

# STRATEGIC RETAIL SITE - FLEXIBLE USE POTENTIAL

4218 W Wadley Ave, Midland, TX 79707

RETAIL FOR SALE



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NRG REALTY GROUP

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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                |                 |
|----------------|-----------------|
| Sale Price:    | \$1,450,000     |
| Price / SF:    | \$356.27        |
| Building Size: | 4,070 SF        |
| Lot Size:      | 0.848 Acres     |
| Year Built:    | 2004            |
| Zoning:        | Regional Retail |

## PROPERTY OVERVIEW

Now offering a 4,070 SF freestanding retail/service building on 0.848 acres in a highly desirable Midland corridor with strong visibility and excellent access to Loop 250. The property is surrounded by established retail and dense residential neighborhoods, supporting strong long-term commercial demand. Zoned RR, the site allows for a variety of commercial uses including retail, restaurant/dining, medical, and service businesses, making it well-suited for adaptive reuse, renovation, or redevelopment. The building is currently configured for dry-cleaning operations, but the property's location and site size create a compelling opportunity for a buyer to reposition the asset for a new retail or service concept. Ideal for a buyer pursuing a value-add or redevelopment strategy in one of Midland's most active areas. Contact Amy Brasher Barnett or Dakota Flowers for additional details.

## LOCATION OVERVIEW

Located along the highly traveled W Wadley Avenue with quick access to Loop 250, this property offers excellent visibility and connectivity. Loop 250 provides quick access to I-20, making the site easily accessible for both local and regional traffic. The surrounding area is anchored by residential activity, strong retailers, dining, and service businesses that consistently drive customer traffic.

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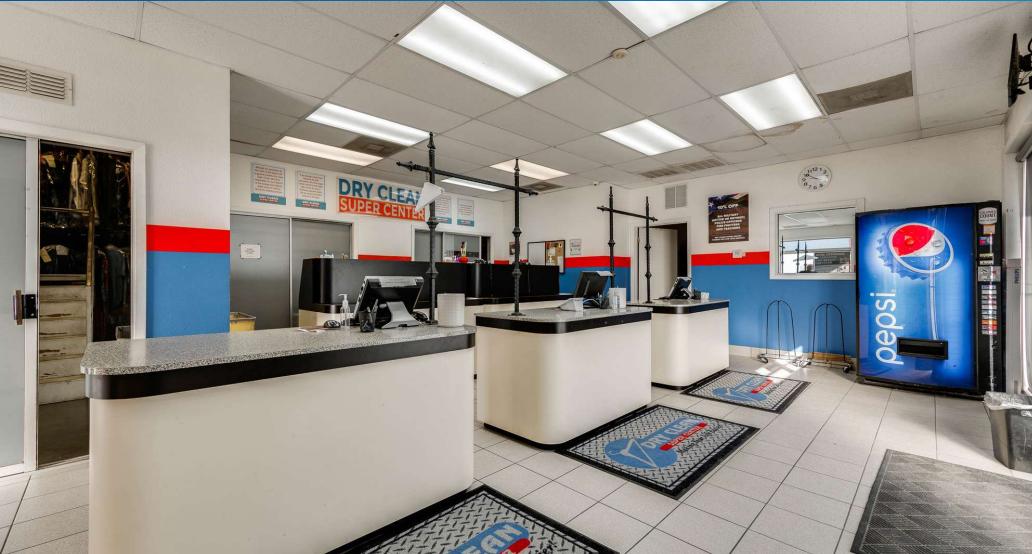
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## PROPERTY HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- 4,070 SF on 0.848 Acres
- Fully Operational Dry Cleaner
- 2 Overhead Doors
- Drive-Thru Capability
- Easy Connectivity, Quick Access to Loop 250
- Surrounded by Major Retailers & Residential Neighborhoods
- Ideal for Owner/User or Retail Redevelopment



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RETAIL MAP

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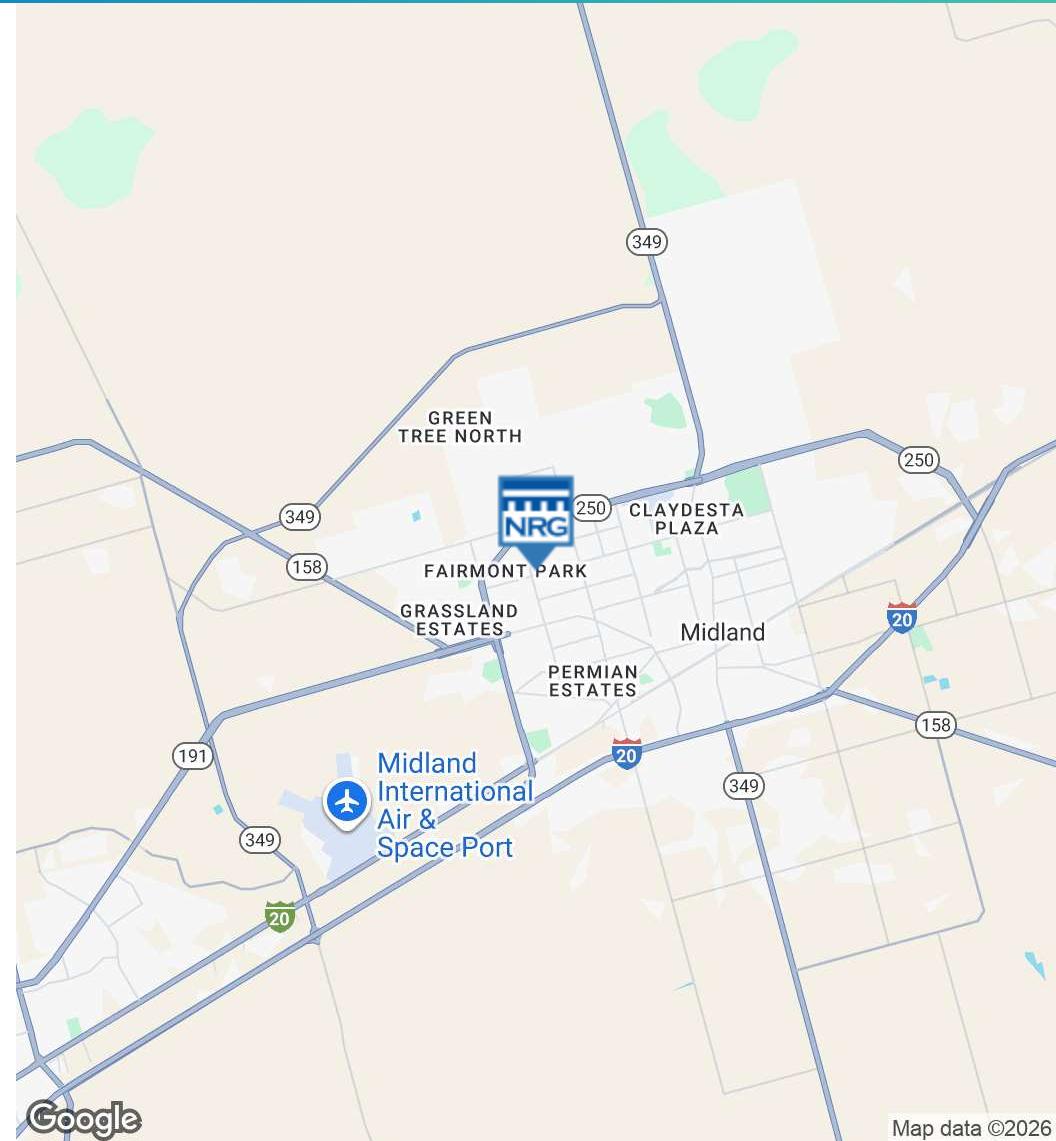
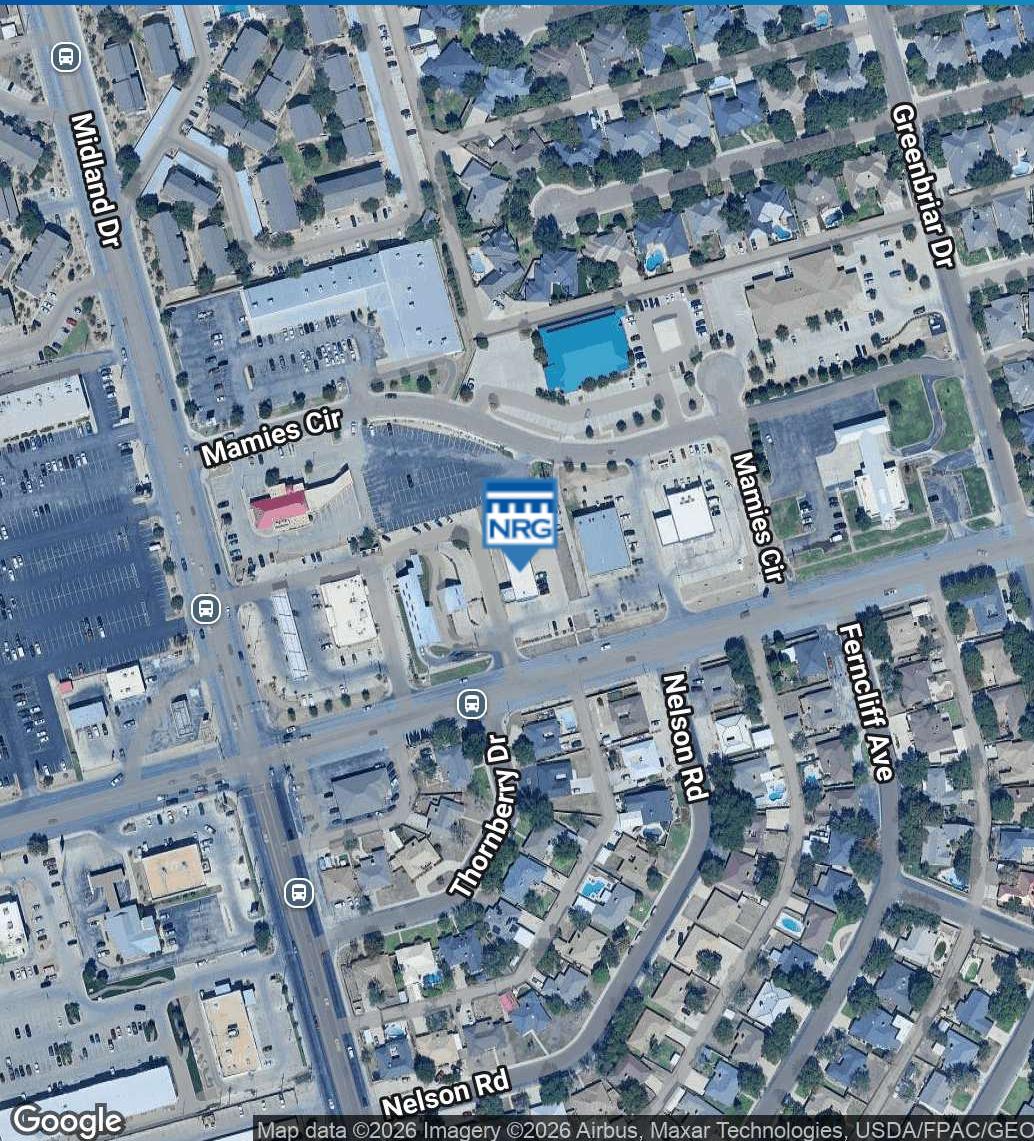
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## Information About Brokerage Services

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



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:
  - 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.

|  |             |                                   |              |
|--|-------------|-----------------------------------|--------------|
| NRG REALTY GROUP LLC   | 9004023     | justin@nrgrealtygroup.com         | 2145347976   |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email                             | Phone        |
| JUSTIN DODD  | 0601010     | justin@nrgrealtygroup.com         | 2145347976   |
| Designated Broker of Firm  | License No. | Email                             | Phone        |
| Licensed Supervisor of Sales Agent/Associate                       | License No. | Email                             | Phone        |
| Dakota Flowers   | 823743      | dakota.flowers@nrgrealtygroup.com | 432-895-5656 |
| Sales Agent/Associate's Name                                       | License No. | Email                             | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date



## 4218 W WADLEY AVE, MIDLAND, TX 79707

### CONTACT BROKERS:

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