



901A Tradewinds Blvd | Midland, TX 79706

Dub House, MAI, CCIM, Broker

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432.570.0705

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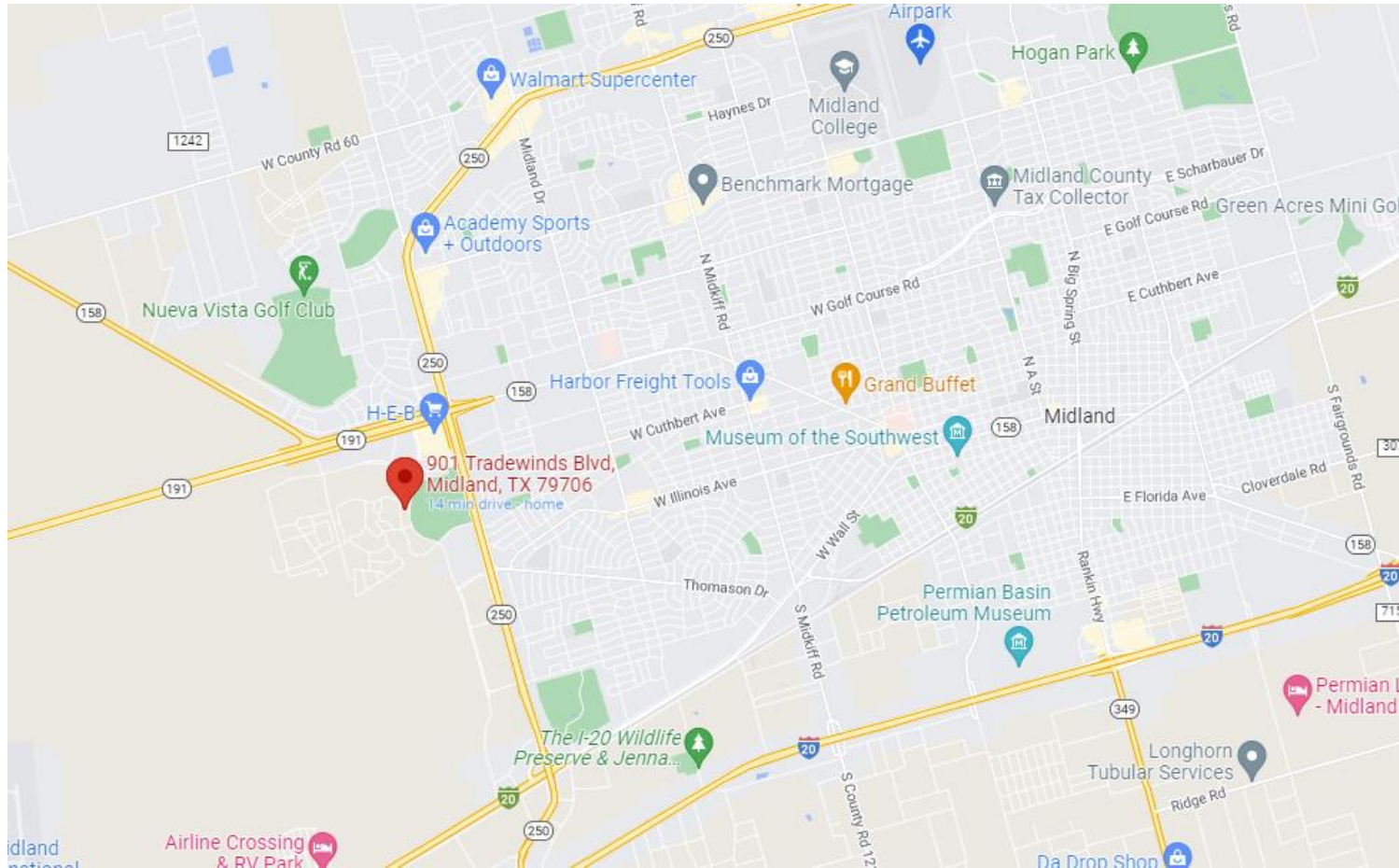
Executive Summary

901A Tradewinds is a +/- 3,469 SF single-tenant office building available for lease.

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



907 Tradewinds Blvd. | Midland, TX 79706

this **Realty**

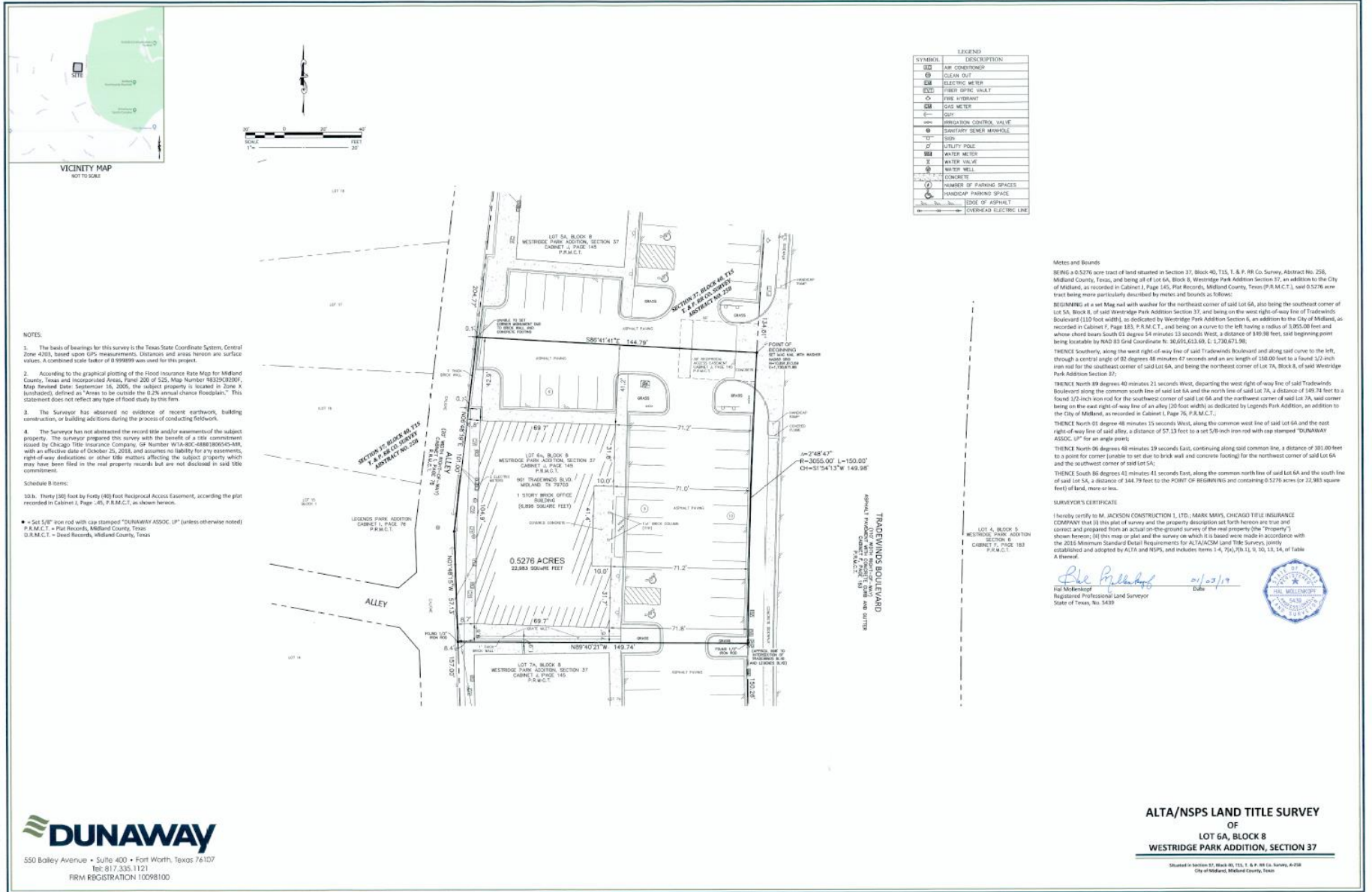
Aerial View



901A Tradewinds Blvd. | Midland, TX 79706

this **Realty**

Survey



VICINITY MAP
NOT TO SCALE



LEGEND	
SYMBOL	DESCRIPTION
	AIR CONDITIONING
	GAS OUT
	ELECTRIC METER
	FIBER OPTIC VAULT
	FIRE HYDRANT
	GAS METER
	GFI
	IRRIGATION CONTROL VALVE
	SANITARY SEWER MANHOLE
	SEWER
	UTILITY POLE
	WATER METER
	WATER VALVE
	WATER WELL
	CONCRETE
	NUMBER OF PARKING SPACES
	HANDICAP PARKING SPACE
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC LINE

Meters and Bounds

BEING a 0.5276 acre tract of land situated in Section 37, Block 8, T1S, 1 & P, RR Co. Survey, Abstract No. 258, Midland County, Texas, and being all of Lot 6A, 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.R.M.C.T.), said 0.5276 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set Mag nail with wooden for the northeast corner of said Lot 6A, also being the southeast corner of Lot 5A, Block 8, of said Westridge Park Addition Section 37, and being on the west right-of-way line of Tradewinds Boulevard (110 foot wide), as dedicated by Westridge Park Addition Section 37, an addition to the City of Midland, as recorded in Cabinet 7, Page 183, P.R.M.C.T., and being on a corner to the left being a radius of 3,905.00 feet and whose chord bears South 01 degree 54 minutes 13 seconds West, a distance of 350.98 feet, said beginning point being locatable by MAD 83 Grid Coordinate N: 36691633.69, E: 1,730471.98;

THENCE Southwly, along the west right-of-way line of said Tradewinds Boulevard and along said curve to the left, through a central angle of 82 degrees 48 minutes 47 seconds and an arc length of 150.00 feet to a found 1/2-inch iron nail for the southeast corner of said Lot 6A, and being the northeast corner of Lot 7A, Block 8, of said Westridge Park Addition Section 37;

THENCE North 89 degree 40 minutes 21 seconds West, departing the west right-of-way line of said Tradewinds Boulevard along the common north line of said Lot 6A and the north line of said Lot 7A, a distance of 149.74 feet to a found 1/2-inch iron nail for the southwest corner of said Lot 6A and the southwest corner of said Lot 7A, said corner being on the east right-of-way line of an alley (20 foot wide) as dedicated by Legends Park Addition, an addition to the City of Midland, as recorded in Cabinet 1, Page 76, P.R.M.C.T.;

THENCE North 01 degree 48 minutes 15 seconds West, along the common west line of said Lot 6A and the east right-of-way line of said alley, a distance of 57.13 feet to a set 5/8-inch iron nail with cap stamped "DUNAWAY ASSOC. LP" for an angle point;

THENCE North 06 degree 48 minutes 19 seconds East, continuing along said common line, a distance of 391.00 feet to a post for corner (nail) to be set due to brick wall and concrete footing for the northeast corner of said Lot 6A and the southwest corner of said Lot 5A;

THENCE South 86 degree 41 minutes 41 seconds East, along the common north line of said Lot 6A and the north line of said Lot 5A, a distance of 144.79 feet to the POINT OF BEGINNING and containing 0.5276 acres (or 22,983 square feet) of land, more or less.

SURVEYOR'S CERTIFICATE

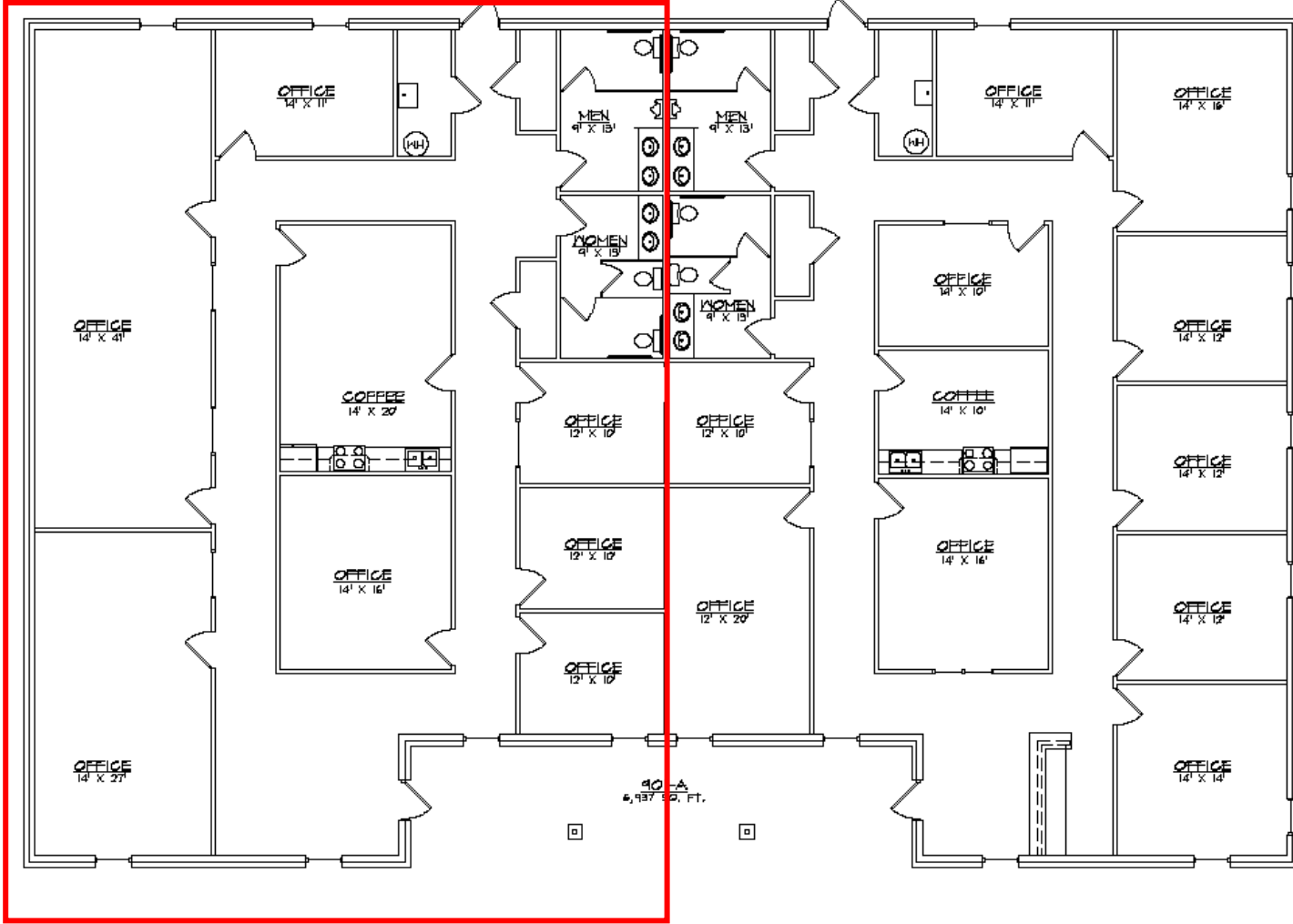
I hereby certify to M. JACKSON CONSTRUCTION 1, LTD.; MARK MAVIS, CHIEFOFFICE TITLE INSURANCE COMPANY that (1) this plat of survey and the property description set forth hereon are true and correct and prepared from an actual on-the-ground survey of the real property (the "Property") shown hereon; (2) this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes items 1-4, 7(a), 7(b), 11, 9, 10, 13, 14, of Table A thereof.

Bile P. Pugh 01/23/19
 Bile P. Pugh
 Registered Professional Land Surveyor
 State of Texas, No. 3439

**ALTA/NPS LAND TITLE SURVEY
OF
LOT 6A, BLOCK 8
WESTRIDGE PARK ADDITION, SECTION 37**

- NOTES:**
- The basis of bearings for this survey is the Texas State Coordinate System, Central Zone 4020, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999978 was used for this project.
 - According to the graphical plotting of the Flood Insurance Rate Map for Midland County, Texas and Incorporated Areas, Panel 200 of 525, Map Number 88329CZ00P, Map Revised Date September 16, 2000, the subject property is located in Zone 4 (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 this survey.
 - The Surveyor has not abstracted the record title and/or assessments of the subject property. The Surveyor prepared this survey with the benefit of a site commission issued by Chicago Title Insurance Company, (C# Number WTA8CZ-48803806C-808), with an effective date of October 25, 2018, and assumes no liability for any easements, rights, 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 1936 commitment.
- Schedule B Items:
- Set 5/8" iron nail 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

Floorplan



A AS-BUILT FLOOR PLAN N.T.S.

PREPARED BY:
M DRAFTING & DESIGN
 Email: info@draftinganddesign.com Call: (850) 285-5874
 NEW BUILDING FOR:
901 TRADEWINDS BLVD
 SUITE A & B
 MIDLAND TX 79706

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DATE: 10, 2020
 AUG. 19, 2020
 10/19/2020

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