT FILED FOR RECORD  
 MIDLAND COUNTY, TEXAS  
 NO. 21880 CABINET J  
 DATE 7/25/17 PAGE 147

ENGINEER:  
 PARKHILL, SMITH & COOPER, INC.  
 1700 W. WALL STREET  
 MIDLAND, TEXAS 79701  
 CHASE  
 (432) 681-1447

OWNER:  
 MY COMMUNITY FEDERAL  
 CREDIT UNION  
 388 VETERANS APPARATUS LANE  
 MIDLAND, TX 79701  
 CHASE

## CLAYDESTA PLAZA SECTION 13

### SPECIAL STATE PLANE COORDINATE NOTE

Bearings, distances and coordinates are relative to the Texas State Plane Coordinate System (North American 83) (NAD83) with a combined grid factor of 0.999999018 for most points shown. The State plane is equal to -0.725423" at 1000000 meters "North" with published values of -0.725423" (NAD83) and 0.725423" (NAD 83) Survey Foot.



This instrument was acknowledged before me on June 19, 2017 by Mark C. Williams on behalf of MY COMMUNITY FEDERAL CREDIT UNION.

AMANDA LINDA WEND  
 Notary Public in and for the State of Texas  
 My Commission Expires January 18, 2019

*Musical Architects*  
 Notary Public Signature



## 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](http://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**