

TURNKEY HIGH-VOLUME SERVICE FACILITY

3705 West Wall Street, Midland, TX 79701

INDUSTRIAL FOR SALE



DAKOTA FLOWERS

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AMY BRASHER BARNETT

432.352.6714

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$7,498,730
Price / SF:	\$190.00
Building Size:	39,467 SF
Lot Size:	5.003 Acres
Year Built:	2002
Zoning:	Commercial

City of Midland Unified Development Code

PROPERTY OVERVIEW

Now offering a ±39,467 SF former Honda dealership on 5.003 Acres along W Wall Street with strong frontage, visibility, and access. With a traffic count of 21,542, this facility is built for automotive, fleet, equipment, or industrial users needing integrated showroom, office, service, and warehouse space. The front includes service check-in, waiting area, five offices, open office/bullpen area, IT room, executive office with private restroom, additional restrooms, and kitchenette. The service area features a 40' x 120' shop/storage section with shelving and overhead door, connecting to an 80' x 170' warehouse with 17' clear height, heaters, MacroAir fan, 12 Rotary lifts, (3) 12' x 12' overhead doors, shop restroom, and break room. Additional improvements include a 60' x 50' service garage with 6 bay doors, a 32' x 60' paint booth shop with 2 overhead doors, a 5-bay garage area with 10' x 10' overhead doors, and upstairs storage. The site is fully paved with ample parking, yard space, and lot lighting. Roof and HVAC have been updated, and fiber internet is available. Contact Dakota Flowers or Amy Brasher Barnett to set up your business operations here.

LOCATION OVERVIEW

3705 W Wall Street is conveniently located approximately 8 miles from Midland International Air & Space Port - providing quick and efficient access for out-of-town ownership, vendors, and clients traveling in and out of Midland.

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PROPERTY HIGHLIGHTS



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- ±39,467 SF Total on 5.003 Paved Acres
- Prime Frontage on W Wall Street | Traffic Count: 21,524
- Showroom w/ Open Office Layout
- 5 Private Offices, Executive Office, Multiple Restrooms, IT Room, Fiber Internet
- Kitchenette, Reception Area, Cubicle Bullpen Area, Break Room
- Built-in Shelving in Shops
- 40' x 120' Shop/Storage | 25' x 22' Shop Office/Storage | 10' x 10' Shop Office
- 80' x 170' Main Warehouse | 60' x 50' Service Garage
- Warehouse Heaters, MacroAir Industrial Fan, 12 Rotary Lifts
- (3) 12' x 12' OHDs (Main Shop), (6) OHDs (Service Garage), (5) 10' x 10'
- (2) Paint Booths, (32' x 60' & 25' x 13') | (2) Paint Booth OHDs
- Parking Lot Lighting
- Recently Updated Roof & HVAC Systems



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ADDITIONAL PHOTOS



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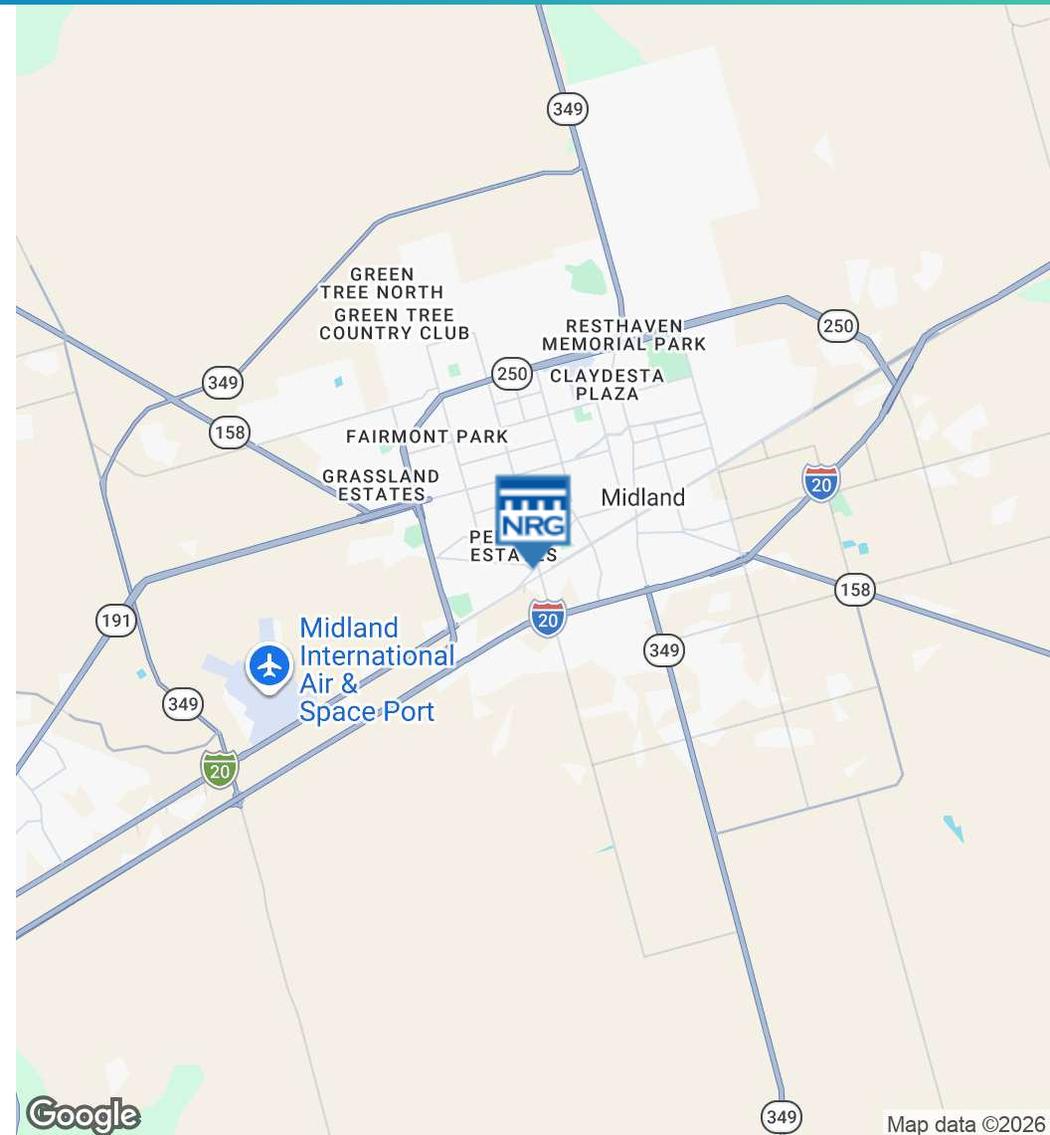
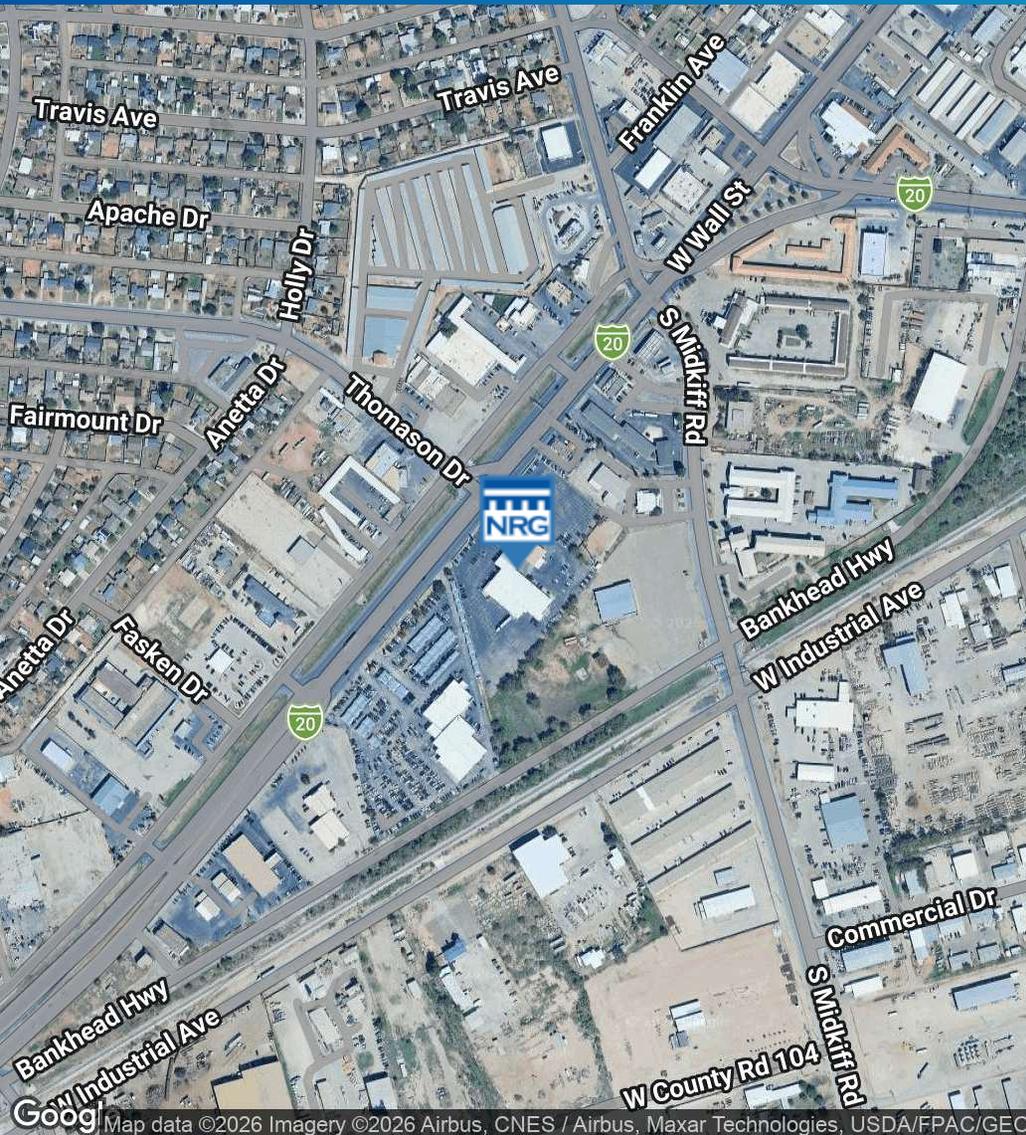
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LOCATION MAP



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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.

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.

NRG REALTY GROUP LLC	9004023	justin@nrgrealtgroup.com	2145347976
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JUSTIN DODD	0601010	justin@nrgrealtgroup.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@nrgrealtgroup.com	432-895-5656
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



3705 WEST WALL STREET, MIDLAND, TX 79701

CONTACT BROKERS:

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