

CORNER RETAIL SPACE VISIBLE FROM ANDREWS HWY

329 Dodson Street, Midland, TX 79701

RETAIL FOR LEASE



DAKOTA FLOWERS

432.895.5656

dakota.flowers@nrgrealtygroup.com

AMY BRASHER BARNETT

432.352.6714

amy.barnett@nrgrealtygroup.com



CORNER RETAIL SPACE VISIBLE FROM ANDREWS HWY

EXECUTIVE SUMMARY

329 DODSON STREET, MIDLAND, TX 79701



OFFERING SUMMARY

Lease Rate:	\$3,648.00 /Mo (NNN)
Building Size:	2,432 SF
Lot Size:	0.429 Acres
Year Built:	1996
Zoning:	Retail

PROPERTY OVERVIEW

329 Dodson, Midland, TX 79701 is a 2,432 SF former Subway retail space located in a strong retail corridor near Midland Memorial Hospital, one of the area's largest traffic generators. The property benefits from consistent daily traffic driven by the hospital, nearby medical offices, surrounding neighborhoods, and continued commercial growth. The site also offers excellent visibility from Andrews Highway, providing strong exposure along one of Midland's most heavily traveled routes. With new national retail and restaurant development nearby, this location is well-positioned for a variety of retail, restaurant, or service uses seeking a high-traffic, high-profile presence in the market.

LOCATION OVERVIEW

This property is the endcap of a retail strip on the corner of Andrews Hwy and Dodson St in Midland, TX. Across the street from Midland Memorial Hospital and other medical offices, this high traffic area provides daily exposure to the subject property.

DAKOTA FLOWERS

432.895.5656

dakota.flowers@nrgrealtygroup.com

AMY BRASHER BARNETT

432.352.6714

amy.barnett@nrgrealtygroup.com



CORNER RETAIL SPACE VISIBLE FROM ANDREWS HWY

329 DODSON STREET, MIDLAND, TX 79701

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 2,432 SF Retail Space
- Corner/End Cap Location
- Paved Parking
- Easy In/Out Location for Customers
- City Water, City Sewer
- Visible From Andrews Highway
- Nearby POI's: Midland Memorial Hospital, Medical Offices, CVS, Walgreens, AutoZone



DAKOTA FLOWERS

432.895.5656

dakota.flowers@nrgrealtygroup.com

AMY BRASHER BARNETT

432.352.6714

amy.barnett@nrgrealtygroup.com



CORNER RETAIL SPACE VISIBLE FROM ANDREWS HWY

ADDITIONAL PHOTOS

329 DODSON STREET, MIDLAND, TX 79701



DAKOTA FLOWERS

432.895.5656

dakota.flowers@nrgrealtygroup.com

AMY BRASHER BARNETT

432.352.6714

amy.barnett@nrgrealtygroup.com



CORNER RETAIL SPACE VISIBLE FROM ANDREWS HWY

RETAILER MAP

329 DODSON STREET, MIDLAND, TX 79701



Map data ©2026 Imagery ©2026 Airbus, Maxar

DAKOTA FLOWERS

432.895.5656

dakota.flowers@nrgrealtgroup.com

AMY BRASHER BARNETT

432.352.6714

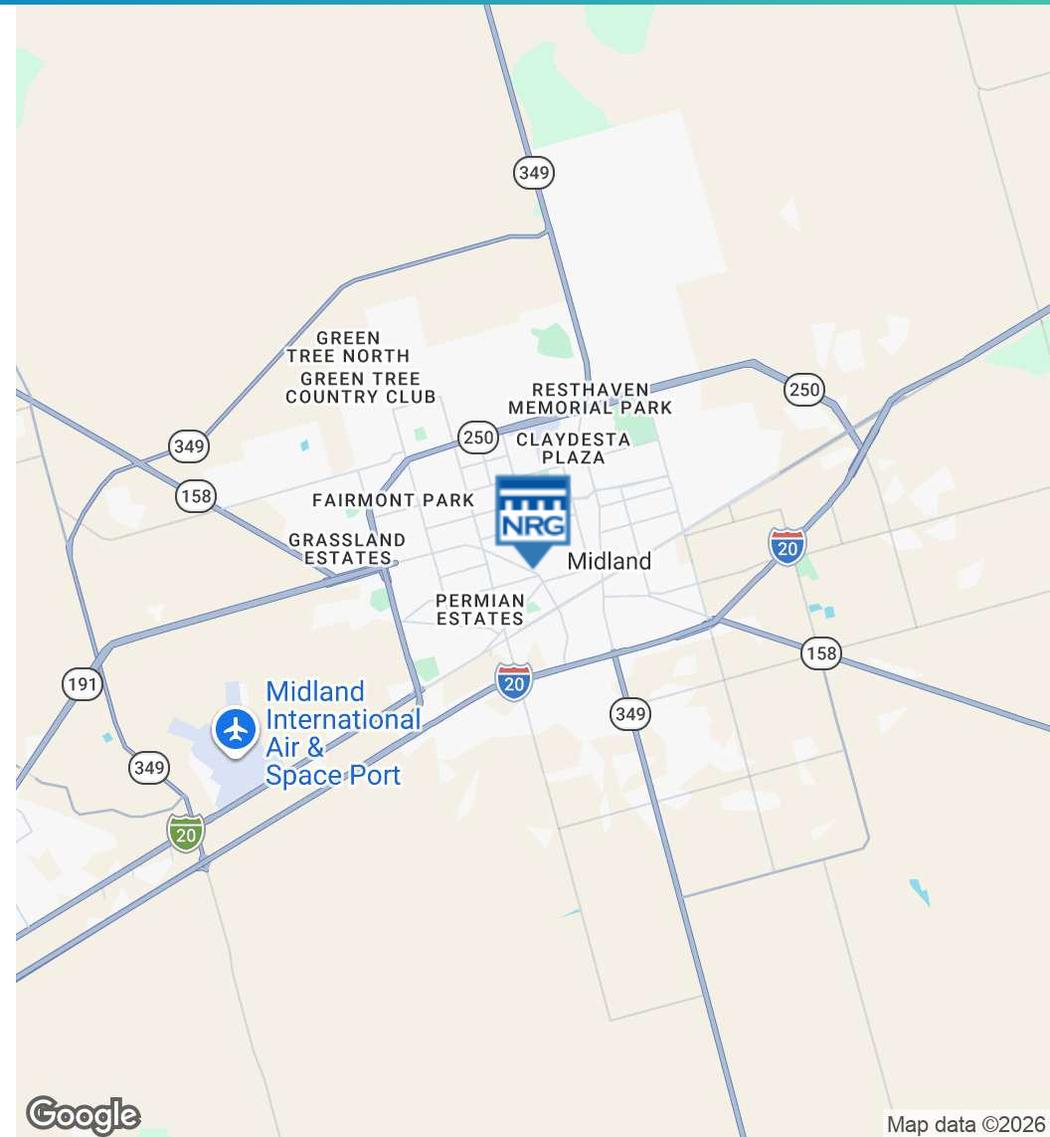
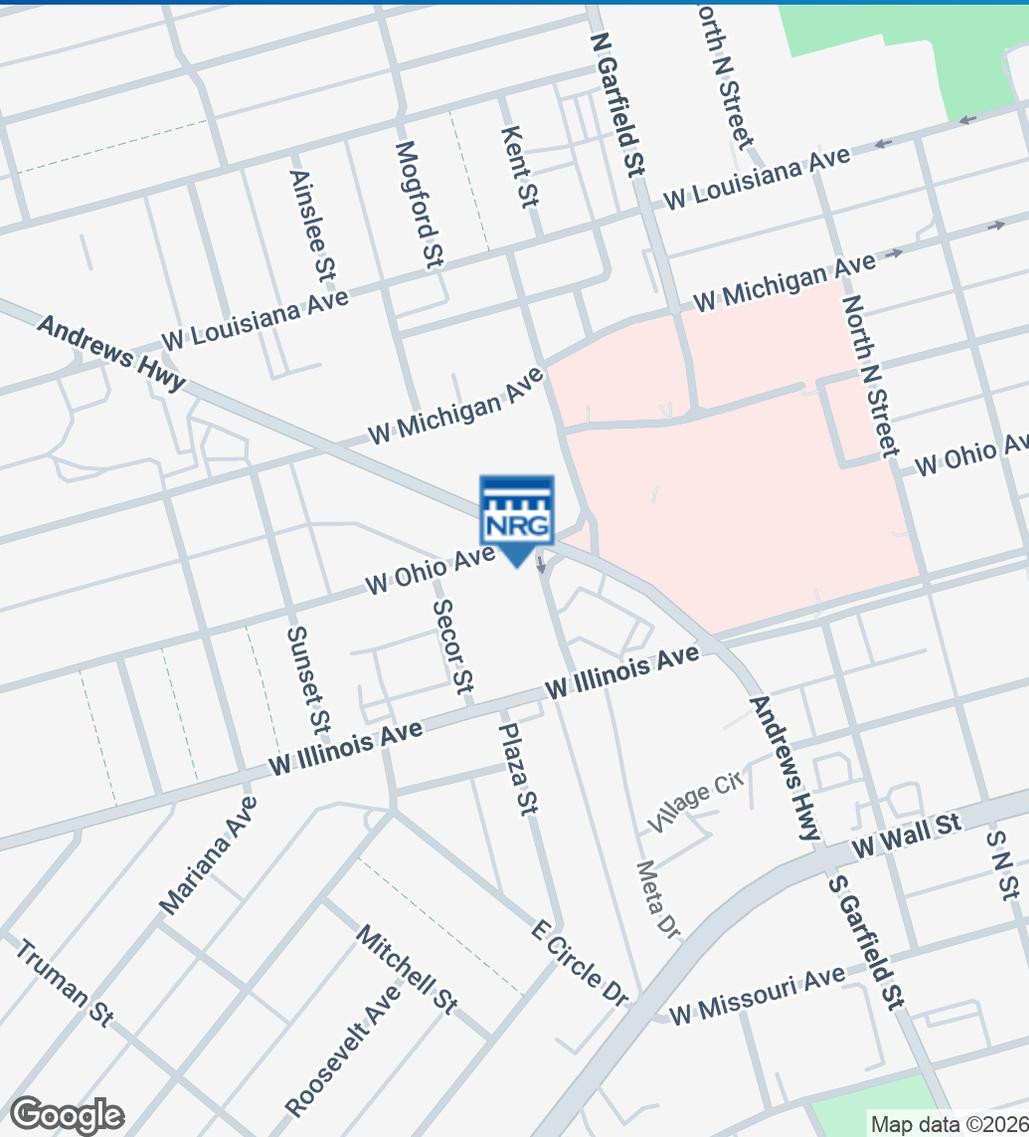
amy.barnett@nrgrealtgroup.com



CORNER RETAIL SPACE VISIBLE FROM ANDREWS HWY

LOCATION MAP

329 DODSON STREET, MIDLAND, TX 79701



DAKOTA FLOWERS

432.895.5656

dakota.flowers@nrgrealtgroup.com

AMY BRASHER BARNETT

432.352.6714

amy.barnett@nrgrealtgroup.com





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.

NRG Realty Group LLC	9004023	Justin@NRGRealtygroup.com	(214)534-7976
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Justin Dodd	0601010	Justin@NRGRealtygroup.com	(214)534-7976
Designated Broker of Firm	License No.	Email	Phone
Amy Brasher Barnett	0514276	Amy.barnett@nrgrealtygroup.com	(432)352-6714
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dakota Flowers	0823743	Dakota.flowers@NRGRealtygroup.com	(432)895-5656
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

IABS 1-1



329 DODSON STREET, MIDLAND, TX 79701



CONTACT BROKERS:

JUSTIN DODD

214.534.7976
jus_n@nrgrealtgroup.com

DAKOTA FLOWERS

432.895.5656
dakota.flowers@nrgrealtgroup.com

AMY BRASHER BARNETT

432.352.6714
amy.barnett@nrgrealtgroup.com

NRG REALTY GROUP

DALLAS OFFICE

6191 State Hwy 161, Suite 430, Irving, TX
214.432.7930

MIDLAND OFFICE

1611 W Illinois Ave, Midland, TX 79701
432.363.4777

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.