



2402 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. Space is now vacant and available for occupancy.

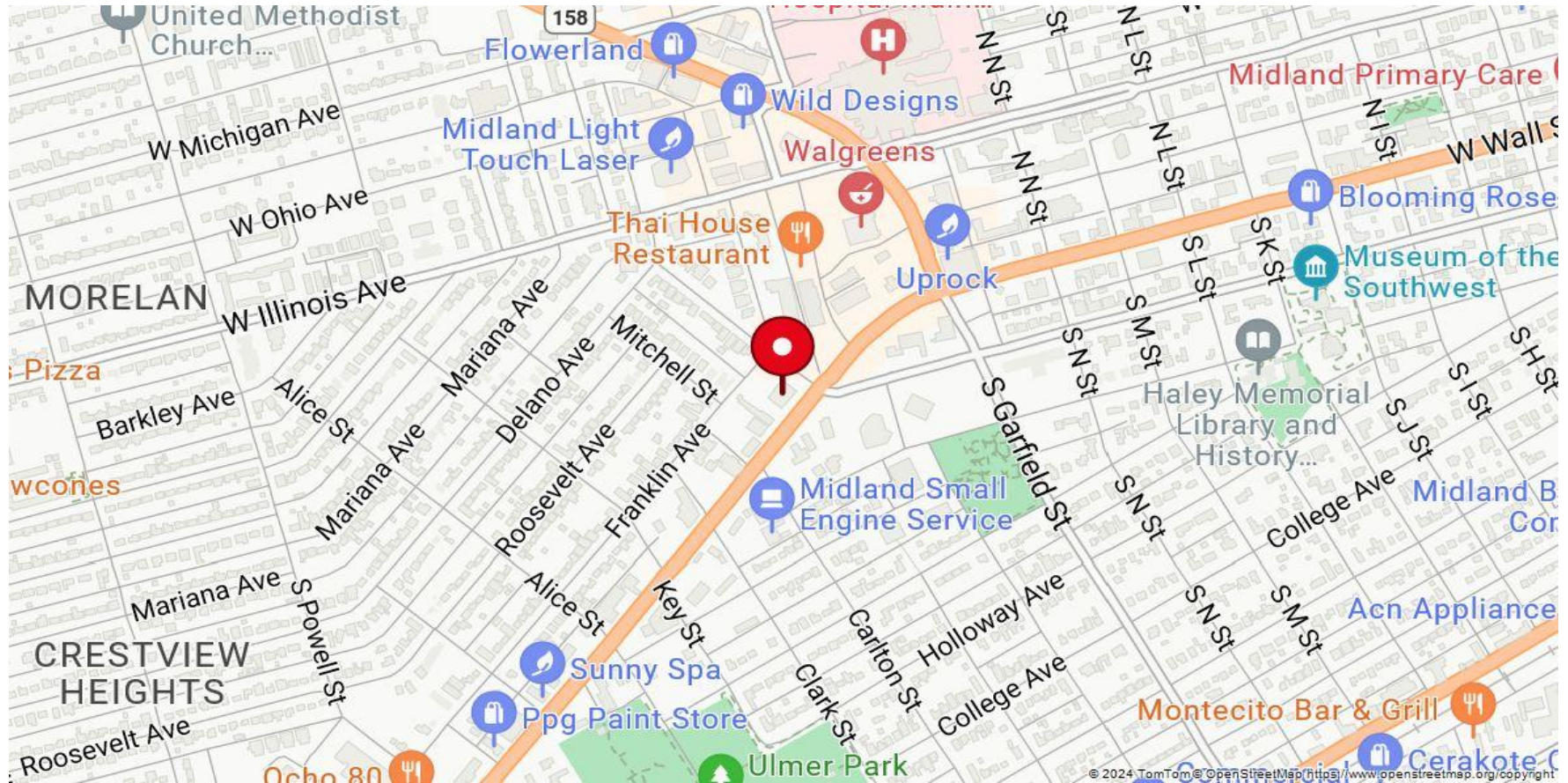
Highlights:

- +/- 28,000 sq ft site
- +/- 10,687 sq ft Medical Facility
- Currently leased by one tenant through 12-31-24

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



2402 W. Wall Street | Midland, TX 79701

this **Realty**

Aerial View

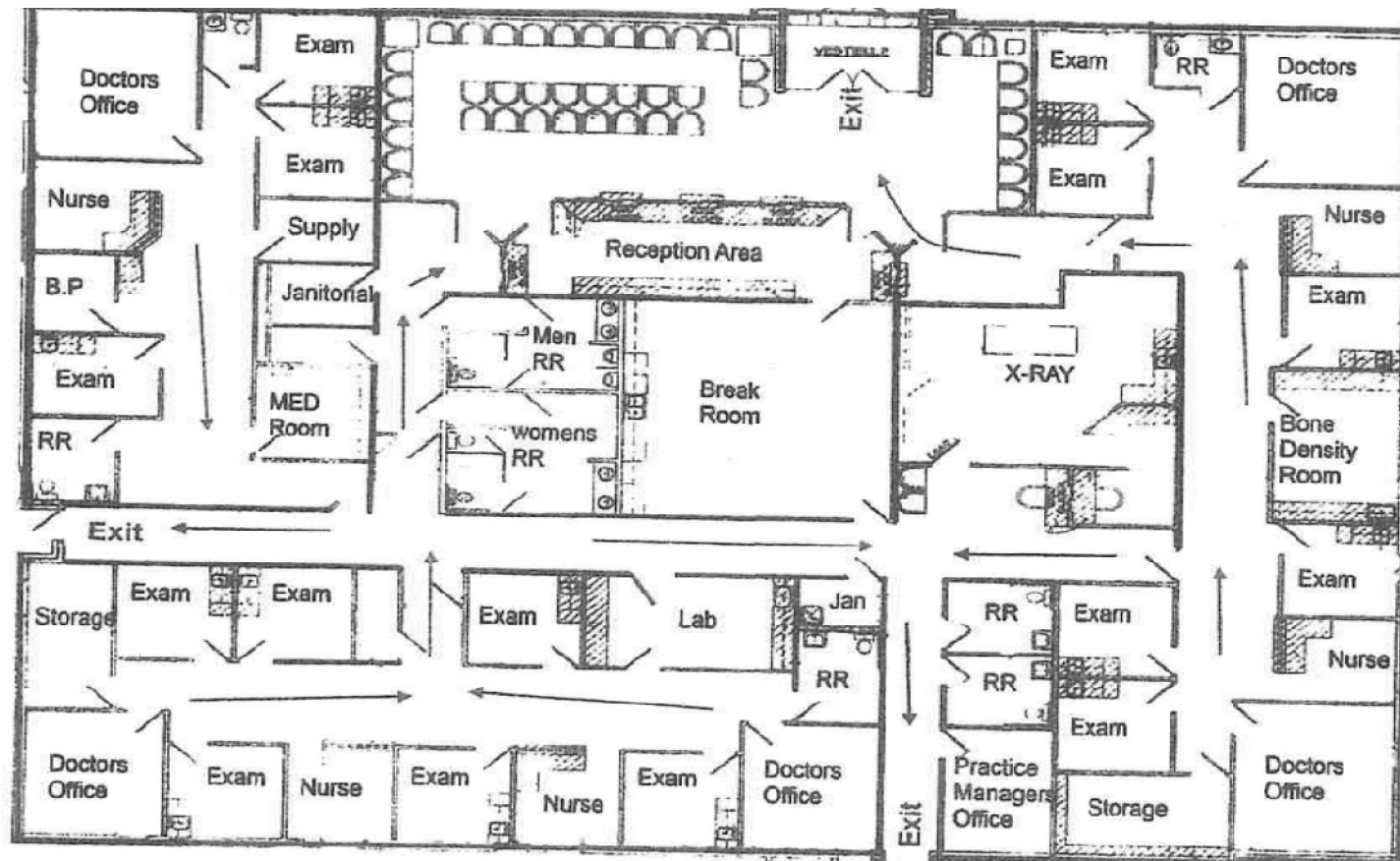


2402 W. Wall Street | Midland, TX 79701

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[illegible]

FLOOR PLAN



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.
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Primary Assumed Business Name			
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Associate			
Sales Agent/Associate's Name	License No.	Email	Phone
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Regulated by the Texas Real Estate Commission

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



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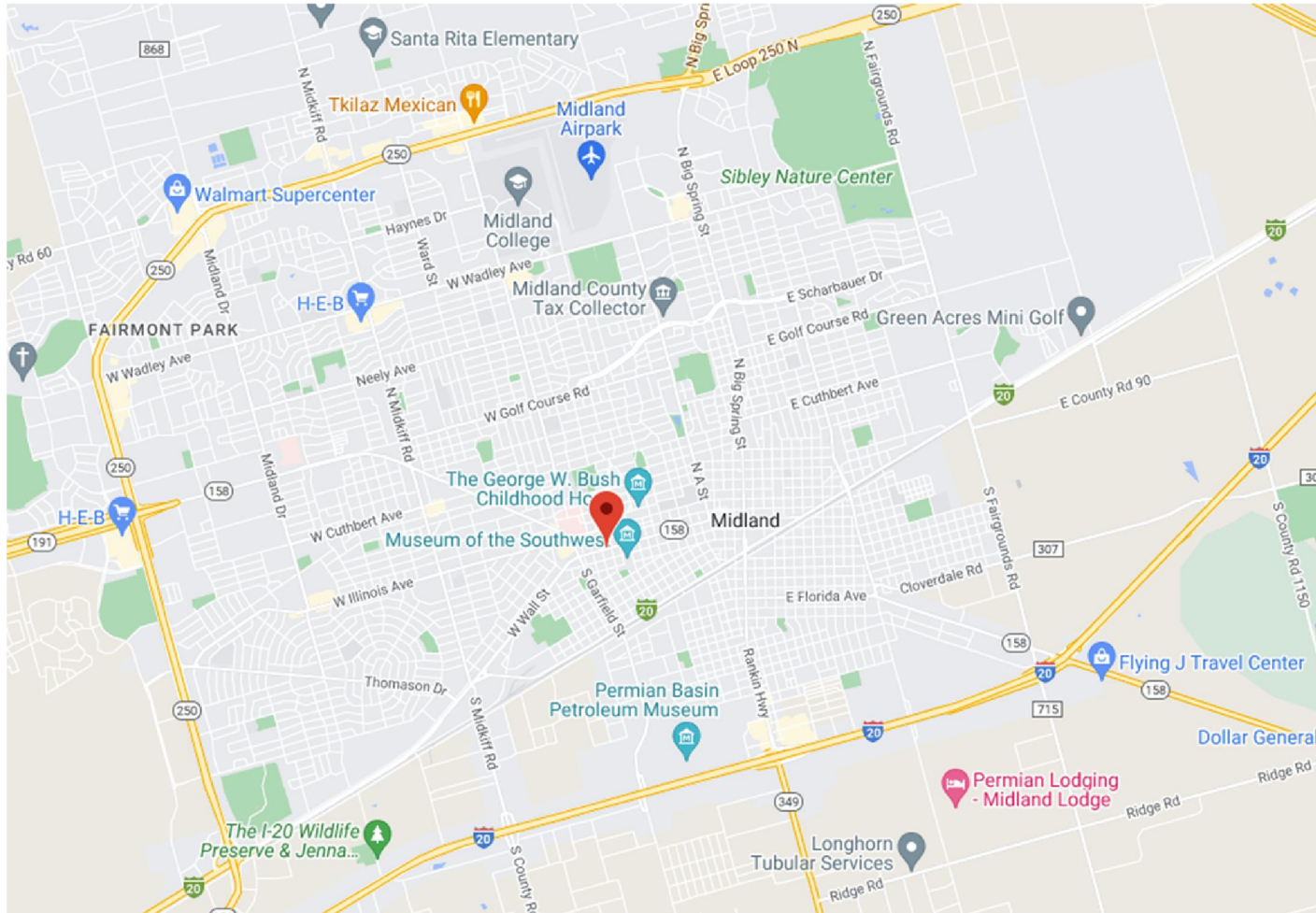
Highlights:

- +/- 28,000 sq ft site
- +/- 10,280 sq ft Medical Facility
- Space Available Now:
 - Suite A – 4,143 sq ft
 - Suite B – 3,066 sq ft
 - Suite C – 3,071 sq ft

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

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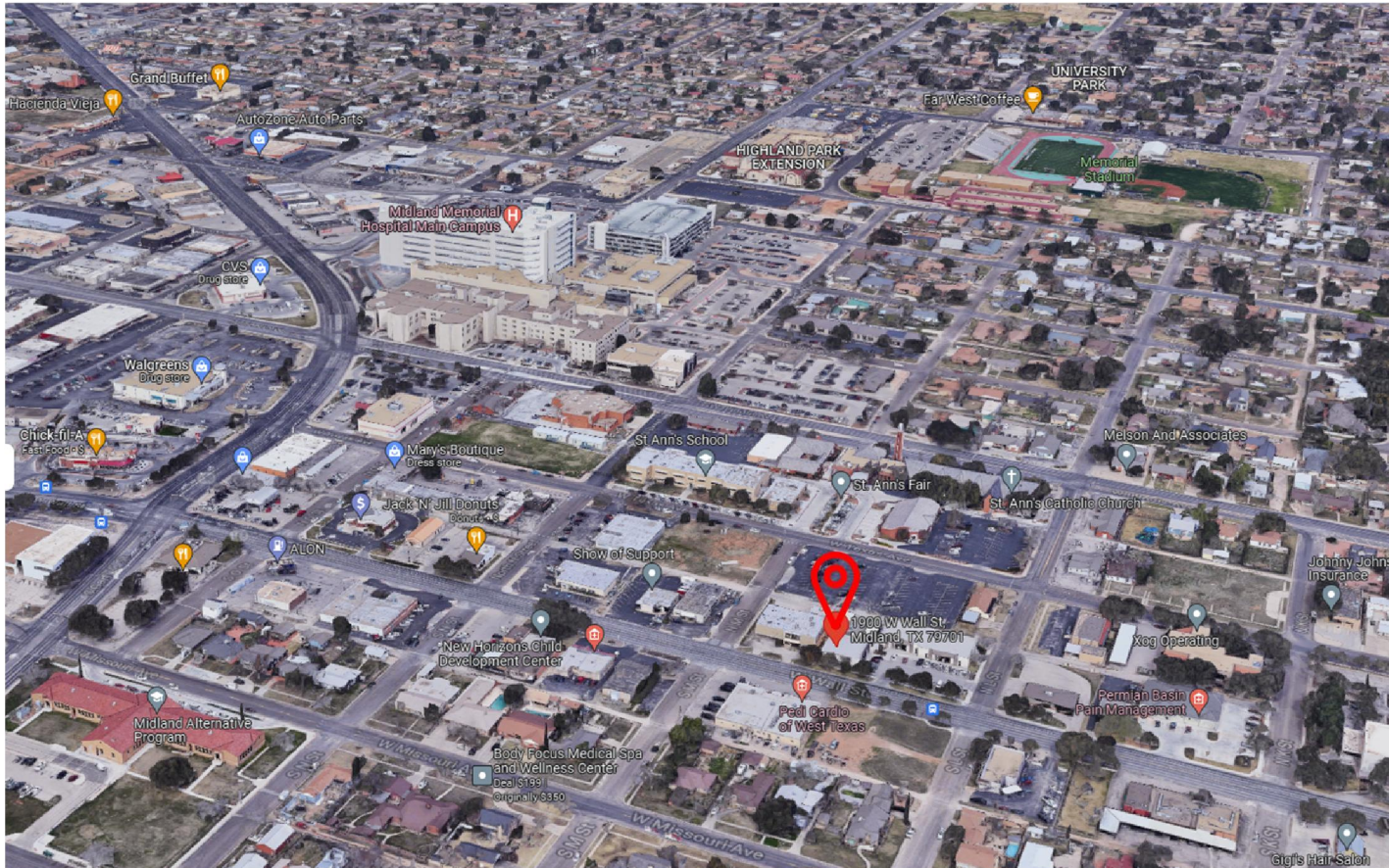
Map



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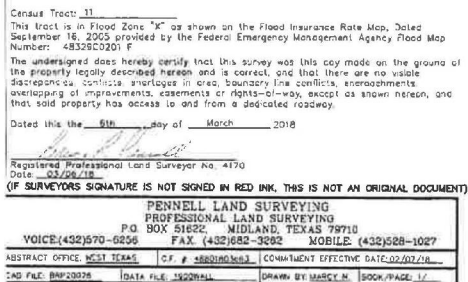
Aerial View



1900 W. Wall Street | Midland, TX 79701

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“AS BUILT” SURVEY



15 COVERED PARKING SPACES
23 PARKING SPACES
2 HANDICAPPED PARKING SPACES

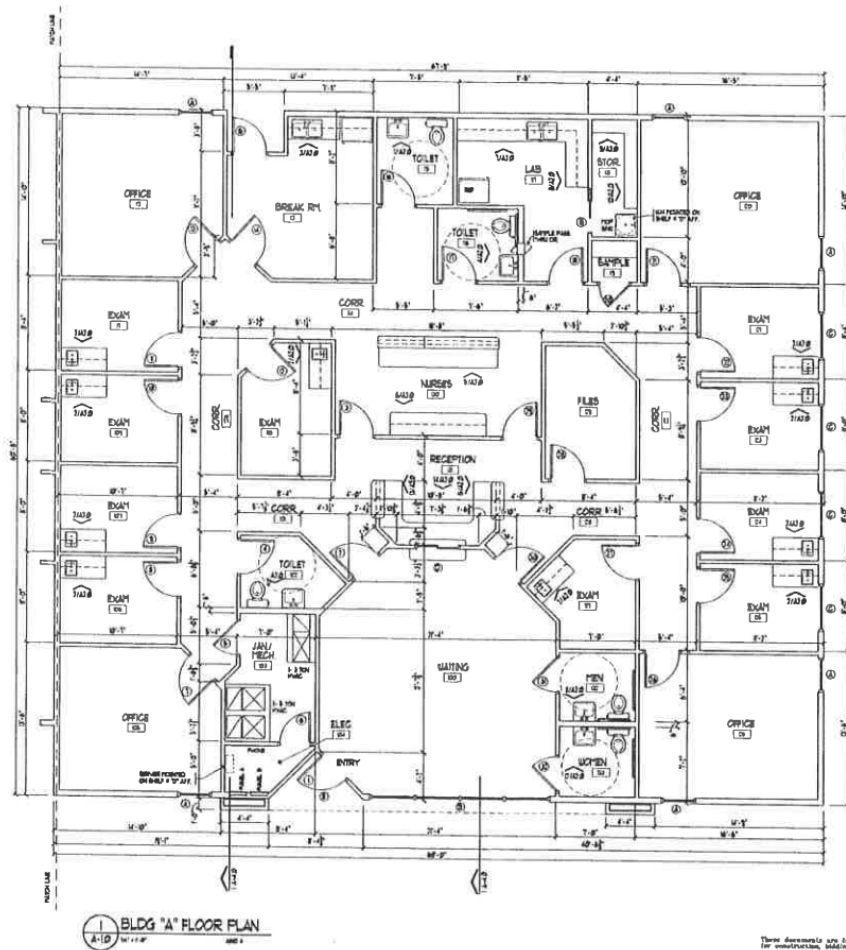
LEGEND

- Set 1/2" I.R.
w/Cop "RPLS 4170"
- Fing 1/2" I.R.
- ⊗ Gas Meter
- ⊗ Water Meter
- ⊗ Light Pole

OVERHEAD ELECTRIC

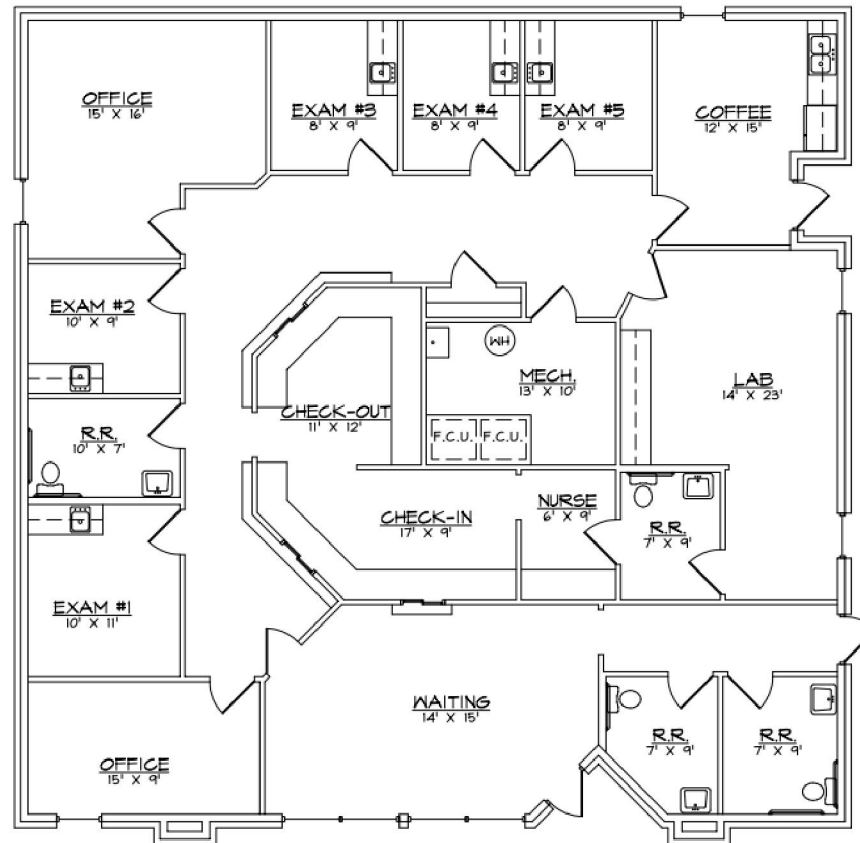
- Misc Sign
- ⊗ Southwestern Bell Manhole

FLOOR PLAN Ste A



1 BLDG "B" FLOOR PLAN

FLOOR PLAN Ste C



A

FLOOR PLAN - BLD'G. "C"

5,071 SQ. FT.

1/8" = 1'-0"



PREPARED BY:
DRAFTING & DESIGN

Email: jmartink@gmail.com Cell: (432) 425-5297

NEW BUILDING FOR:
1900 WEST WALL STREET
1900 W WALL

MIDLAND

TEXAS

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DATE:
AUG. 31, 2020
JOB # JM20070

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IABS 1-0

thisRealty, P.O. Box 7413 Midland TX 79708
WB House

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Phone: (432)570-0705 Fax: (432) 682-4992

Broker

this **Realty** Tradewinds Office Complex



701 thru 907 Tradewinds | Midland, TX 79706

Dub House, MAI, CCIM, Broker

dubhouse@thisrealty.com
432.570.0705

www.thisrealty.com

Executive Summary

This office complex contains eleven (11) total office rental units in six (6) total office buildings. Two rental units just became available and are currently on the market for lease. The entire complex is now available for sale.

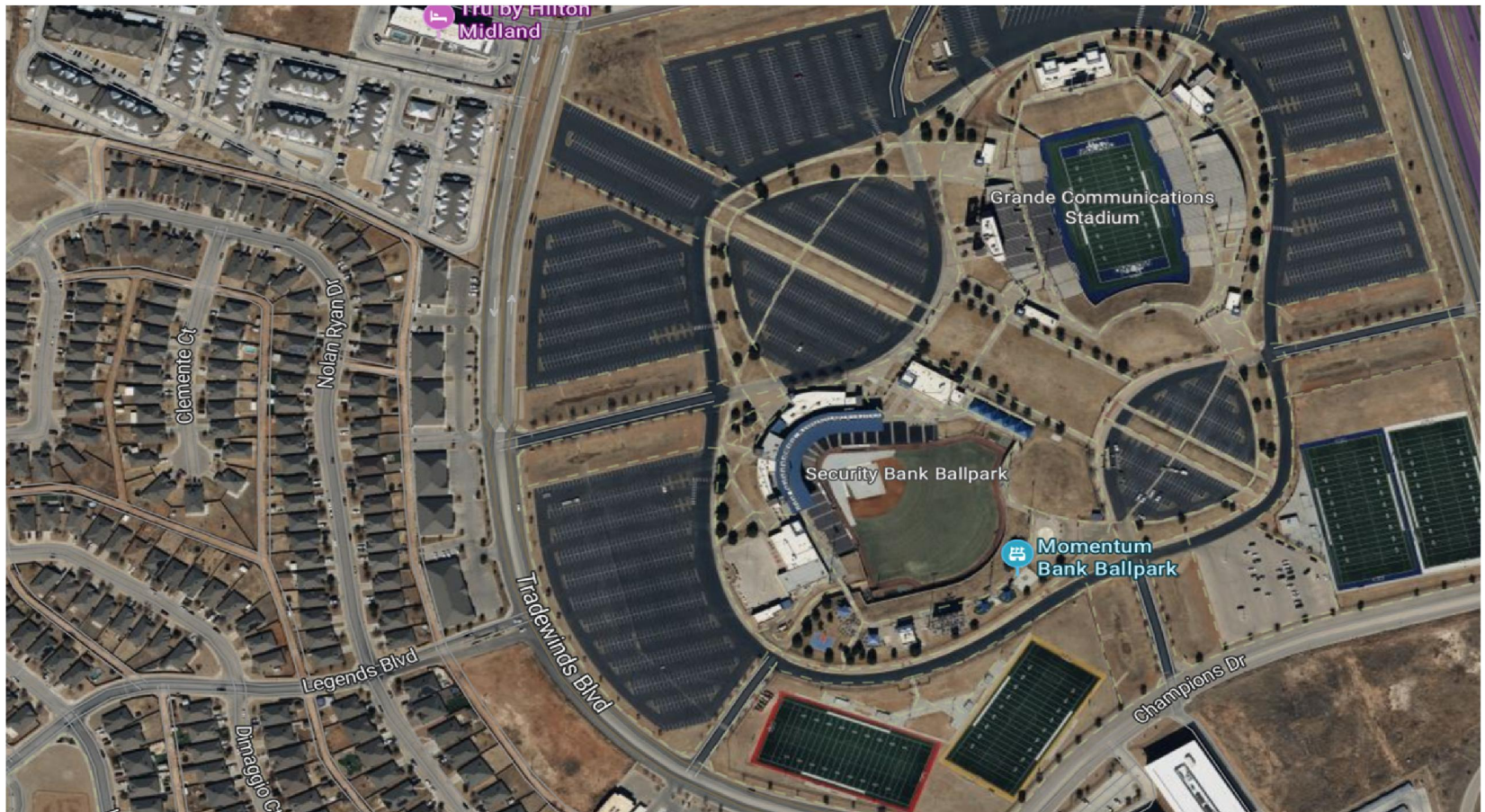
Highlights:

- +/- 3.31 acre site total
- +/- 47,495 total net rentable sq ft in the six buildings
- All existing tenants are net leases and are professionally managed
- Two Spaces are currently available with terms from 3 to 5 years

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.*

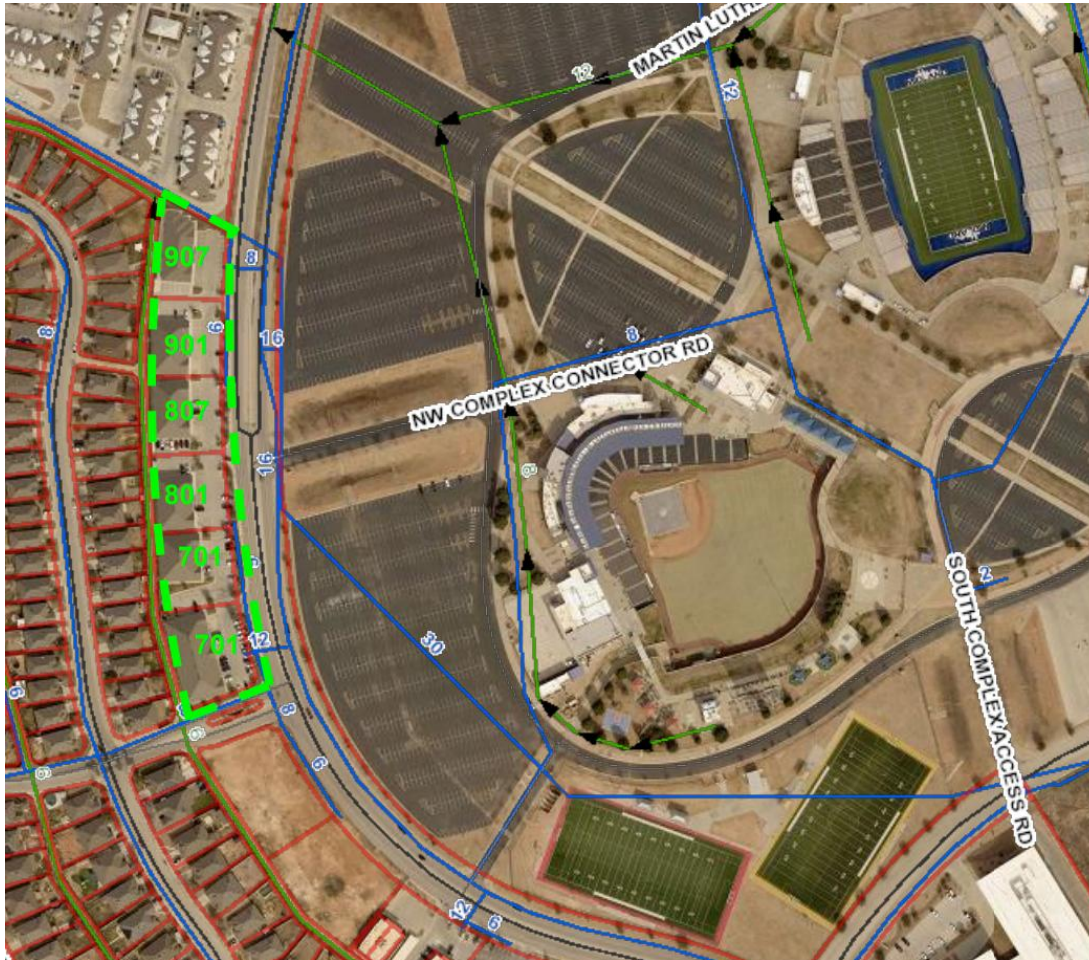
Map



701 – 901 Tradewinds Midland, TX 79706

this **Realty**

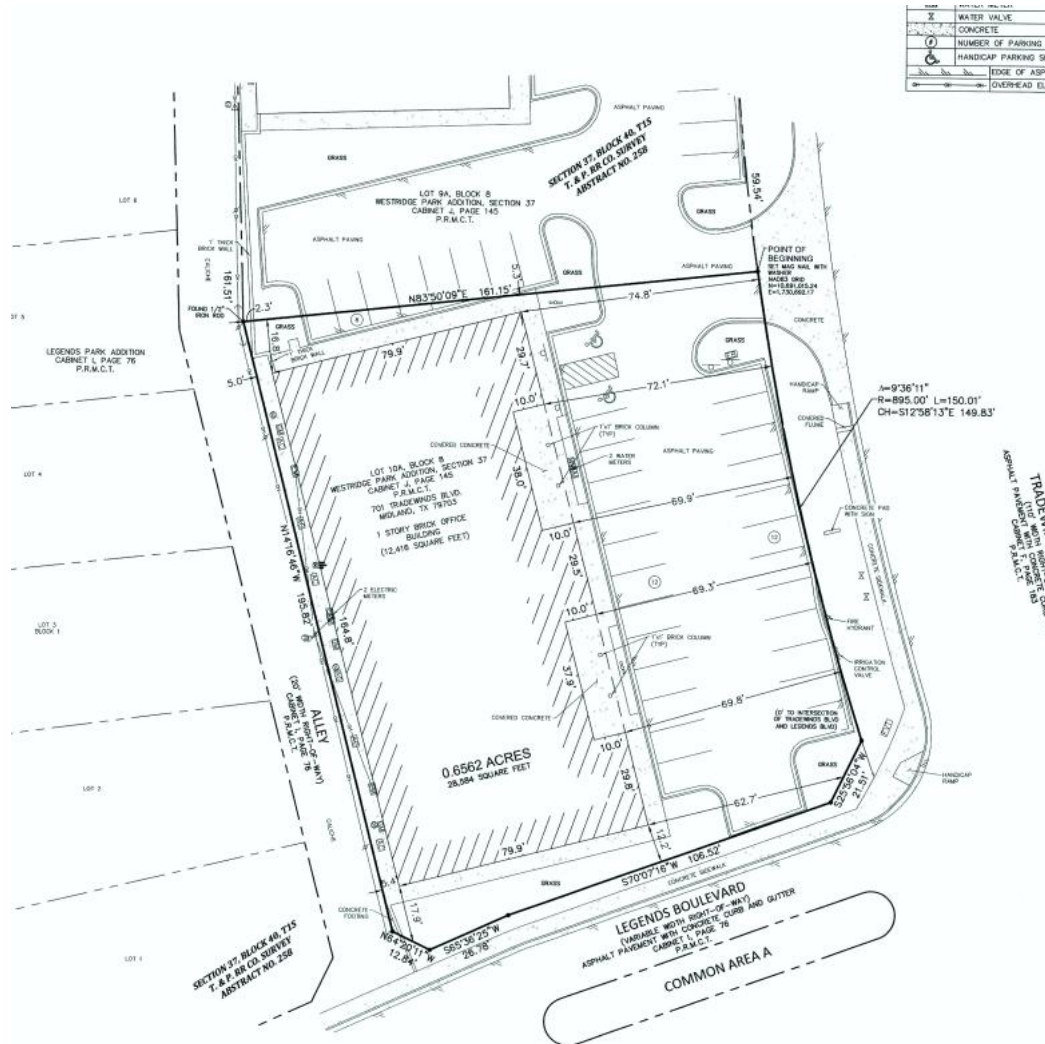
Aerial View



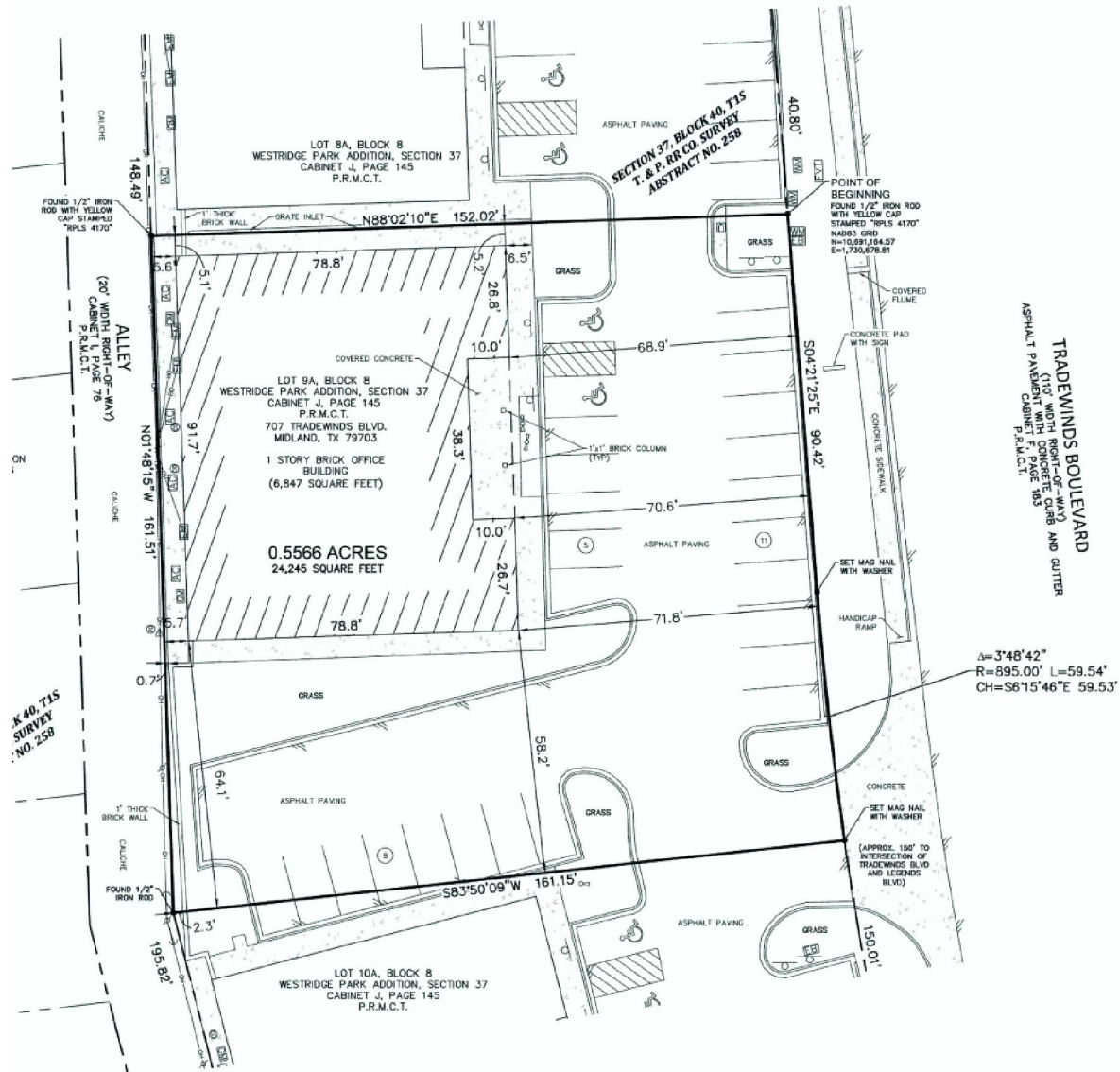
701-907 Tradewinds Blvd | Midland, TX 79706

this **Realty**

Survey 701 Tradewinds



Survey 707 Tradewinds



LOT 7A, BLOCK B
WESTRIDGE PARK ADDITION, SECTION 37
CABINET J, PAGE 145
P.R.M.C.T.

N87°43'43"E 147.30'

ASPHALT PAVING

GRASS

CONCRETE

POINT OF BEGINNING
FOUND MAG NAIL
N=15,689.373.60
E=-1,730,869.39

HANDICAP RAMP
COVERED FLUME

CONCRETE PAD WITH SIGN

CONCRETE SIDEWALK

SON 21.25'E 40.80'

FOUND 1/2" IRON ROD WITH YELLOW CAP STAMPED "HPLS 4170"

(APPROX. 299' TO INTERSECTION OF TRADEWINDS BLVD AND LEXINGTON BLVD)

COVERED FLUME

CONCRETE PAD WITH SIGN

GRASS

ASPHALT PAVING

GRASS

1" THICK BRICK WALL

37.4'

71.6'

72.6'

74.1'

75.6'

38.1'

31.8'

10.0'

10.0'

31.8'

69.8'

69.8'

104.9'

161.5'

S88°02'10"W 152.02'

LOT 9A, BLOCK B
WESTRIDGE PARK ADDITION, SECTION 37
CABINET J, PAGE 145
P.R.M.C.T.

801 TRADEWINDS BLVD.
MIDLAND, TX 79703

1 STORY BRICK OFFICE BUILDING
(6,914 SQUARE FEET)

0.5098 ACRES
22,207 SQUARE FEET

1" THICK BRICK WALL

GRAVE INLET

1" THICK BRICK COLUMN (TIP)

COVERED CONCRETE

FOUND MAG NAIL

UNDER 1/2" IRON ROD WITH YELLOW CAP STAMPED "HPLS 4170"

CALCULATED

20' WIDE RIGHT-OF-WAY CABINET J, PAGE 78 P.R.M.C.T.

ALLEY

NOT 48'15" W 148.40'

SECT. T. & P. ARSTRAL

TRADEWINDS BOULEVARD
(110' WIDE WITH CONCRETE CURB AND OUTER ASPHALT PARADEWAY CABINET K, PAGE 145 P.R.M.C.T.)

[illegible]

[illegible]

[illegible]

FLOOR PLAN - 701 Tradewinds



PREPARED BY:
J M DRAFTING & DESIGN
 Email: jmartink@gmail.com Cell: (432) 426-5297
 NEW BUILDING FOR:
701 TRADEWINDS BLVD
 SUITES A, B & C

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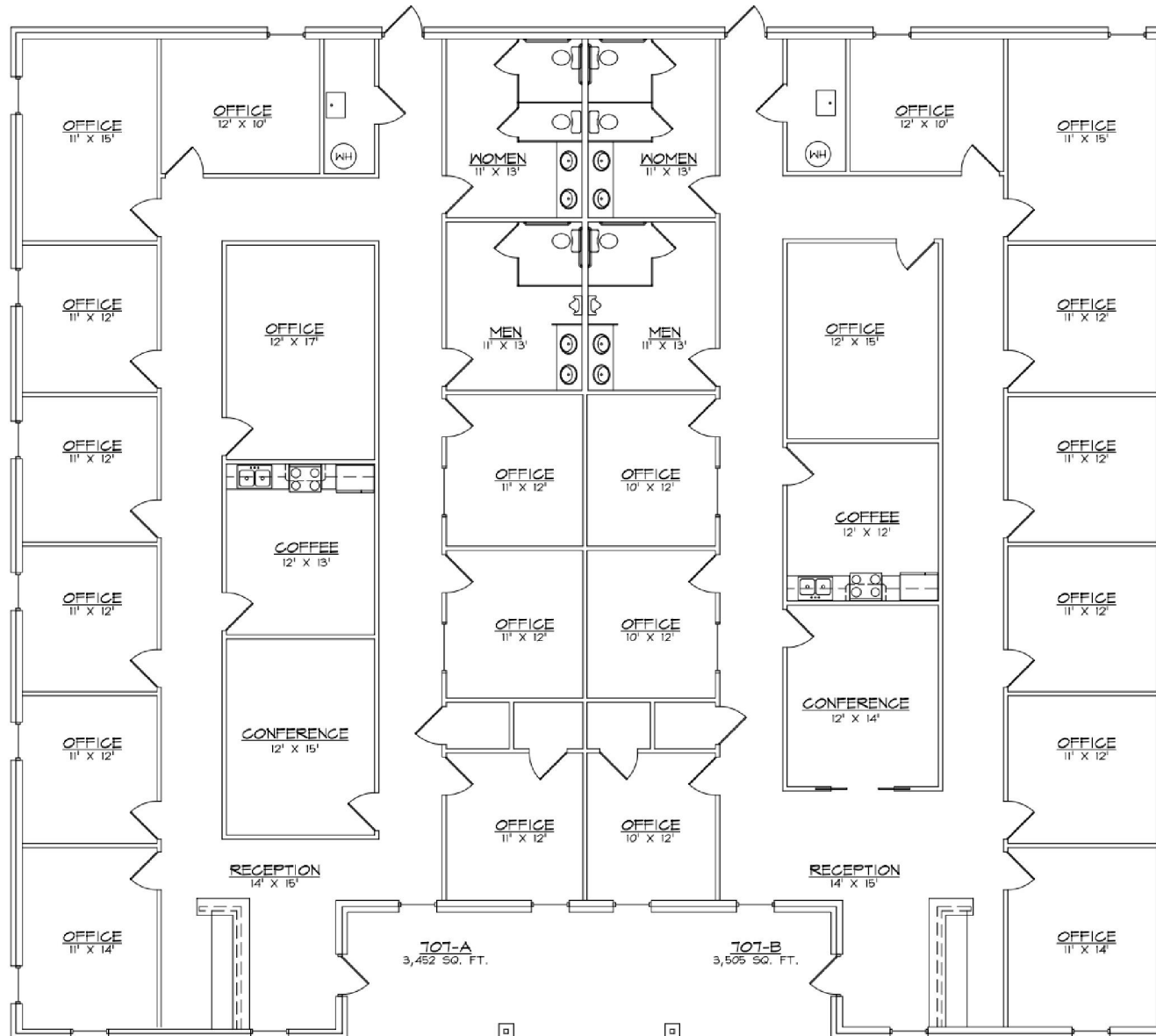
DATE:
 JULY 16, 2020

AS-BUILT FLOOR PLAN
 SCALE

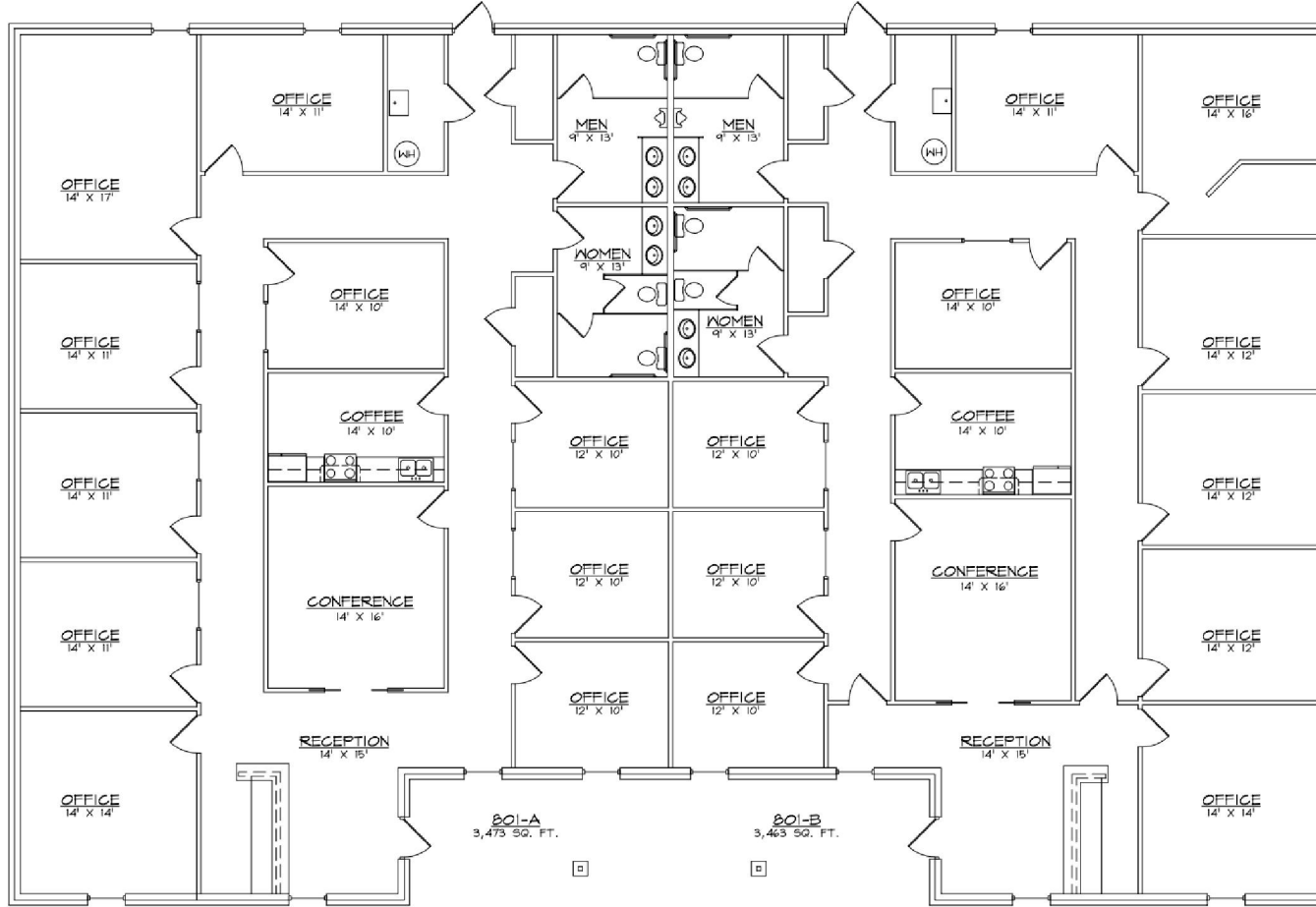
N.T.S.



FLOOR PLAN - 707 Tradewinds



FLOOR PLAN - 801 Tradewinds



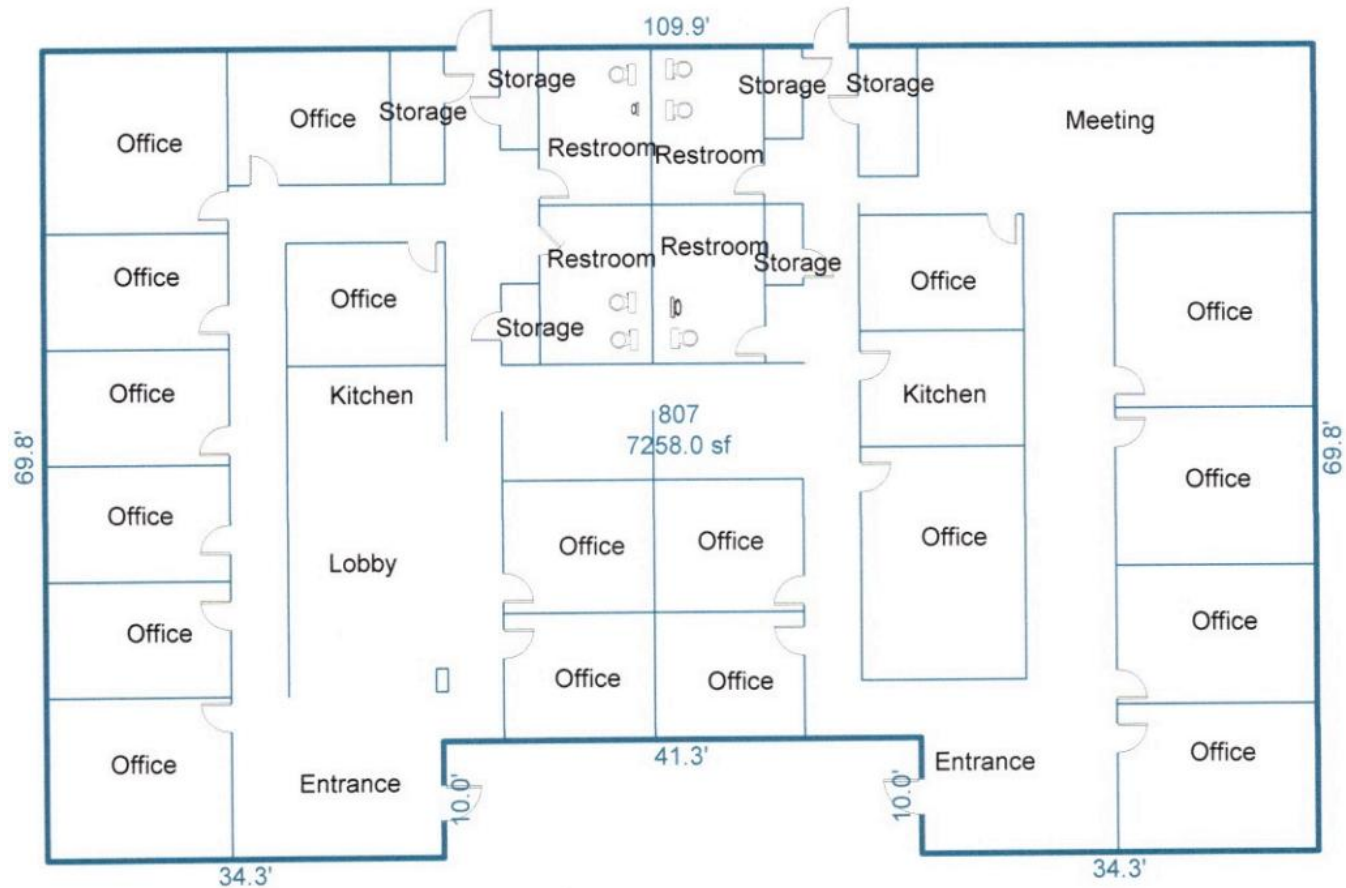
A AS-BUILT FLOOR PLAN
SCALE N.T.S.

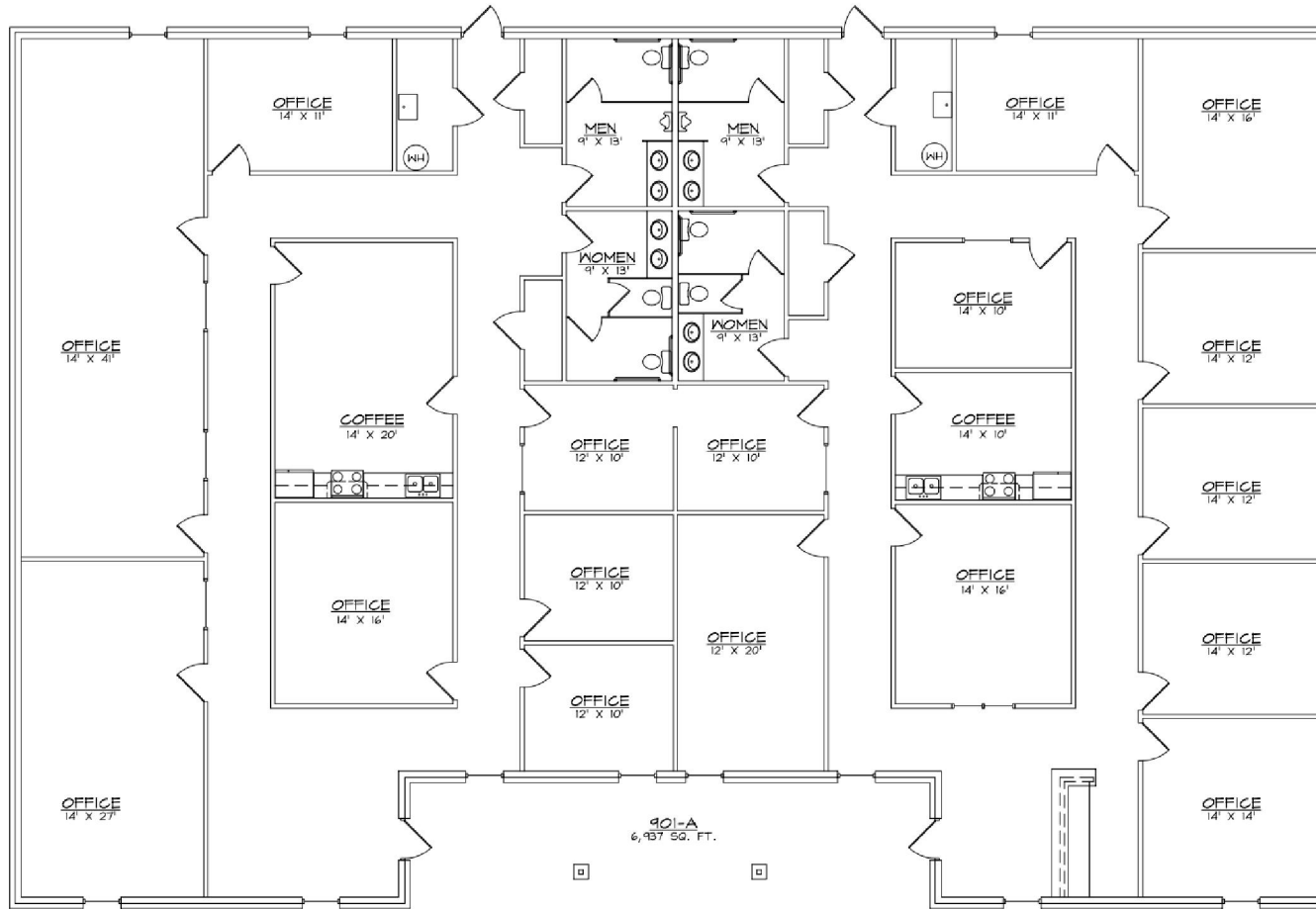
PREPARED BY:
M DRAFTING & DESIGN
Email: jmerritt@gmail.com
Cell: (432) 425-5247
NEW BUILDING FOR:
801 TRADEWINDS BLVD


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DATE:

FLOOR PLAN - 807 Tradewinds






AS-BUILT FLOOR PLAN
 SCALE _____
 N.T.S. _____


 PREPARED BY:
JD DRAFTING & DESIGN
 Email: jndrafting@gmail.com Cell: (432) 425-5267
 NEW BUILDING FOR:
901 TRADEWINDS BLVD
 SUITE A + B
 MIDLAND TEXAS

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Page 10 of 10



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