

# 8.86 ACRES FOR DEVELOPMENT NEAR NEW SITE FOR MIDLAND LEE HS

TRADEWINDS BLVD, MIDLAND, TX 79706

LAND FOR SALE



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**NRG REALTY GROUP**  
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## OFFERING SUMMARY

Sale Price:	\$6,368,036.40
Price/Acre:	\$718,740/Acre
Lot Size:	8.86 Acres
Zoning:	MF – Multi Family*
Utilities:	City Water, City Sewer

## PROPERTY DESCRIPTION

Situated along Tradewinds Blvd in Midland, TX, this 8.86-acre parcel offers outstanding potential for retail or mixed-use development within one of the city’s most active expansion corridors. This land parcel is mostly level, with access to city water and city sewer. The property is currently zoned Multi-Family (MF) but would greatly benefit from a retail or commercial use to meet the growing community’s needs with city approval. Nearby points of interest include the Scharbauer Sports Complex, Crestview Baptist Church, two major gas stations, Jones Elementary School, and the new site for Legacy High School. This area is experiencing major development and would benefit from more food options, retail shops, and other businesses. Continue to next page for local development news. Want more details? Reach out to Dakota Flowers and Amy Brasher Barnett for more details.

## LOCATION DESCRIPTION

This property is located on the West side of Midland, TX, near Loop 250 via Thomason Dr & Tradewinds Blvd. The nearby points of interest will increase foot traffic for any business looking to take advantage of this prime real estate.

\*Can be changed with city approval

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## LOCAL DEVELOPMENTS



Nearby landmarks include the Scharbauer Sports Complex, Crestview Baptist Church, and Jones Elementary School. With convenient access to Loop 250, this property is strategically positioned amid major employers and new commercial activity, making it a premier opportunity for investors and developers seeking to capitalize on Midland's continued growth.

Cavender Group broke ground in 2025 on a 54,000-square-foot Mercedes-Benz dealership across from Costco, adding premium visibility and consumer traffic to the area.

Sewell Automotive Companies are constructing a major new campus at the corner of Avalon Drive and Deauville Boulevard in West Midland, directly off SH 191. The project spans approximately 25–30 acres and features showrooms and service centers for BMW, Cadillac, Buick, and GMC, along with shared service facilities, an on-site restaurant, and a retail store for automotive accessories.

Legacy High School, currently under construction, will soon serve over 3,000 students, fueling rapid growth and creating strong demand for retail, dining, and service amenities in the surrounding area.

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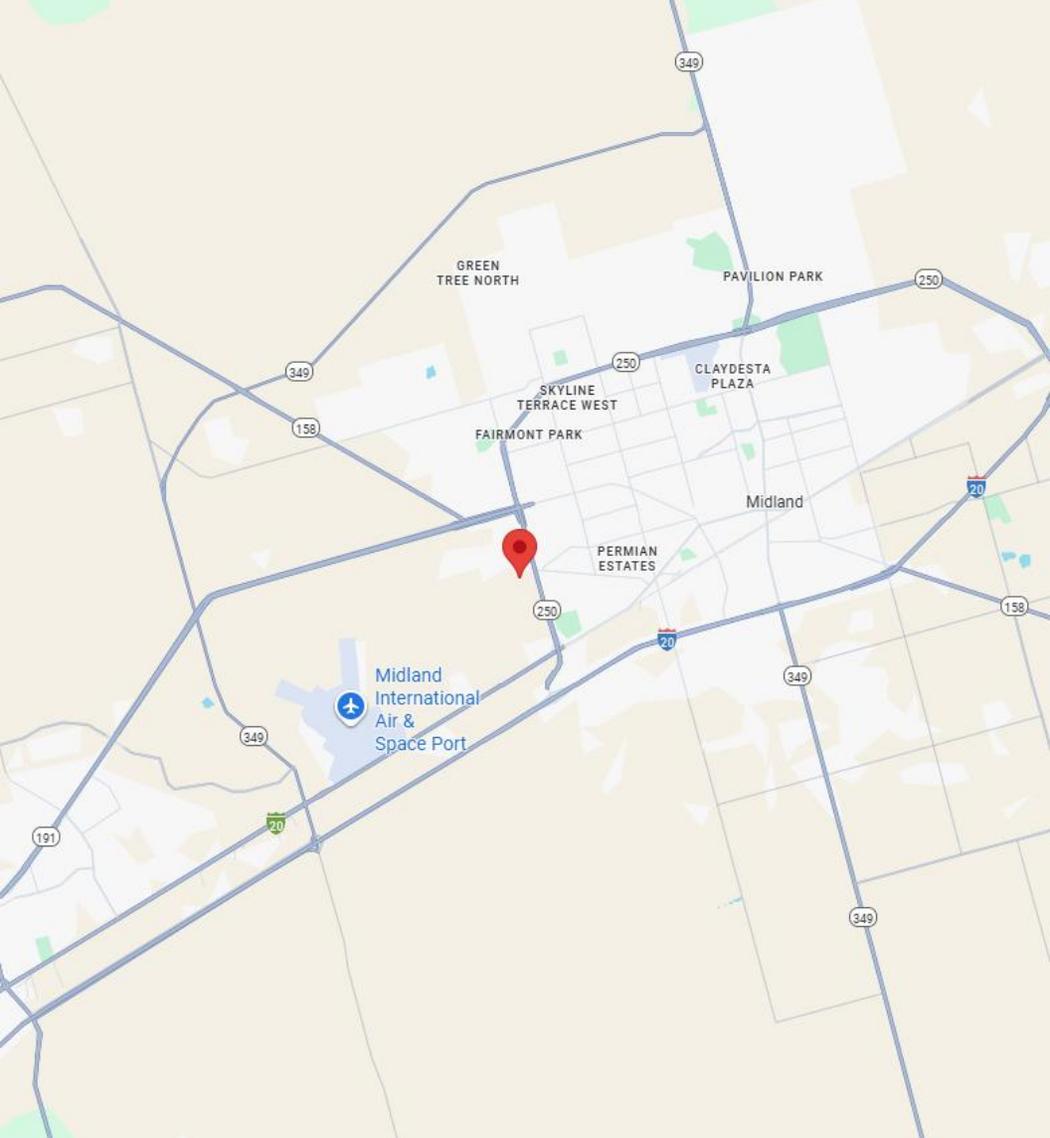
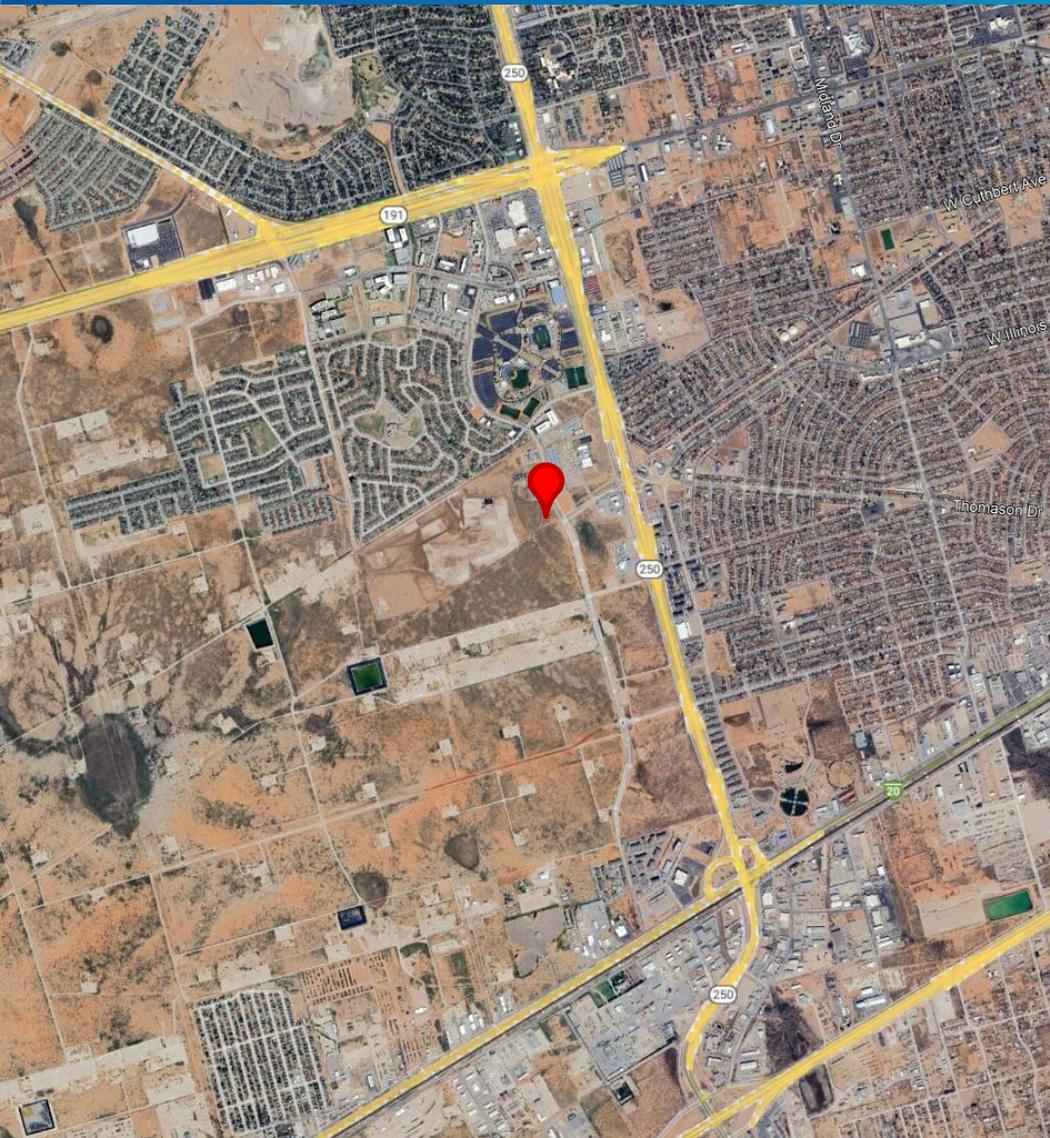
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LOCATION MAP



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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.

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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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](http://www.trec.texas.gov)

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191 TEXAS TRADEWINDS BLVD, MIDLAND, TX 79706



**NEW SEWELL  
AUTOMOTIVE CAMPUS**  
BMW | CADILLAC | BUICK | GMC  
RESTAURANT & RETAIL STORE

**CHEVRON MIDCONTINENT  
HEADQUARTERS CAMPUS**

**NEW MERCEDES-BENZ  
DEALERSHIP**  
BROKE GROUND OCTOBER 2025

**SCHARBAUER  
SPORTS COMPLEX**



**MIDLAND FIRE  
DEPARTMENT**



**CRESTVIEW  
BAPTIST CHURCH**

LOOP 250

**JONES ELEMENTARY  
SCHOOL**



**NEW LOCATION FOR  
LEGACY HIGH SCHOOL**

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**SUBJECT PROPERTY  
8.86 ACRES**

**CONTACT BROKERS**

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