



907 Tradewinds Blvd. | Midland, TX 79706

Dub House, MAI, CCIM, Broker

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432.570.0705

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Executive Summary

Prime office space available soon to lease with two sides boasting large open space for cubicles and numerous private offices with windows.

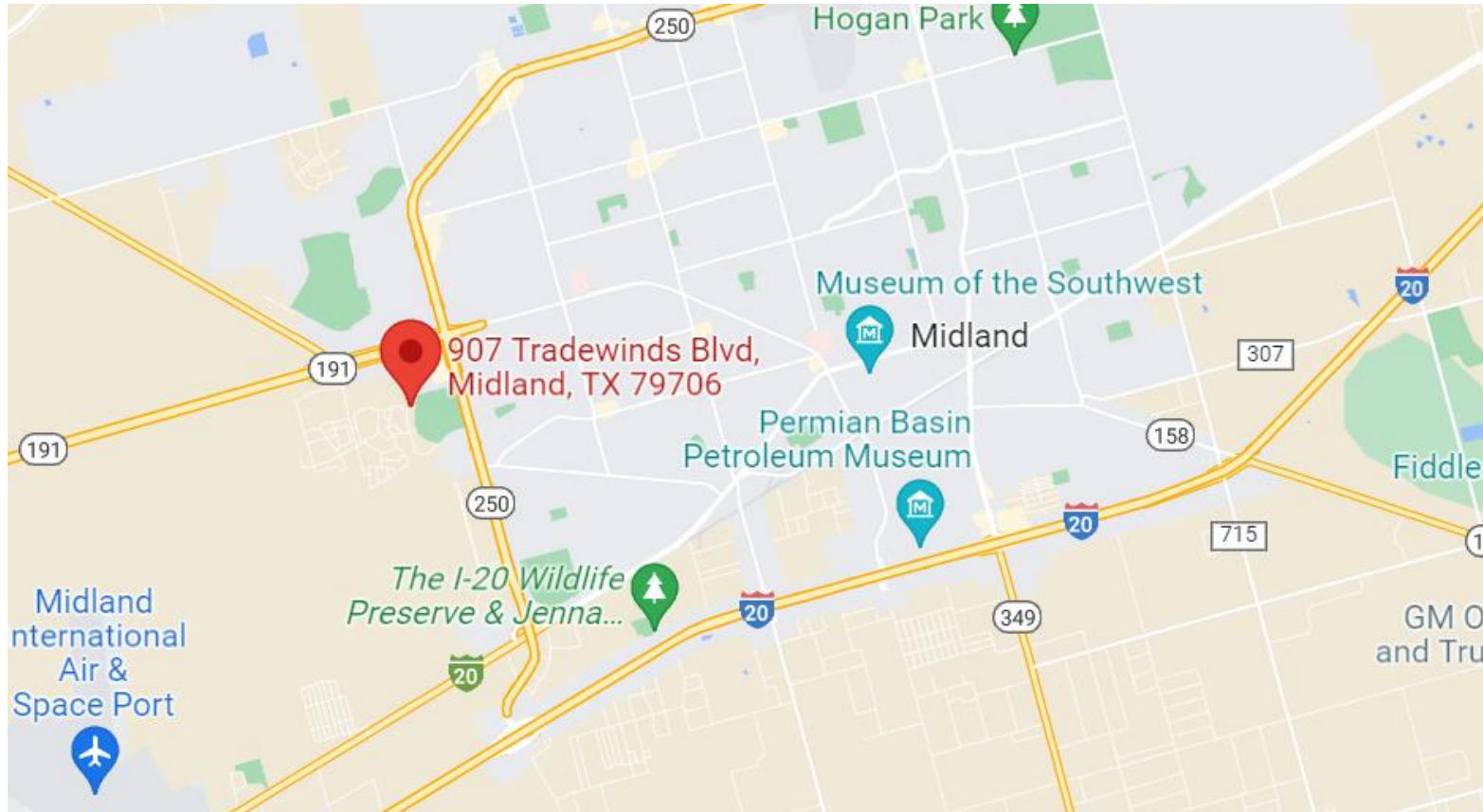
Highlights:

- +/- 6,800 square feet of prime office space
- Four Restrooms
- Furnishings Negotiable
- Two large open areas with cubicles
- Numerous private offices with windows
- Two large conference rooms

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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this **Realty**

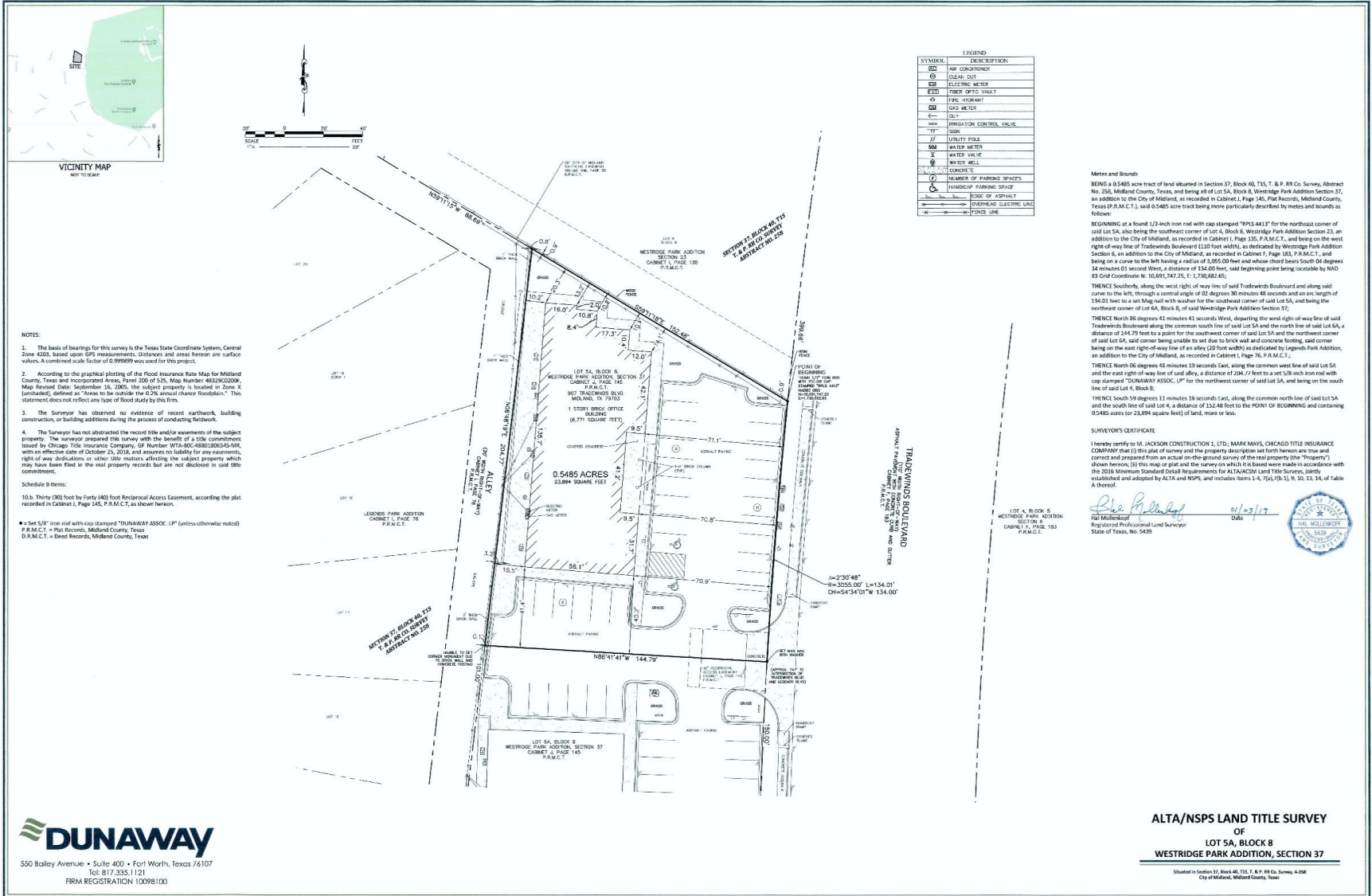
Aerial View



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Survey



NOTES:

- The basis of bearings for this survey is the Texas State Coordinate System, Central Zone 4228, based upon GPS measurements. Distances and areas herein are surface values. A combined scale factor of 0.999899 was used for this project.
- According to the graphical plotting of the Flood Insurance Rate Map for Midland County, Texas and incorporated areas, Sheet 200 of 205, Rate Number 48320200R, Map Revised Date: September 16, 2005, the subject property is located in Zone X (unshaded), defined as "Areas to be outside the 0.2% annual chance floodplain." This statement does not reflect any type of flood study by this firm.
- The Surveyor has observed no evidence of recent earthwork building construction, or building additions during the process of conducting fieldwork.
- The Surveyor has not abstracted the record title and/or easements of the subject property. The surveyor prepared this survey with the benefit of a title commitment issued by Chicago Title Insurance Company of Number WFA-065-480028545-AM with an effective date of October 23, 2018, and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

Schedule Items:

103. Thirty (30) foot by Forty (40) foot Recreational Access Easement, according the plat recorded in Cabinet 1, Page 145, P.A.M.C.T., as shown herein.

• Set 5/8" iron rod with cap stamped "DUNAWAY ASSOC. LP" (unless otherwise noted)
P.A.M.C.T. = Plat Records, Midland County, Texas
D.R.M.C.T. = Deed Records, Midland County, Texas

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FRM REGISTRATION 100981800

LEGEND

SYMBOL	DESCRIPTION
—	IRON ROD
—	AIR CONDITIONER
—	CLEAN OUT
—	ELECTRIC METER
—	FIBER OPTIC VAULT
—	FACE CURBMET
—	GAS METER
—	GR
—	IMPROVISHON CONTROL VALVE
—	IRON
—	LIGHTY POLE
—	WATER METER
—	WATER VALVE
—	WATER WELL
—	CONCRETE
—	NUMBER OF PARKING SPACES
—	HANDICAP PARKING SPACE
—	BASE OF ASPHALT
—	ELECTRIC ELECTRIC LINE
—	POLE LINE

Meters and Bounds

BEING a 0.5485 acre tract of land situated in Section 37, Block 8, T15, T & R R Co. Survey, Abstract No. 226, Midland County, Texas, and being all of Lot 5A, Block 8, Westridge Park Addition Section 37, an addition to the City of Midland, as recorded in Cabinet 1, Page 145, Plat Records, Midland County, Texas (P.A.M.C.T.), said 0.5485 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod with cap stamped "RPL5 4413" for the northeast corner of said Lot 5A, also being the southeast corner of Lot 4, Block 8, Westridge Park Addition Section 23, an addition to the City of Midland, as recorded in Cabinet 1, Page 135, P.A.M.C.T., and being on the west right-of-way line of Tradewinds Boulevard (120 foot width), as dedicated by Westridge Park Addition Section 6, an addition to the City of Midland, as recorded in Cabinet 1, Page 143, P.A.M.C.T., and being on a curve to the left having a radius of 3,055.00 feet and whose chord bears South 04 degrees 38 minutes 01 second West, a distance of 134.00 feet, said beginning point being locatable by M&D 83 Grid Coordinate N: 16,079,747.25; E: 1,730,883.65;

THENCE South04 degrees 38 minutes 01 second West, a distance of 204.77 feet to a set 5/8 inch iron rod with cap stamped "DUNAWAY ASSOC. LP" for the southeast corner of said Lot 5A, and being the northeast corner of Lot 4A, Block 8, of said Westridge Park Addition Section 37;

THENCE North 88 degrees 41 minutes 41 seconds West, separating the west right-of-way line of said Tradewinds Boulevard along the common south line of said Lot 5A and the north line of said Lot 6A, a distance of 144.79 feet to a point for the southwest corner of said Lot 5A and the northwest corner of said Lot 6A, said corner being unable to set due to brick wall and concrete footing, said corner being on the east right-of-way line of an alley (20 foot width) as dedicated by Legends Park Addition, an addition to the City of Midland, as recorded in Cabinet 1, Page 146, P.A.M.C.T.;

THENCE North 06 degrees 48 minutes 19 seconds East, along the common west line of said Lot 5A and the east right-of-way line of said alley, a distance of 204.77 feet to a set 5/8 inch iron rod with cap stamped "DUNAWAY ASSOC. LP" for the northwest corner of said Lot 5A, and being on the south line of said Lot 6A;

THENCE South 59 degrees 11 minutes 18 seconds East, along the common north line of said Lot 5A and the south line of said Lot 4, a distance of 232.88 feet to the POINT OF BEGINNING and containing 0.5485 acres (or 23,894 square feet) of land, more or less.

SURVYOR'S CERTIFICATE

I hereby certify that M. JACKSON CONSTRUCTION 1, LTD., MARK MANN, CHICAGO TITLE INSURANCE COMPANY that (1) this plat of survey and the property description set forth herein are true and correct and prepared from an actual on-the-ground survey of the said property (the "Property") shown herein; (2) this map or plat and the survey on which it is based were made in accordance with the 2015 Minimum Standard Detail Requirements for ALTA/ACSM and Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-A, 7(a), 9, 10, 11, 14, of Table A thereto.

Neil Madsen 5/13/17 Date
Neil Madsen, L.S.
Registered Professional Land Surveyor
State of Texas, No. 3479

ALTA/NSPS LAND TITLE SURVEY
OF
LOT 5A, BLOCK 8
WESTRIDGE PARK ADDITION, SECTION 37

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.

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11/2/2015

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