

Build-to-Suit Retail/Office/Medical Space in Midland's Tradewinds Corridor

FOR LEASE

**207 TRADEWINDS BLVD
MIDLAND, TX 79706**

Up to 30,000 SF of Customizable Space Near Loop 250



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**IWI
REALTY**

A Group of Res and Ranch, LLC



Property Overview

Lease Rate	Rate: \$31.30/SF/year (\$26 base + \$5.30 NNN)
Property Tax Rate (Per SF)	Up to \$1.07
Available SF	34,453 SF
Zoning	01- Office District
Building Use	Medical

Property Highlights

- Up to 30,000 SF Build-to-Suit Medical Space
- Established Medical Tenant Synergy
- Immediate Access to Loop 250, TX-191 & I-20
- Located in a High-Growth Development Corridor
- Near Future Legacy High School (4,200+ Students)
- Strong Demand Drivers from Nearby Sports Complexes
- Surrounded by Expanding Residential & Retail Growth
- Flexible Layout for Multiple Medical Specialties
- **Flexible Space Suitable for Event Center or Community Use**
- Positioned in Emerging Southwest Midland Medical Hub



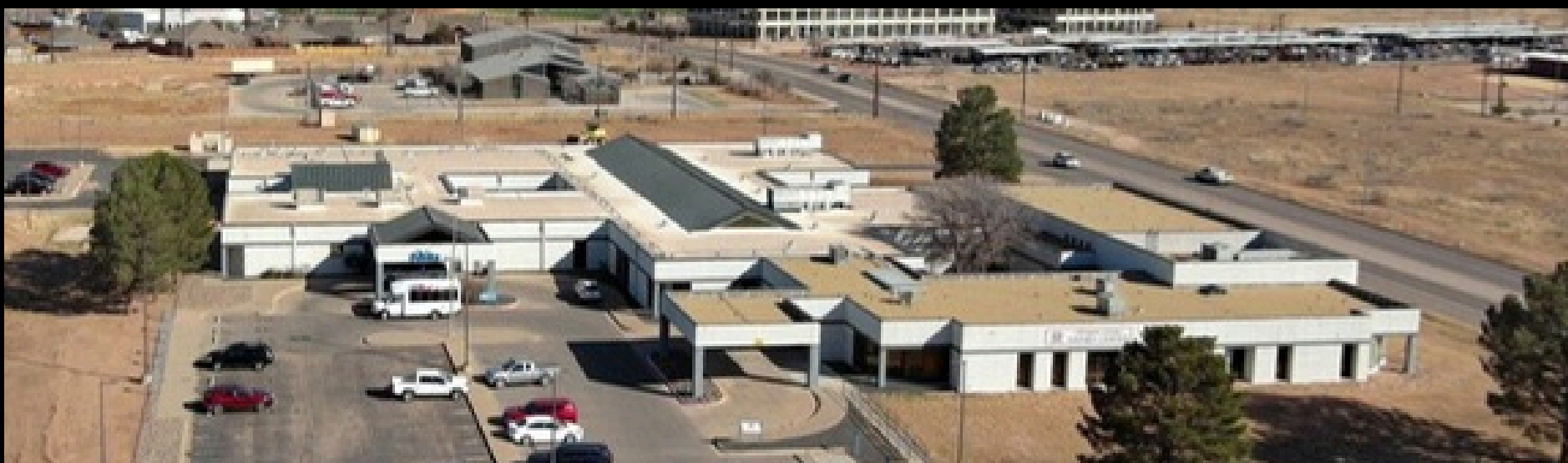
Property Description

IWI Realty is excited to list this Medical facility with up to +/- 30,000 square feet of customizable medical office space for lease! This versatile space is ideal for various healthcare operations, including medical patient visits, pharmaceutical sales, dentistry, optometry, rehabilitation, and similar practices.

Current tenants include esteemed organizations such as DaVita Midland Dialysis, Permian Basin Kidney Center, and Healing Hands Midland Clinic. The facility is strategically located near several residential developments, apartment complexes, hotels, and retail centers, ensuring a high volume of foot traffic and accessibility.

IDEAL FOR

*Premier Multi-Specialty Medical Office Campus
with Sports Medicine and Family Healthcare
Focus*



Location Overview

This location is designed to support exceptional patient care in the Midland area. Explore the possibilities for your practice in this prime medical space. Located on Tradewinds Blvd, just off Loop 250 in Midland, TX. Approximately 1.3 miles South of TX-191, 2 miles North of W Hwy SO/Business 20, and 3 miles to Interstate 20. The intersection TX-191 & Loop 250 is bustling with hotels, schools, gas stations, a sport complex, and grocery stores like H-E-B & Sam's Club.

Directions to the Property

From Loop 250 North in Midland, take the exit toward Tradewinds Blvd and head east. Continue on Tradewinds Blvd for a short distance until you reach 207 Tradewinds Blvd, located just south of the loop and east of the Momentum Bank Ballpark area, between existing medical users and the future Legacy High School site.



Area Development

These developments position 207 Tradewinds as the only medical office building situated between a 62-field soccer complex, a 115,000 SF indoor sports facility, and a new high school with 4,200 students – making it ideal for sports medicine, orthopedics, physical therapy, imaging, urgent care, and pediatrics.

- ✓ **New Legacy High School (Tradewinds & Thomason)** – Part of the \$1.415 billion MISD bond approved November 2023. 790,000 SF, two-story facility for 4,200+ students with 2,200 parking spaces, practice and competition fields. Opening August 2028. **Approximately 0.5 miles from the property. Includes \$13.6 million in drainage improvements along Wadley Avenue and Tradewinds Boulevard.**
- ✓ **Kent Kwik Development (5501 Thomason Drive)** – OPENED July 2025. \$4 million, 6,200 SF convenience store with car wash, drive-thru, fresh food program, and 24-hour operations. Approximately 0.3 miles from the property. An additional Kent Lube Fast Oil Change Center (\$3 million) is also planned at Loop 250 & Thomason.
- ✓ **ExxonMobil Soccer Complex at Beal Park** – \$44.5 million investment. 62 soccer fields, splash park, amphitheater, food truck court, and cricket field. Phase 1 complete end of 2025, Phase 2 through 2027, Phase 3 complete September 2028. 3,200+ players and 300+ teams through Midland Soccer Association. Approximately 3–4 miles along Loop 250 corridor.
- ✓ **Diamondback Energy Athletic Complex** – 115,000 SF indoor sports facility opening November 2025 – March 2026. 6 full-size basketball courts (convertible to 12 volleyball courts), indoor soccer/multisport turf area. Year-round tournament hosting. Approximately 4–5 miles from property.
- ✓ **Reyes-Mashburn-Nelms Baseball Complex** – \$16 million renovation, opened March 2026. Youth baseball tournamen

Property Photos



Floor Plans



Floor Plans



About Our Brokerage

At IWI Realty, a group of Res and Ranch, LLC, we are a full-service commercial real estate team with deep roots in Texas and the Permian Basin. While our foundation is industrial and retail real estate, our expertise and resources extend across acquisitions, leasing, and investment sales throughout the state and across the country.

We combine local market knowledge with national reach, guiding buyers, sellers, landlords, and tenants through every step of the process. From identifying opportunities to structuring transactions and navigating complex deals, IWI Realty delivers seamless, start-to-finish service backed by the strength of Res and Ranch LLC, our licensed brokerage.

What We Do

- ✓ Industrial Expertise – Serving owners, occupiers, and investors in the Permian Basin and beyond.
- ✓ Investment Sales – Connecting clients to high-performing assets, including NNN properties nationwide.
- ✓ Leasing Services – Representing landlords and tenants with market knowledge and negotiation strength.
- ✓ Market Intelligence – Providing valuations, data-driven analysis, and insight for smarter decisions.

Why Choose Us?

- Industrial expertise, national reach
- Dedicated divisions, specialized focus
- Trusted lender & vendor network
- Seamless support, start to finish
- 1031 Exchange expertise
- NNN property specialists
- Market analysis & valuations
- Strong investor relationships
- Texas roots, national reach





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 confidential 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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Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov

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