

# RETAIL SPACE AVAILABLE FOR LEASE

6009 FM 307, Midland, Tx 79706

## Greenwood Plaza

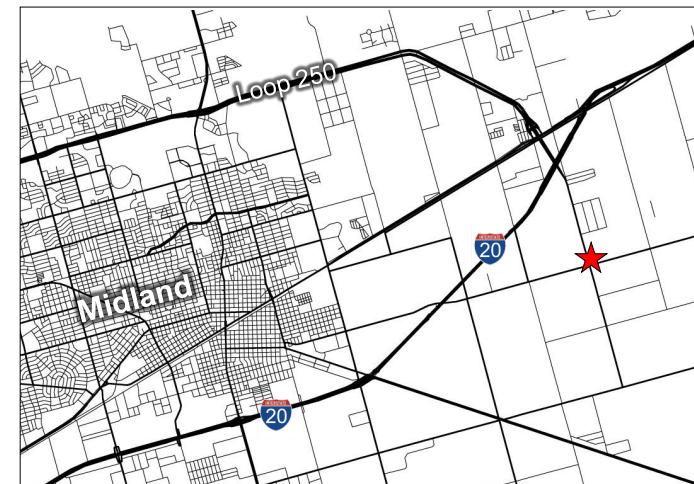


### PROPERTY INFORMATION

|                   |                    |
|-------------------|--------------------|
| Lease Rate:       | \$30.00 PSF + NNN  |
| Building Size:    | 10,680 SF          |
| Suites Available: | 1                  |
| Suite D:          | 2,900 SF           |
| Lot Size:         | 2.00 AC            |
| Zoning:           | Out of City Limits |

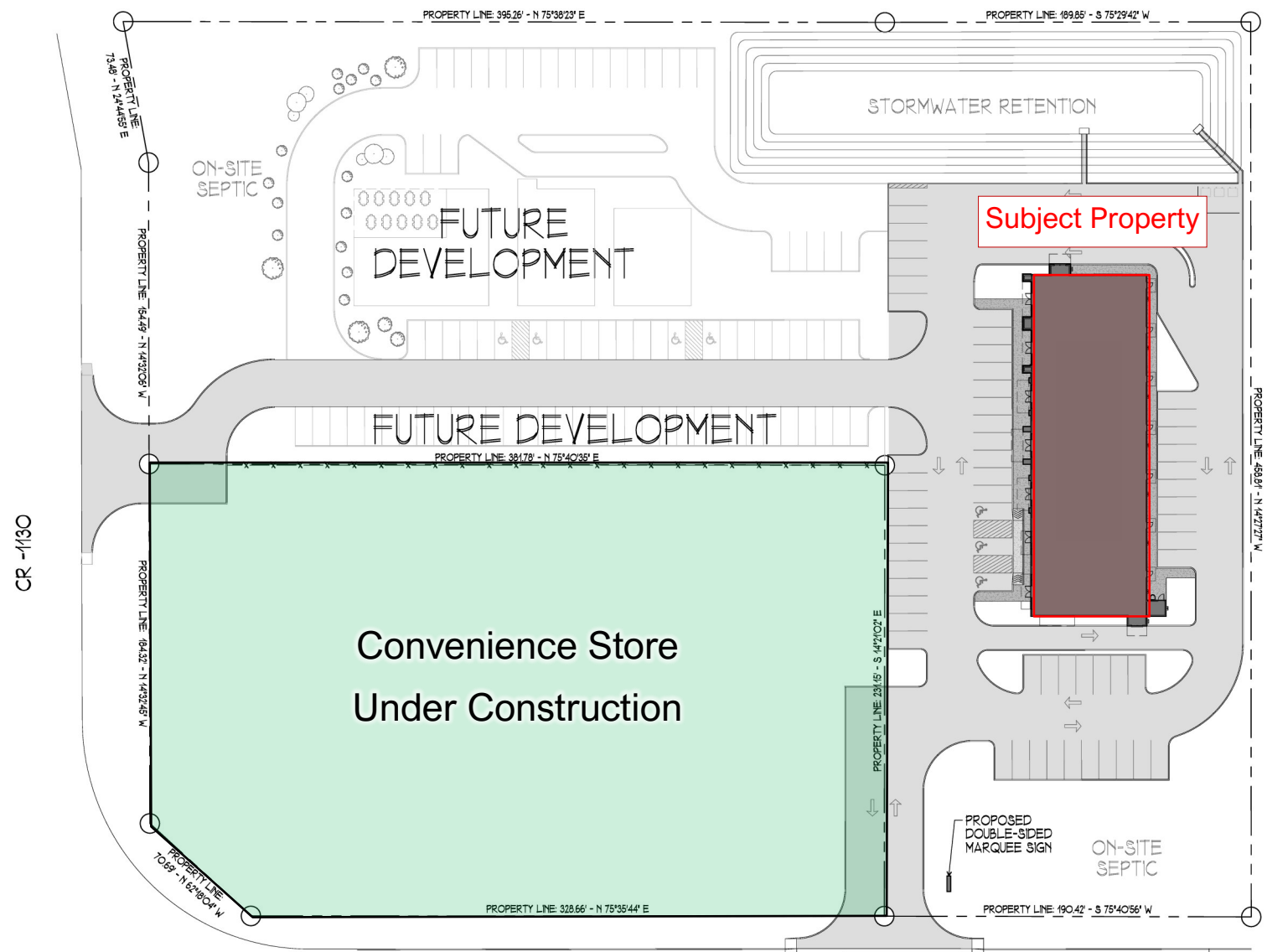
### PROPERTY HIGHLIGHTS

- High Visibility
- Traffic Count: ±22,333 VPD
- Corner Location of Proposed Loop 250 Expansion
- Located in Greenwood Growth Area
- Future Retail Center & Office Space to Come
- Located Near Future Convenience Store



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01 SITE PLAN  
SCALE 1" = 30'

FM - 307

**DAN WEAVER**  
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Dan.Weaver@havensgroup.net



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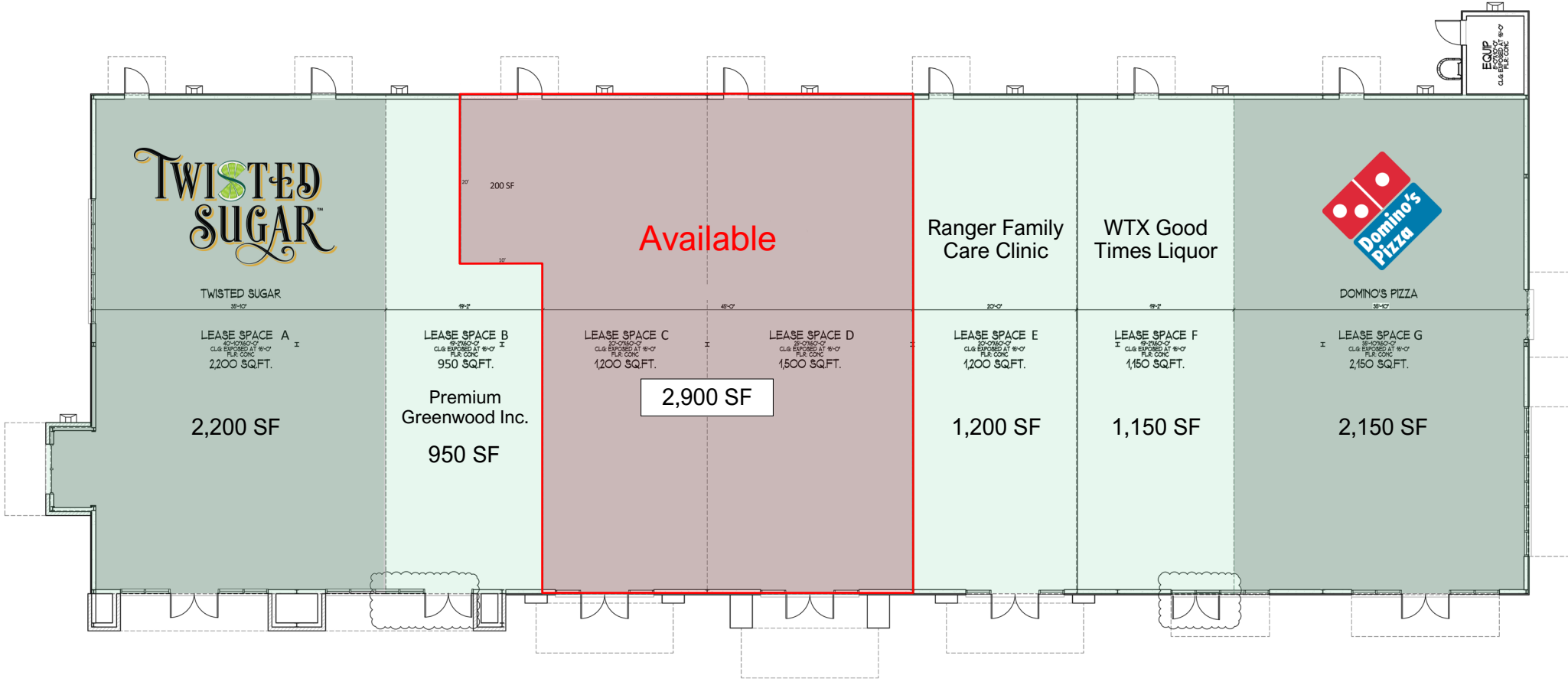
**CORY BYNUM**  
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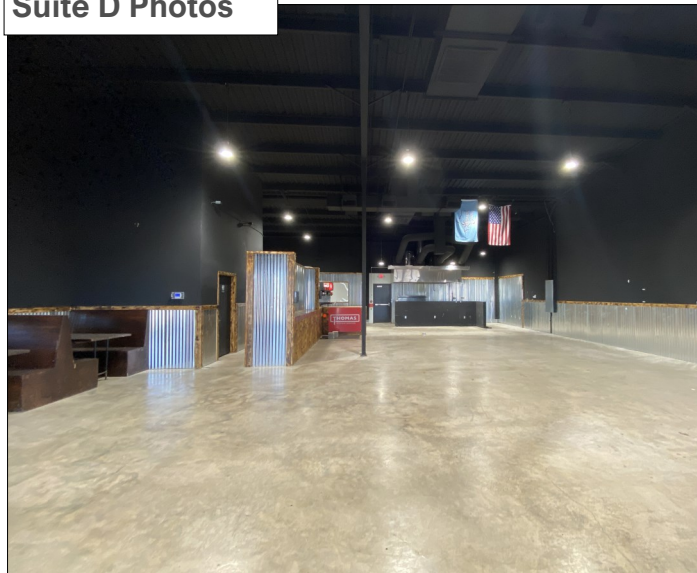
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Suite D Photos



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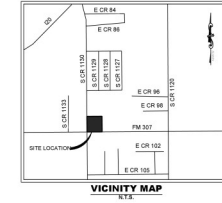
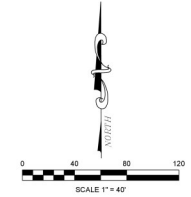
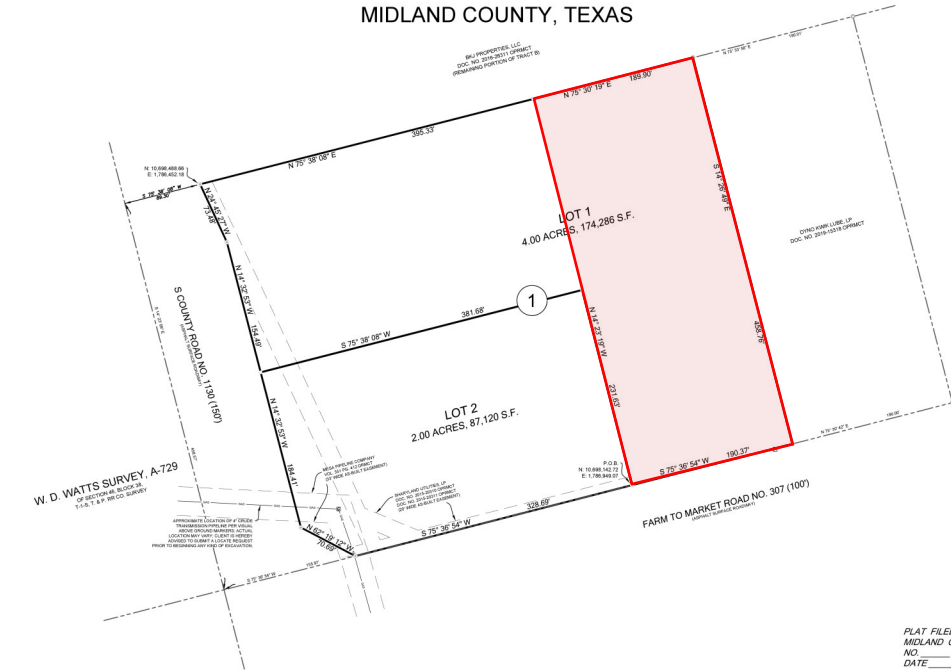
## GREENWOOD RETAIL ADDITION

A 2.00 ACRE TRACT AND A 4.00 ACRE TRACT OF LAND OUT OF THE WEST PART OF THE S/3, OF SECTION 47, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY, MIDLAND COUNTY, TEXAS

**LEGEND**

- DENOTES FOUND BRASS RIGHT OF WAY MONUMENT (CONTROL MONUMENT)
- DENOTES FOUND 1/2" REBAR ROD (CONTROL MONUMENT), UNLESS OTHERWISE NOTED HEREON PLAT
- DENOTES SET 1/2" REBAR ROD WITH SURVEY CAP STAMPED A.L.S. 8224, UNLESS OTHERWISE NOTED HEREON PLAT
- DENOTES BOUNDARY LINE
- DENOTES ADJACENT LOT LINE

MIDLAND COUNTY, TEXAS



**OWNER'S CERTIFICATE**

THE STATE OF TEXAS  
COUNTY OF MIDLAND  
WHEREAS CRE Associates Real Estate LP, is the record owner of a tract of land described as Lot 1, A 4.00-ACRE TRACT OF LAND OUT OF THE WEST PART OF THE SOUTH 3RD OF SECTION 47, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY, MIDLAND COUNTY, TEXAS;  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That CRE Associates Real Estate LP, being the owner of the land shown on this plat designated as GREENWOOD RETAIL ADDITION, Lot 1, as Address in the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, and easements shown thereon.  
WITNESS my hand at Midland, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
COUNTY OF MIDLAND  
Believe me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as owner, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**OWNER'S CERTIFICATE**

THE STATE OF TEXAS  
COUNTY OF MIDLAND  
WHEREAS Christopher and Christopher Investment, LLC, is the record owner of a tract of land described as Lot 2, A 2.00-ACRE TRACT OF LAND OUT OF THE WEST PART OF THE SOUTH 3RD OF SECTION 47, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY, MIDLAND COUNTY, TEXAS;  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That Christopher and Christopher Investment, LLC, being the owner of the land shown on this plat designated as GREENWOOD RETAIL ADDITION, Lot 2, as Address in the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, and easements shown thereon.  
WITNESS my hand at Midland, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
COUNTY OF MIDLAND  
Believe me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as owner, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:  
That I, Barry Dan Arnold, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown hereon were properly located under my personal supervision in accordance with the Subdivision Regulations of the City of Midland, Texas.

Barry Dan Arnold, R.P.L.S.  
Registration Number: 6224

PLAT FILED FOR RECORD  
MIDLAND COUNTY, TEXAS  
NO. \_\_\_\_\_ CABINET \_\_\_\_\_  
DATE \_\_\_\_\_ PAGE \_\_\_\_\_

**CERTIFICATE OF APPROVAL**

This is to certify that the above and foregoing plat of GREENWOOD RETAIL ADDITION was approved by joint action of the City Planning and Zoning Commission of the City of Midland, Texas on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
CHAIRMAN  
\_\_\_\_\_  
SECRETARY



OFFICE: (954) 669-8550 FAX: (954) 669-8524  
EMAIL: [info@havensgroup.net](mailto:info@havensgroup.net)  
TRIPLE FIRM NO. 101968-00

GREENWOOD RETAIL ADDITION

**NOTES:**  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, TEXAS, UNINCORPORATED AREAS, COMMONLY KNOWN AS DITCH AND BY MAP NUMBER ACCORDING TO DATED SEPTEMBER WITH DATE, THIS PROPERTY IS IN ZONE X, WHICH IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD FLOODPLAIN.

- NOTES:**
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
  - BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON TO THE TEXAS STATE PLAIN COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
  - INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPACT FEES AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE REVENUE PROCEEDING. ADDITIONAL IMPACT FEES MAY BE ASSESSED IN FUTURE YEARS FOR THE ASSOCIATED ADJACENT TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

PROPERTY OWNERS:  
CRE ASSOCIATES REAL ESTATE, LP  
5 EM MOBILE SQUARE  
ODESSA, TEXAS 79702  
CHRISTOPHER AND CHRISTOPHER INVESTMENTS, LLC  
1072 W PALM AV  
FRENCH CREEK, TX 79711

**UTILITY COMPANY'S CERTIFICATE**

This plat has been checked for accessibility of utilities.

ATKINS ENERGY \_\_\_\_\_  
BY: \_\_\_\_\_  
AT&T \_\_\_\_\_  
BY: \_\_\_\_\_  
SUDGEMARK COMMUNICATION \_\_\_\_\_  
BY: \_\_\_\_\_  
ONCOR ELECTRIC DELIVERY \_\_\_\_\_  
BY: \_\_\_\_\_

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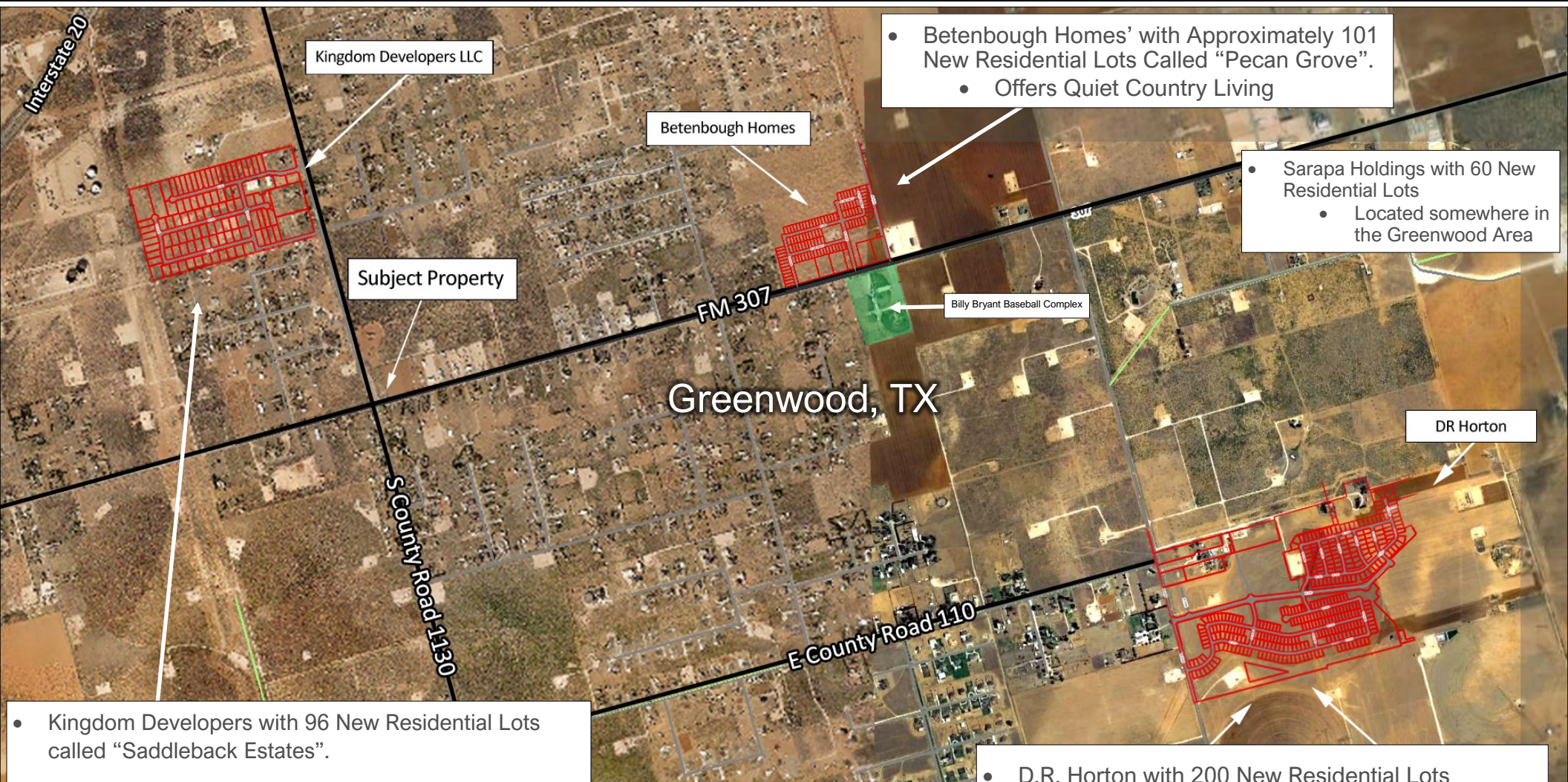
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- Betenbough Homes' with Approximately 101 New Residential Lots Called "Pecan Grove".
  - Offers Quiet Country Living

- Sarapa Holdings with 60 New Residential Lots
  - Located somewhere in the Greenwood Area

Subject Property

Betenbough Homes

Billy Bryant Baseball Complex

DR Horton

Greenwood, TX

- Kingdom Developers with 96 New Residential Lots called "Saddleback Estates".
  - These will be ranchette sites with common area stables and arenas.
  - This is located in close proximity to Subject Property

- D.R. Horton with 200 New Residential Lots
  - Large Development named "Vander Ranch"

## NEW HOUSING DEVELOPMENTS

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Vander Ranch is a one of a kind D.R. Horton Community, featuring a pool/amenity center, pond, lake, basketball courts, tennis courts, soccer fields, baseball fields, walking trails and dog park all in the Greenwood School District!



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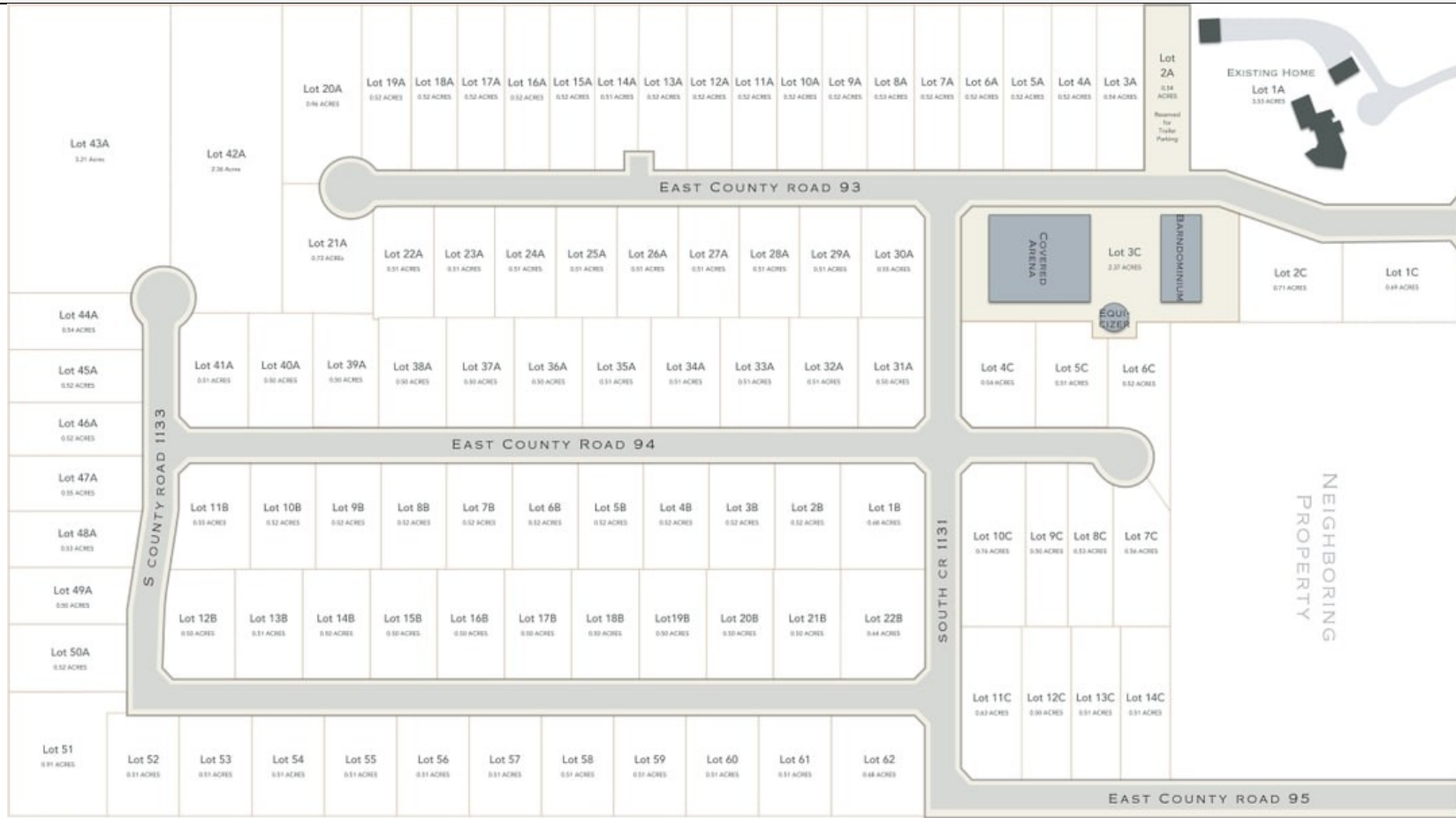
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KINGDOM DEVELOPERS



SADDLEBACK ESTATES

NEIGHBORING PROPERTY

Coming soon to the growing Midland, TX suburb of Greenwood, Saddleback Estates is the first residential community of its kind in the area. Complete with a large 25,000 square foot covered arena, full-amenity barn, spacious lots, and more, residents have access to everything they need to satisfy their craving for upscale equestrian living.



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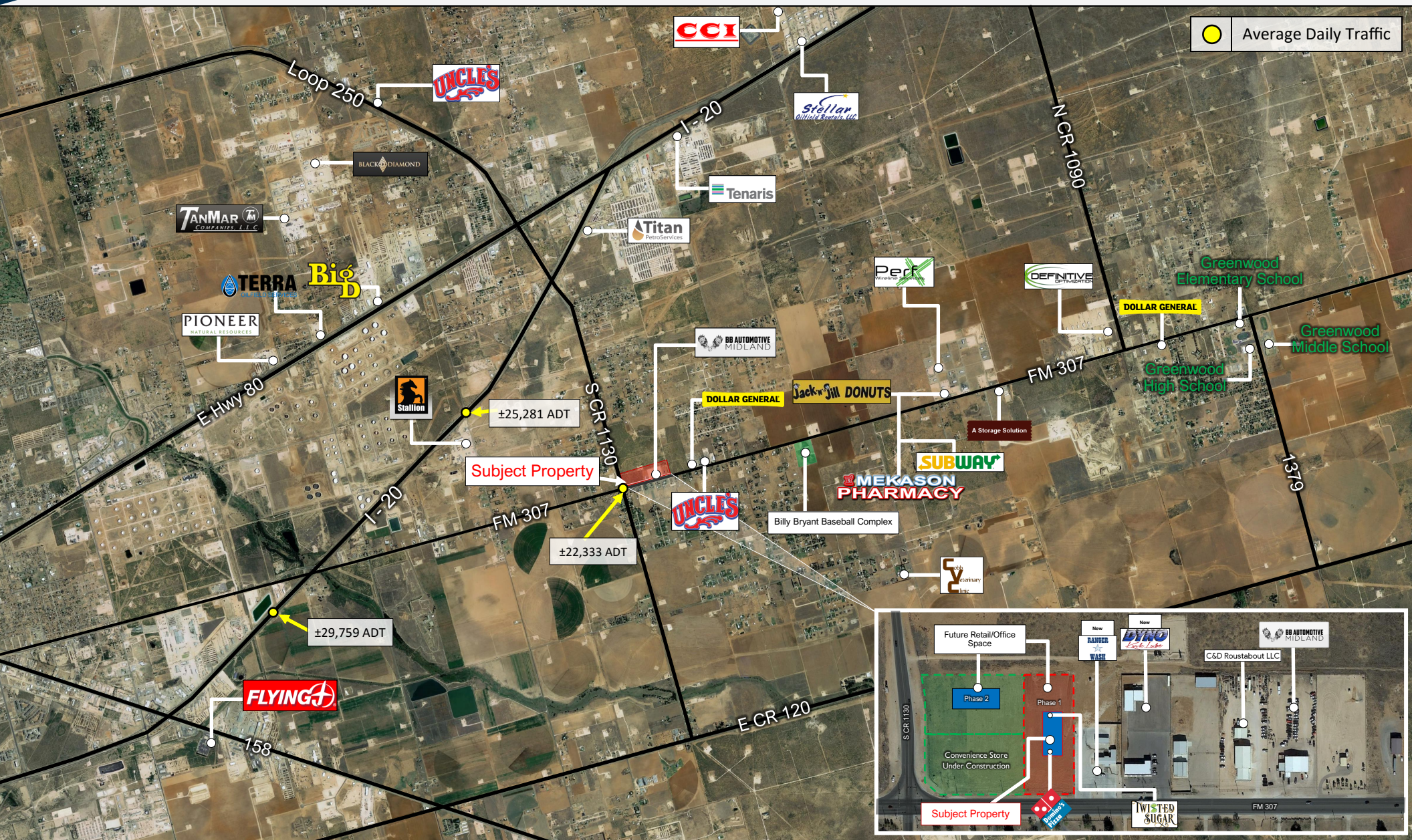
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# Information About Brokerage Services

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

11/2/2015

## 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 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.

|  |               |                      |
|--|---------------|----------------------|
| <b>The Havens Group Inc.</b>                                       | <b>523430</b> | <b>(432)582-2250</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.   | Phone                |
| <b>Janice Havens</b>   | <b>441019</b> | <b>(432)582-2250</b> |
| Designated Broker of Firm  | License No.   | Phone                |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.   | Phone                |
| <b>Dan Weaver</b>  | <b>489947</b> | <b>(432)638-2929</b> |
| Sales Agent/Associate's Name                                       | License No.   | Phone                |
| Buyer/Tenant/Seller/Landlord Initials                              |               | Date                 |

Regulated by the Texas Real Estate Commission  
TAR-2501

The Havens Group, Inc. 6010 E Hwy 191, Suite 145 Odessa, TX 79762

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IABS 1-0 Date

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