

## **FOR LEASE**



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

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# **Executive Summary**

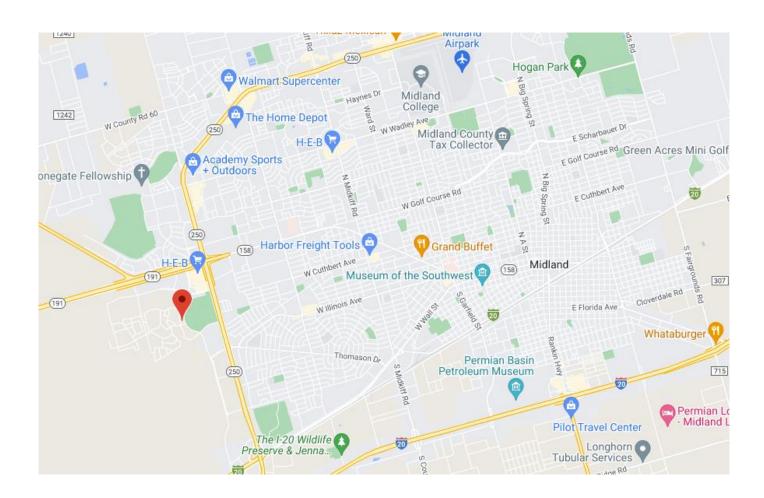
801A Tradewinds is a +/- 3,473 SF single-tenant office building available for lease. See attached floor plan and survey.

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



801 Tradewinds Blvd | Midland, TX 79706



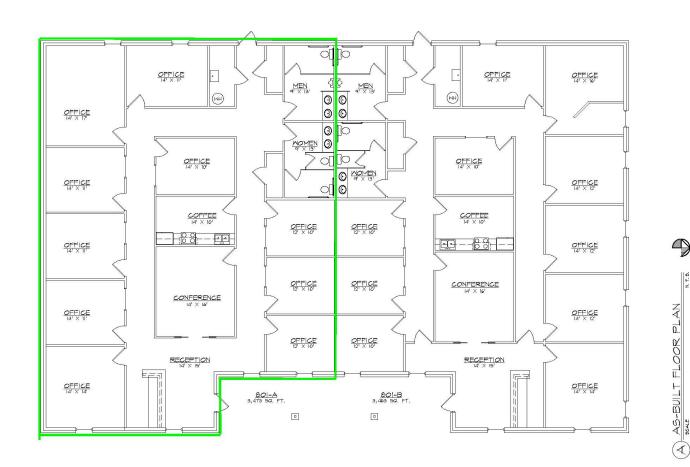
## **Aerial View**



801 Tradewinds Blvd | Midland, TX 79706



## Floor Plan







## Survey



The basis of bearings for this survey is the Texas State Coordinate System, Central Zone 4203, based upon GPS measurements. Distances and areas hereon 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, Pinel 200 of 525, Map Number 4823900200F, Map Revised Dales Splatmber 15, 2005; the subject property is located in Zone X (unshaded), defined as "Reas to be outside the 0.2% annual chance floodplats." This statement does not reflect any type of flood study by this firm.

4. 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 with an effective date of October 25,008, and assumes not liability for any estimation, right-of-way dedications or other title matters affecting the subject property which may have been fifted in the real property records but are not disclosed in said title.

Schedule B Items:

10.b. Thirty (30) foot by Forty (40) foot Reciprocal Access Easement, according the plat recorded in Cabinet J, Page 145, P.R.M.C.T- not located on or adjacent to subject property.

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

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LEGEND				
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EE	ELECTRIC BOX			
EW	ELECTRIC METER			
EVD	FIBER OPTIC VAULT			
0	FIBER OPTIC MANHOLE			
1233	GAS METER			
←	CUY			
500	IRRIGATION CONTROL VALVE			
23	MAILBOX			
-0	SION			
Δ	UTILITY MARKER			
ø	UTILITY POLE			
922	WATER METER			
9	WATER WELL			
7 1 2	CONCRETE			
0	NUMBER OF PARKING SPACES			
Ġ.	HANDICAP PARKING SPACE			
4 4	EDGE OF ASPHALT			
OVERHEAD ELECTRIC LINE				

Metes and Bounds

BEING a 0.5098 acre tract of land situated in Section 37, Block 40, T15, T. & P. RR Co. Survey, Abstract No. 258, Midland County, Texas, and being all of Lot 8A, Block 8, Westridge Park Addition Section 37, an addition to the City of Midland, as recorded in Cabinet J. Page 185, Plat Records, Midland County, Texas (P.R.M.CT.), and 0.5098 acre tract being more particularly described by metes and bounds as follows: (F.B.M.C.T.), and C.M.Milli acre strict leaving more participantly addressed by findish set booked as follows: G.M.M.M. and G.M.M.M. and for the nonthinal control shall be tallow being the southerst control and the control of the

THENCE Southerly, along the west right-of-way line of said Tradewinds Boulevard and along said curve to the left, through a central angle of 02 degrees 02 minutes 09 seconds and an arc length of 108.56 feet to a found Mag nail for the end of said curve;

refer that a Journal mag lear for the end or Seal count of Seal Constituting along the west right-of-way line of sald Tradewinds Boulevard, a distance of 40.80 feet to a found 1/2-inch iron rod with cap stamped "R94.51 off for the excellent corner of sald (A8, and being the northeast corner of count of the country of the constitution of the country of the country

THENCE North DI degree 48 minutes 15 seconds West, along the common west line of said Lot 8A and the east right-of-way line of said alley, a distance of 148.49 feet to a point for corner (unable to set due to brick wall and concrete footing) for the northwest corner of said Lot 8A and the southwest corner of said Lot 7A;

THENCE North 87 degrees 43 minutes 43 seconds East, along the common north line of said Lot 8A and the south line of said Lot 7A, a distance of 147.30 feet to the POINT OF BEGINNING and containing 0.5098 cares (or 2,220

Hereally carefy to M. JACSON CORSTRUCTION 1, 1(1); MARK MAYS, ORCAGO THE INSURANCE COMMAND that (I) this pix of carefy and the properly description art both harmon an insurant and the control of the co

Hal Mollenkopf Registered Professional Land Surveyor State of Texas, No. 5439



ALTA/NSPS LAND TITLE SURVEY LOT 8A, 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.



### thisRealty



### **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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

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Associate			
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	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Broker

11/2/2015

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