

EFFICIENT OFFICE/SHOP NEAR FM 1788 & I-20

INDUSTRIAL FOR LEASE

4017 S COUNTY RD 1283

ODESSA, TX 79765

CONTACT BROKERS:

TANNER BRIDGE

432.241.2505

tanner@nrgrealtygroup.com



NRG REALTY GROUP
NRGREALTYGROUP.COM



EFFICIENT OFFICE/SHOP NEAR FM 1788 & I-20

4017 S COUNTY RD 1283, ODESSA, TX 79765



OFFERING SUMMARY

Lease Rate:	\$6,500.00 /Mo (NNN)
Building Size:	5,000 SF
Lot Size:	0.68 Acres
Year Built:	1982
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Excellent location between Midland & Odessa, this 0.68 Acre parcel features a 5,000 SF building ready to house your operations. Step into the 1,800 SF office to be greeted by a reception area, 2 private offices, a breakroom, cubicle/open office area, 2 restrooms, and closet spaces. The 3,200 SF shop features (2) 14' overhead doors and a secured parts cage. The yard is fully fenced.

LOCATION OVERVIEW

Located less than 1/2 mile from 1788 and .6 miles from the intersection of Interstate 20 & FM 1788 in Midland, TX, directly in between Midland & Odessa with convenient access to both I-20 and Highway 80. The property fronts S County Rd 1283, off of W County Rd 127.

EFFICIENT OFFICE/SHOP NEAR FM 1788 & I-20

4017 S COUNTY RD 1283, ODESSA, TX 79765



PROPERTY HIGHLIGHTS

- 5,000 SF on 0.68 Acres
- 1,800 SF Office Space
- 2 Offices, Breakroom, Open Area, 2 Restrooms
- 3,200 SF Shop Space
- (2) 14' Overhead Doors
- Parts Cage
- Fully Fenced



TANNER BRIDGE

432.241.2505

tanner@nrgrealtygroup.com



EFFICIENT OFFICE/SHOP NEAR FM 1788 & I-20

4017 S COUNTY RD 1283, ODESSA, TX 79765

ADDITIONAL PHOTOS



TANNER BRIDGE

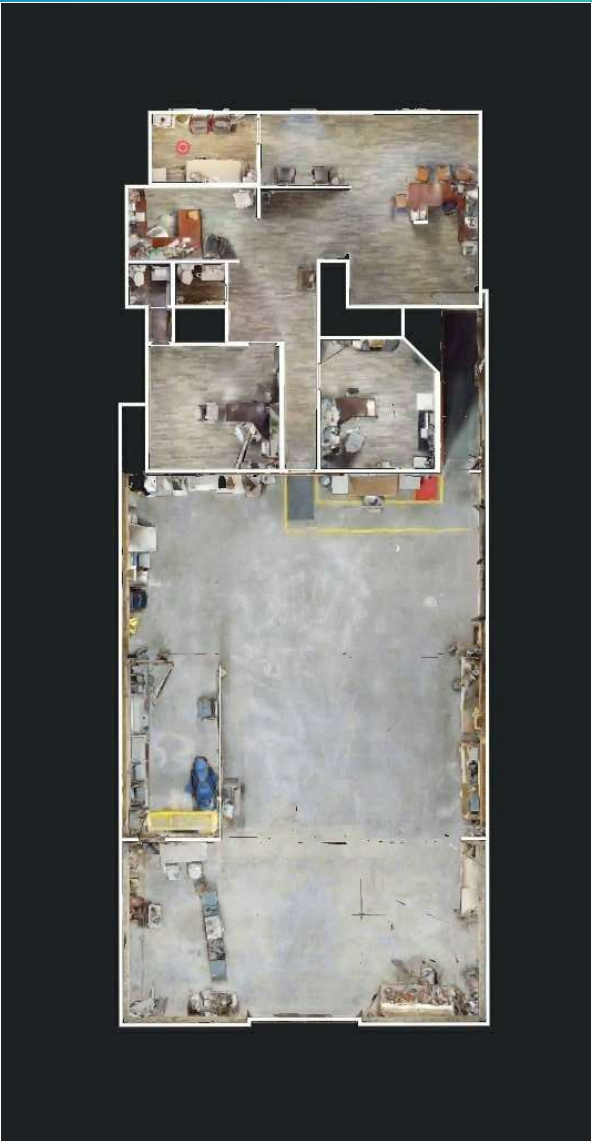
432.241.2505

tanner@nrgrealttygroup.com



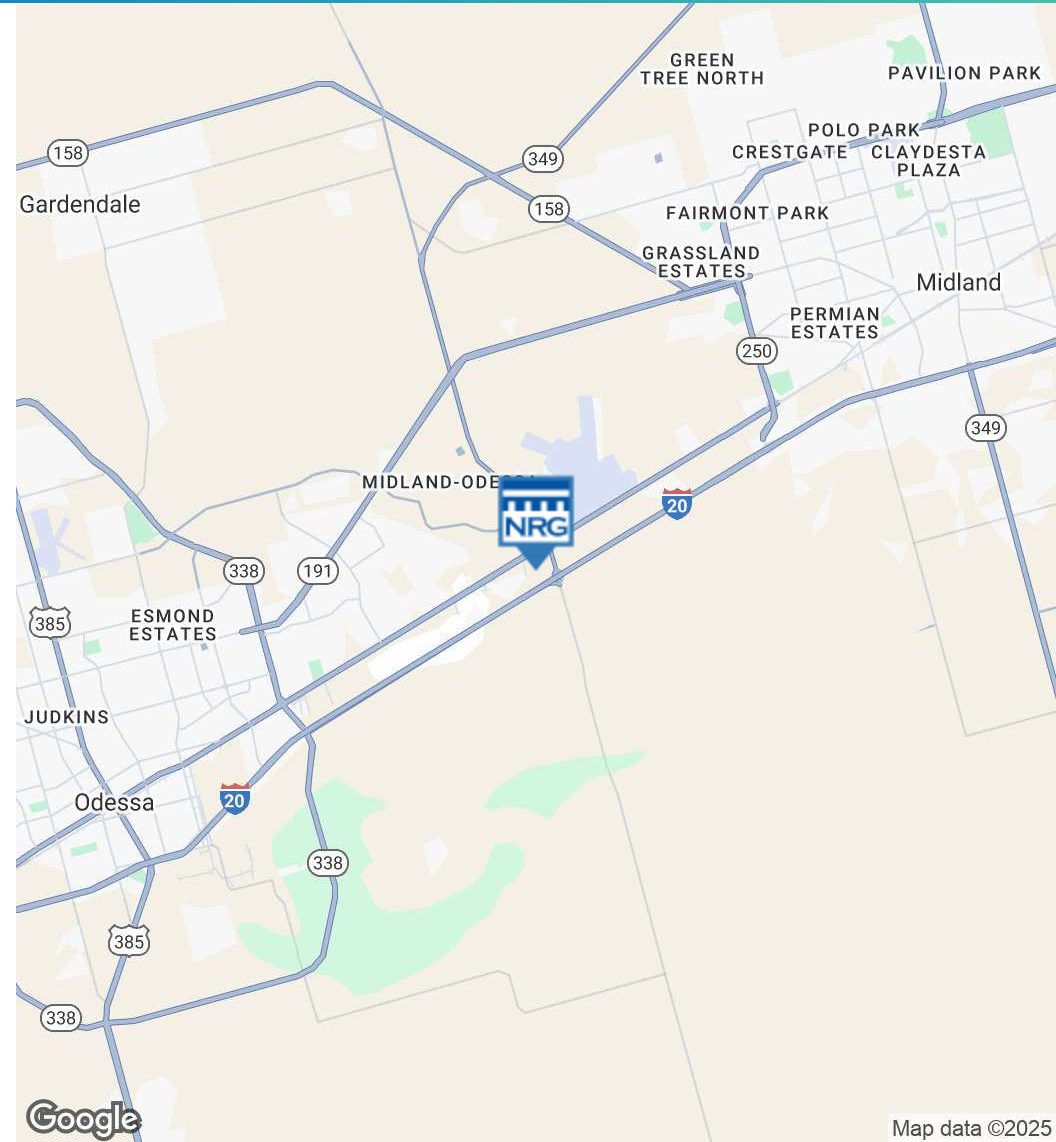
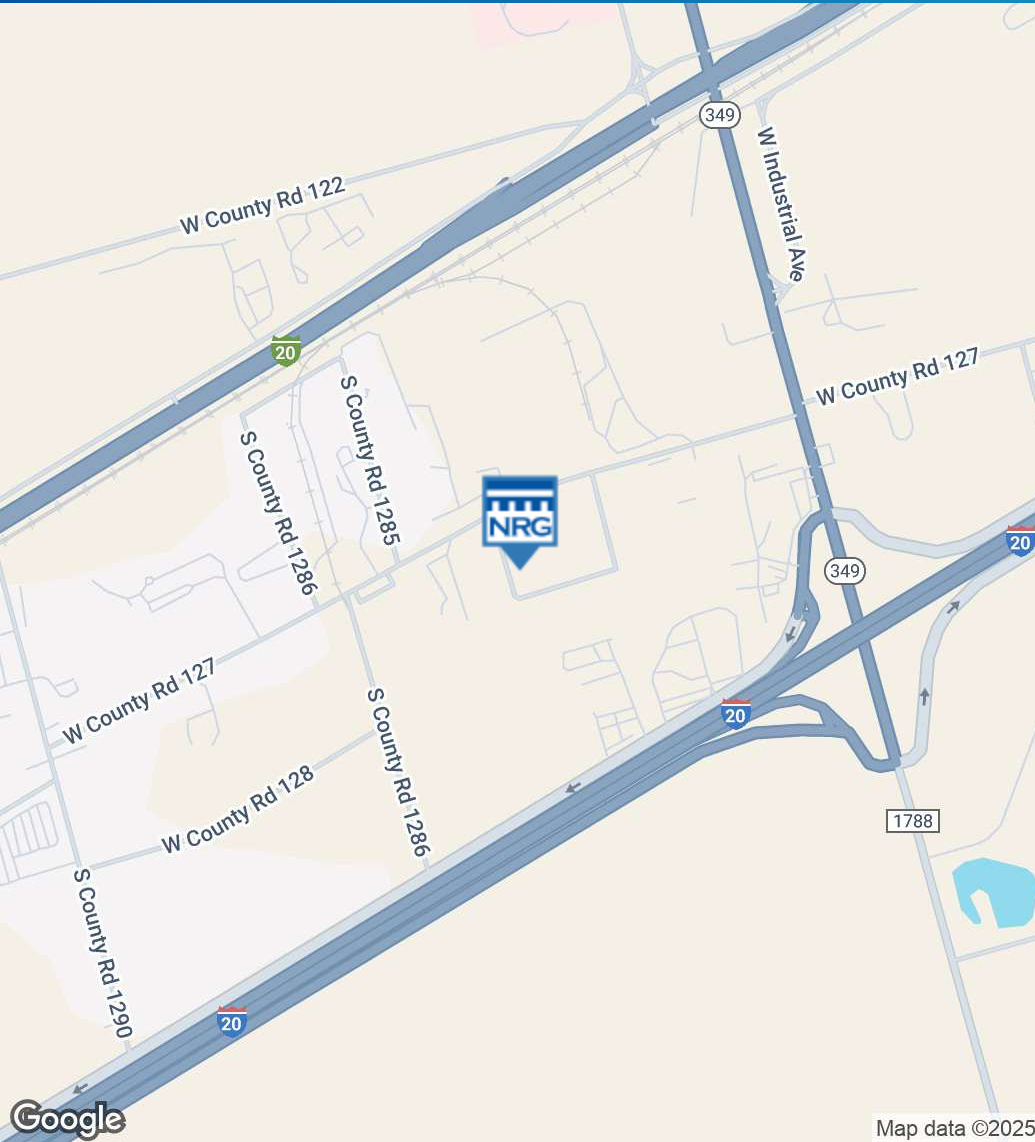
EFFICIENT OFFICE/SHOP NEAR FM 1788 & I-20

4017 S COUNTY RD 1283, ODESSA, TX 79765



EFFICIENT OFFICE/SHOP NEAR FM 1788 & I-20

4017 S COUNTY RD 1283, ODESSA, TX 79765





Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

<u>NRG Realty Group LLC</u>	<u>9004023</u>	<u>Justin@NRGRealtygroup.com</u>	<u>(214)534-7976</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Justin Dodd</u>	<u>0601010</u>	<u>Justin@NRGRealtygroup.com</u>	<u>(214)534-7976</u>
Designated Broker of Firm	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Justin Dodd</u>	<u>0601010</u>	<u>Justin@NRGRealtygroup.com</u>	<u>(214)534-7976+-</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

NRG Realty Group, LLC, 6191 Highway 161, Suite 430 Irving TX 75038
Justin Dodd

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (214)534-7976 Fax:
Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

Total Directional



4017 S COUNTY RD 1283 ODESSA, TX 79765

CONTACT BROKERS:

JUSTIN DODD

214.534.7976
justin@nrgrealtgroup.com

TANNER BRIDGE

432.241.2505
tanner@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.