

# INDUSTRIAL YARD & WAREHOUSE NEAR TX-349 & I-20

1113 Dayton Rd, Midland, TX 79706

INDUSTRIAL FOR SALE



**DAKOTA FLOWERS**

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EXECUTIVE SUMMARY

1113 DAYTON RD, MIDLAND, TX 79706



## OFFERING SUMMARY

Sale Price:	\$2,667,000
Price / SF:	\$195.53
Building Size:	13,640 SF
Lot Size:	3.507 Acres
Year Built:	1997
Zoning:	BP & County

## PROPERTY OVERVIEW

Secure this industrial asset encompassing 13,640 SF on 3.507 Acres, strategically located just a quarter mile West of TX-349, with convenient access to Interstate 20. The 1,640 SF office is divided into two sections. The front section features a reception area, 6 private offices, a conference room, a break room, and 2 restrooms. The rear section includes an executive conference room with an adjacent bar, 6 offices, and 2 restrooms, offering an ideal layout for professional operations. The 12,000 SF shop features (3) 16' drive-in bays. Measuring 120'x100', the shop is divided into three sections. It is equipped with 2 offices, a dedicated shop restroom, and a 3-ton jib crane. The fully fenced and secured yard space includes an automatic gate for controlled access. Additional on-site amenities include 2 housing trailers with utility connections. Serviced by septic system and water well. The property is uniquely positioned with half of the acreage inside city limits and the other half in the county, offering flexibility for various business needs.

## LOCATION OVERVIEW

This property is conveniently located approximately 0.3 miles from the intersection of TX-349 and I-20 in South Midland, TX – providing quick access around Midland and the Permian Basin. From the intersection of I-20 and TX-349, head South for a quarter mile. Turn right (West) onto Dayton Rd., then continue for 0.2 miles. The property will be on your left.

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PROPERTY HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 13,640 SF on 3.507 Acres
- Office: 1,640 SF
- Modern High End Finishes, 2 Conference Rooms, 12 Offices, Reception, Kitchen
- Client Entertainment Area w/ Private Bar
- Shop: 12,000 SF
- (3) 16' Drive-in Bays
- 3-ton Jib Crane
- Housing and Connections
- Zoned BP and County
- Septic System, Water Well



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ADDITIONAL PHOTOS



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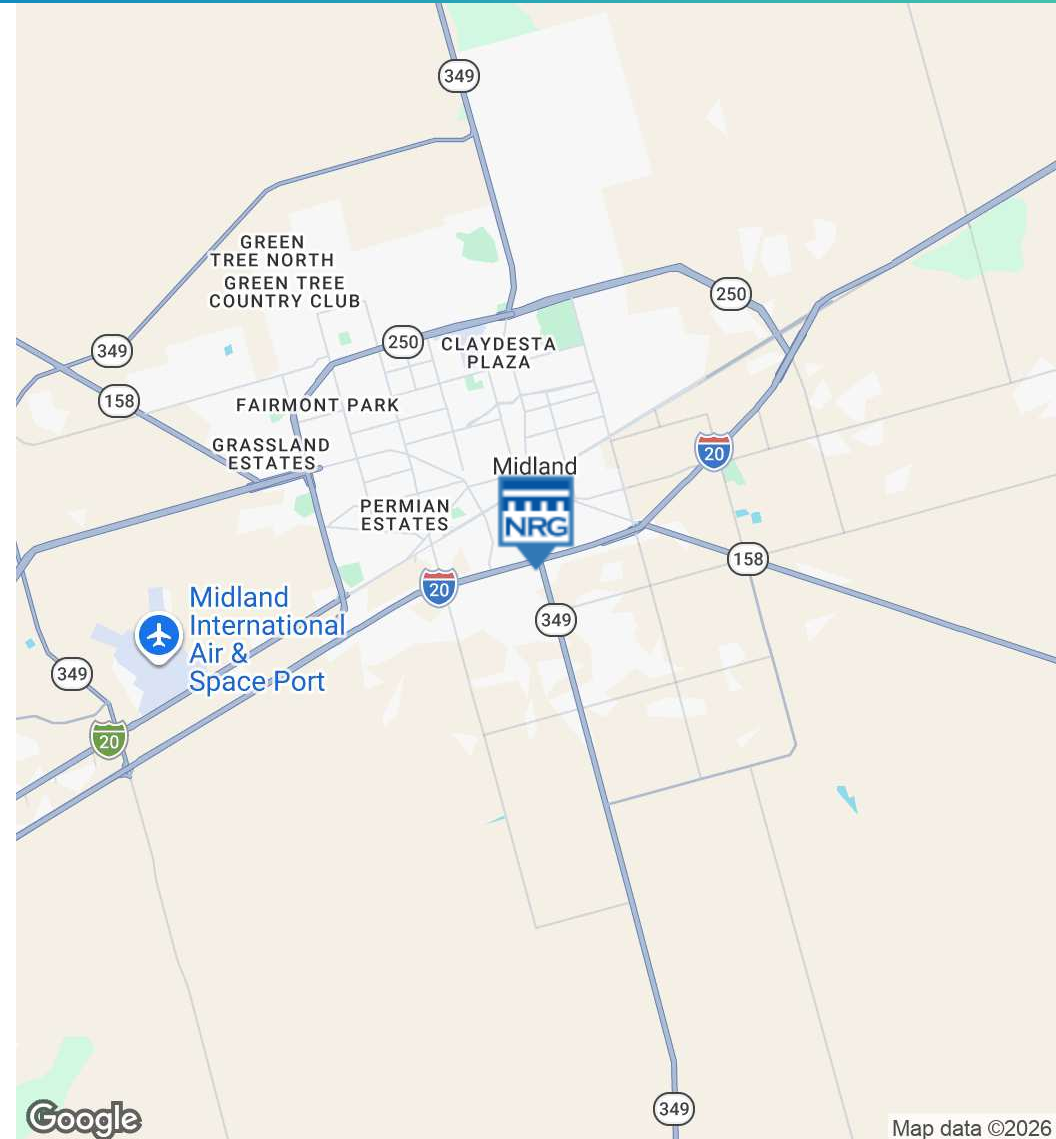
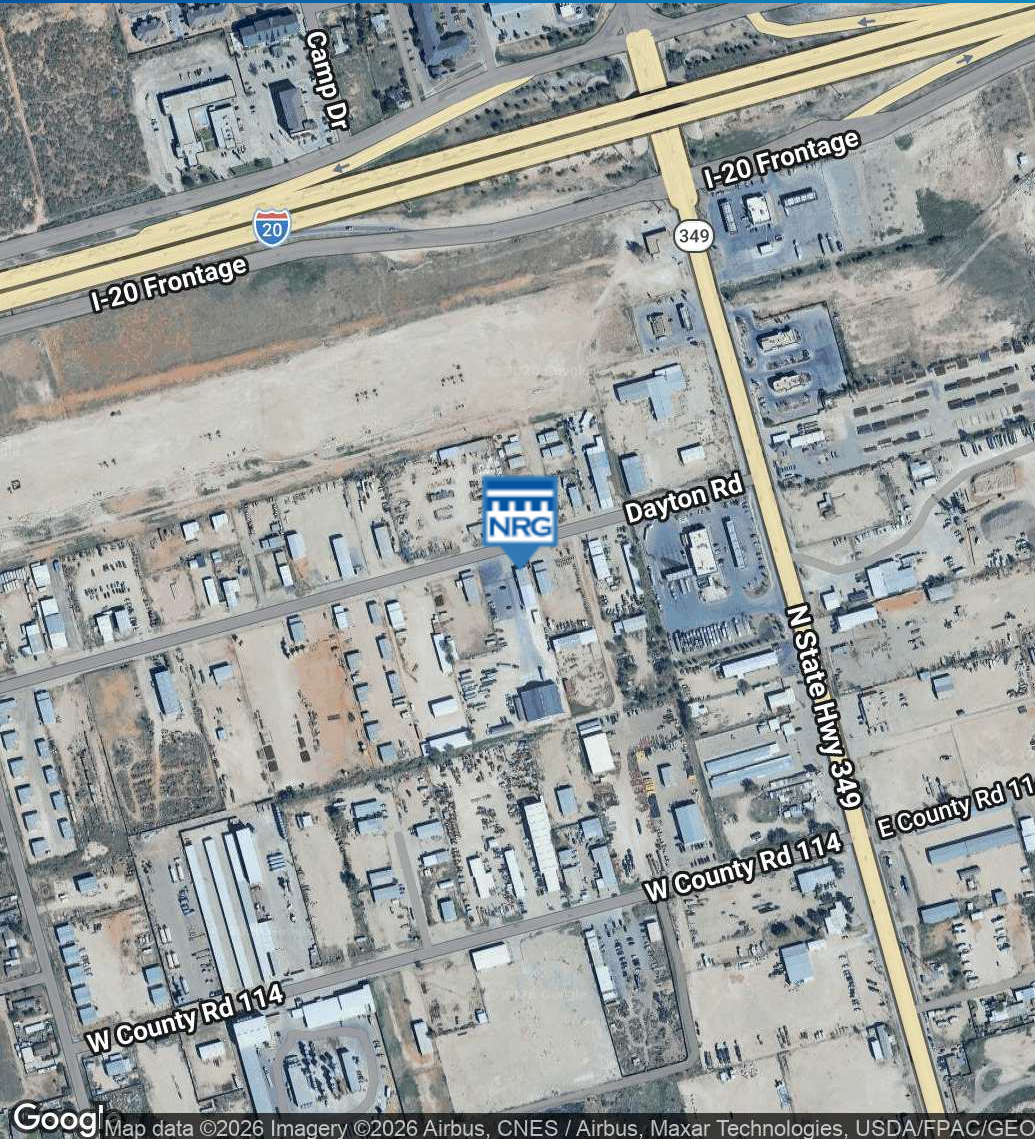
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# INDUSTRIAL YARD & WAREHOUSE NEAR TX-349 & I-20

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:
  - 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Amy Barnett	514276	amy.barnett@nrgrealtygroup.com	432-352-6714
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



**1113 DAYTON RD, MIDLAND, TX 79706**

**CONTACT BROKERS:**

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