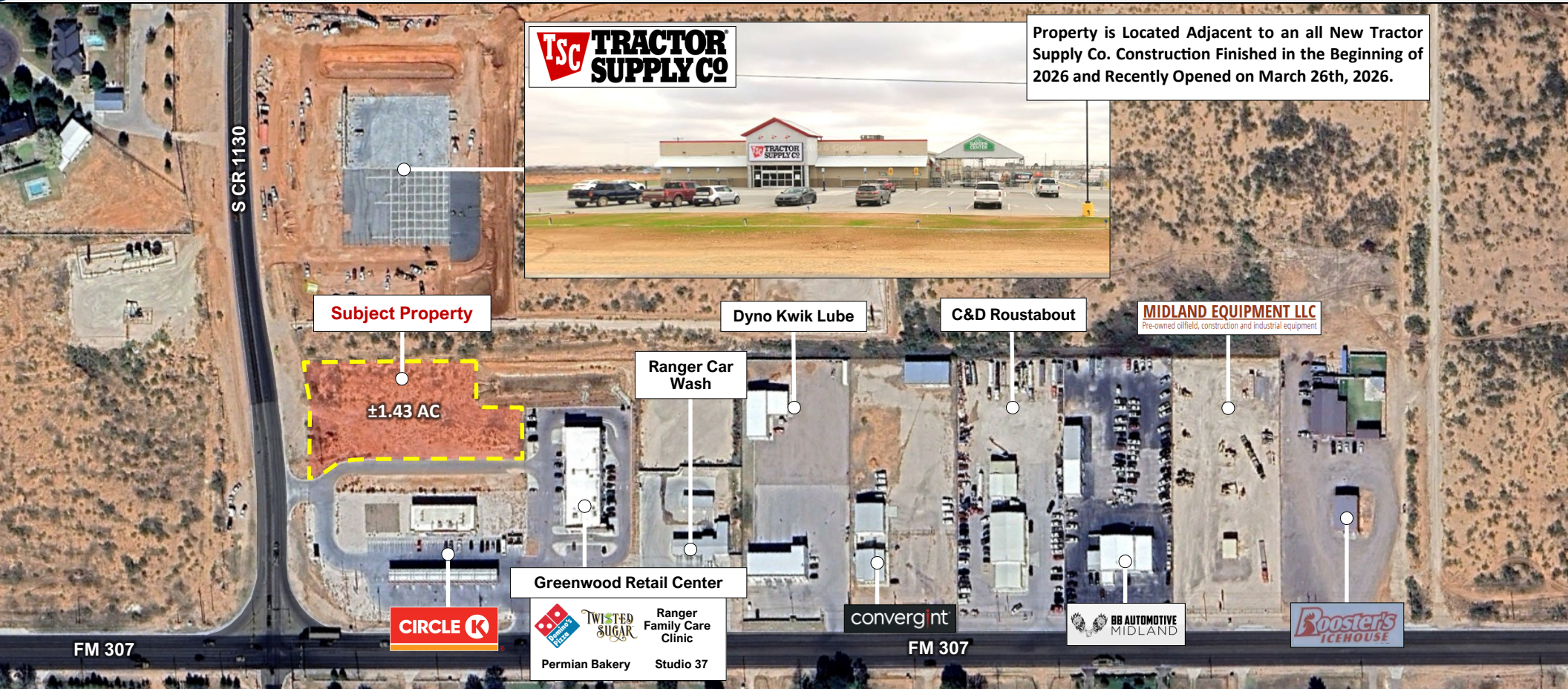


RETAIL GROUND LEASE

FM 307 & S County Road 1130, Midland, Tx 79706



Property is Located Adjacent to an all New Tractor Supply Co. Construction Finished in the Beginning of 2026 and Recently Opened on March 26th, 2026.



PROPERTY INFORMATION

Lease Rate: \$2.00 PSF + NNN

Total Available Land: ±1.43 AC

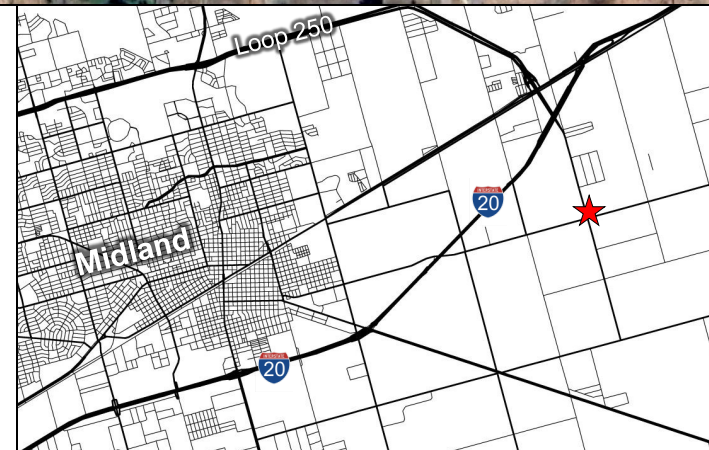
Land Can Be Subdivided

Zoning: Midland County (Out of City Limits)

Traffic Count: ±28,260 VPD (2022)

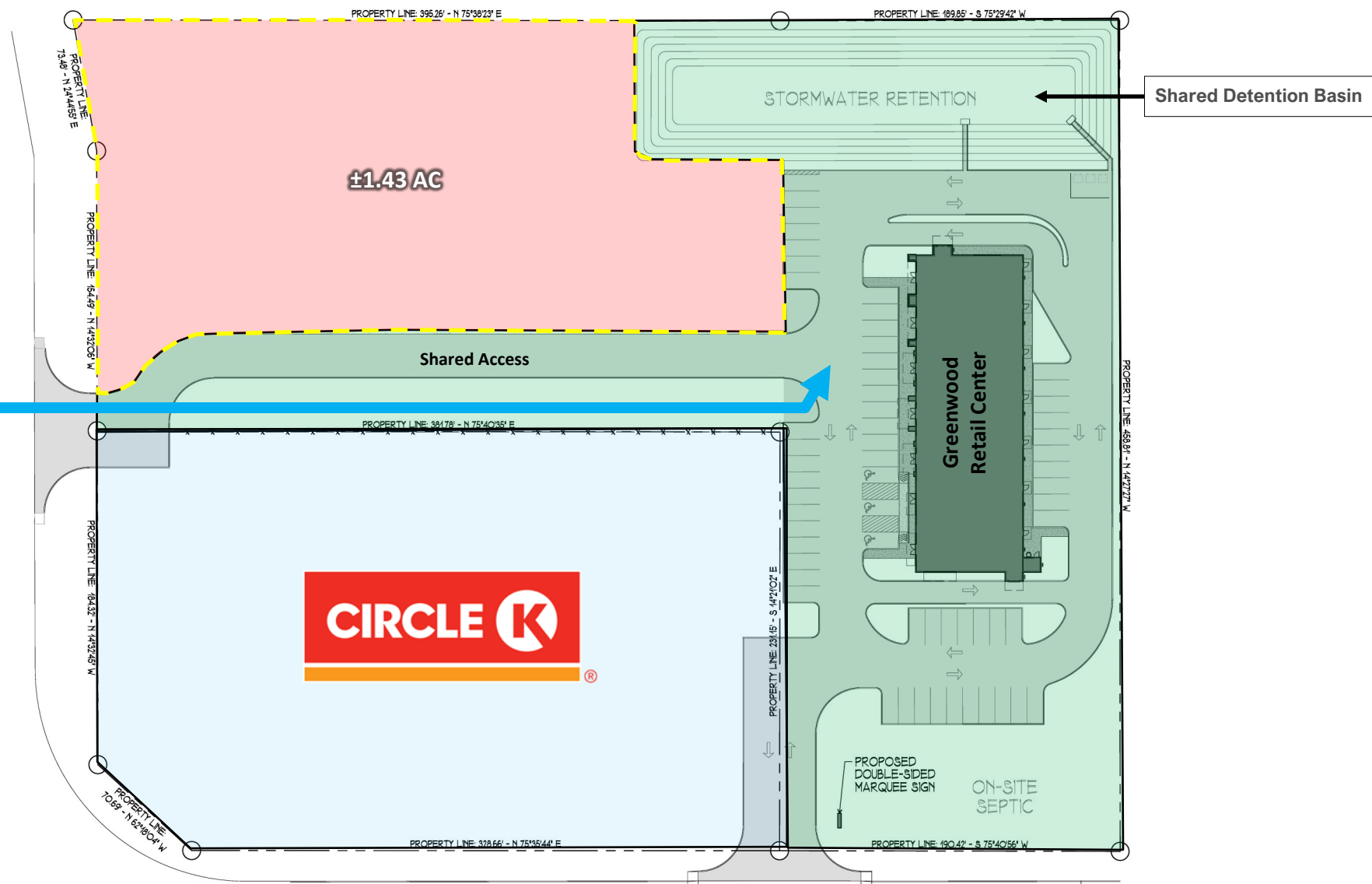
PROPERTY HIGHLIGHTS

- High Visibility Location on SCR 1130
- Location on Proposed Loop 250 Expansion
- Easy Access to Interstate 20
- Adjacent to Fully Leased New Retail Center
- Adjacent to New Tractor Supply & Circle K



RETAIL GROUND LEASE

FM 307 & S County Road 1130, Midland, Tx 79706



01 SITE PLAN
SCALE 1" = 30'

FM - 307

JANICE HAVENS
Broker/Owner
Phone: (432) 582-2250
Janice.Havens@havensgroup.net

DISCLAIMER

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RETAIL GROUND LEASE

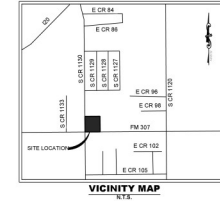
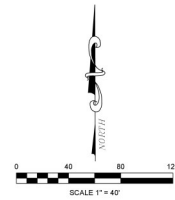
FM 307 & S County Road 1130, Midland, Tx 79706

GREENWOOD RETAIL ADDITION

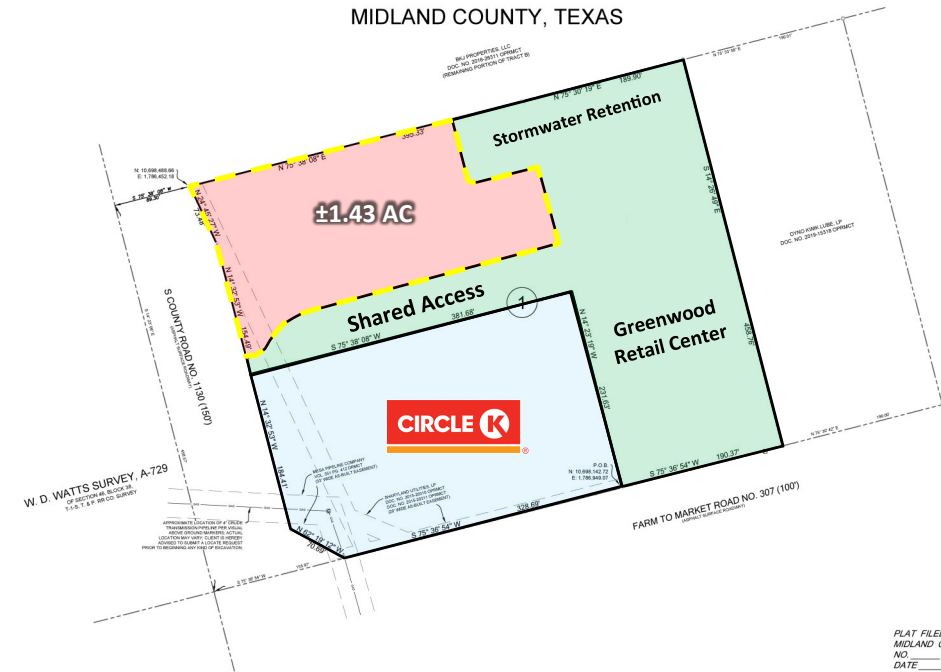
A 2.00 ACRE TRACT AND A 4.00 ACRE TRACT OF LAND OUT OF THE WEST PART OF THE S/3, OF SECTION 47, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY, MIDLAND COUNTY, TEXAS

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



NOTES:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, TEXAS, UNINCORPORATED AREAS, COMMUNITY FLOOD NO. 481229 (DZF) AND BY MAP NUMBER ACCORDING TO DATE SEPTEMBER 2013, THIS PROPERTY IS IN ZONE X, WHICH IS DETERMINED TO BE OUTSIDE THE 500-YEAR CHANCE 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 FOR THE COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE REVENUE PERIOD. ADDITIONAL IMPACT FEES MAY BE ASSESSED IN THE FUTURE. THE ASSESSED AMOUNT OF THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

PROPERTY OWNERS:
ONE ASSOCIATED REAL ESTATE, LP
504 MOBILE SQUARE
ODESSA, TEXAS 79702

INVESTMENT:
CHRISTOPHER AND CHRISTOPHER INVESTMENTS, LLC
1072 W. PALM AV.
FRENCH CREEK, TX 79701

UTILITY COMPANY'S CERTIFICATE
This plot has been checked for accessibility of utilities.

AT&T ENERGY
BY: _____

AT&T
BY: _____

SUDGEMARK COMMUNICATION
BY: _____

GRANDE COMMUNICATION
BY: _____

CINCOR ELECTRIC DELIVERY
BY: _____

CERTIFICATE OF APPROVAL

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

JOSH SPANOS CHAIRMAN
CHRISTINA COENNEBOLD BLUMS SECRETARY

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, ONE ASSOCIATED 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 ONE ASSOCIATED REAL ESTATE, LP, being the owner of the land shown on this plat designated as GREENWOOD RETAIL ADDITION, Lot 1, an addition to 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.

By: _____, President

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

Before 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, an addition to 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.

By: _____

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

Before 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, **Barney Dale 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.

Barney Dale Arnold, R.P.L.S.
Registration Number: 6224



GREENWOOD RETAIL ADDITION

JANICE HAVENS
Broker/Owner
Phone: (432) 582-2250
Janice.Havens@havensgroup.net

DISCLAIMER

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RETAIL GROUND LEASE

FM 307 & S County Road 1130, Midland, Tx 79706



JANICE HAVENS
Broker/Owner
Phone: (432) 582-2250
Janice.Havens@havensgroup.net

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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.

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:
 - 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.

The Havens Group, Inc.	523430	(432)582-2250
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email Phone
Janice Havens	441019	janice.havens@havensgroup.net (432)582-2250
Designated Broker of Firm	License No.	Email Phone
N/A		
Licensed Supervisor of Sales Agent/ Associate	License No.	Email Phone
N/A		
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