

INDUSTRIAL FOR SALE AND FOR LEASE

5,020 SF ON 3.55 ACRES NEAR US 385

2680 CHARWAY ROAD

ODESSA, TX 79766

CONTACT BROKER:

BRIAN STEFFENILLA

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NRG REALTY GROUP
NRGREALTYGROUP.COM



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OFFERING SUMMARY

Sale Price:	\$903,600
Price / SF:	\$180.00
Lease Rate:	Contact Broker
Building Size:	5,020 SF
Lot Size:	3.55 Acres
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Position your company to serve the Permian Basin from this 5,020 SF office/shop in Odessa, TX! The 1,520 SF office space provides ample room to run your business operations while accommodating employees with some cubical space, break area, and a private office. 3,500 SF of shop space features three drive-in bays with 14'x16' overhead doors providing great accessibility for trucks or large equipment. There is also a secured parts cages and a shop restroom with a shower. The 3.55 Acre parcel is stabilized caliche with asphalt millings and some paved parking in front of the office. Site is fully secured with R-panel fencing and a large rolling gate. There is an RV hookup on site with 30 AMP power. Located outside city limits, the site has no know restrictions and is serviced by water well and septic system.

LOCATION OVERVIEW

This warehouse is strategically located at the northwest corner of Charway Drive and Sterling Park Road in Ector County, offering excellent accessibility for logistics and business operations. Positioned just 1.8 miles north of Highway I-20 and .3 miles to US 385, the property ensures connectivity to one of the region's major transportation routes.

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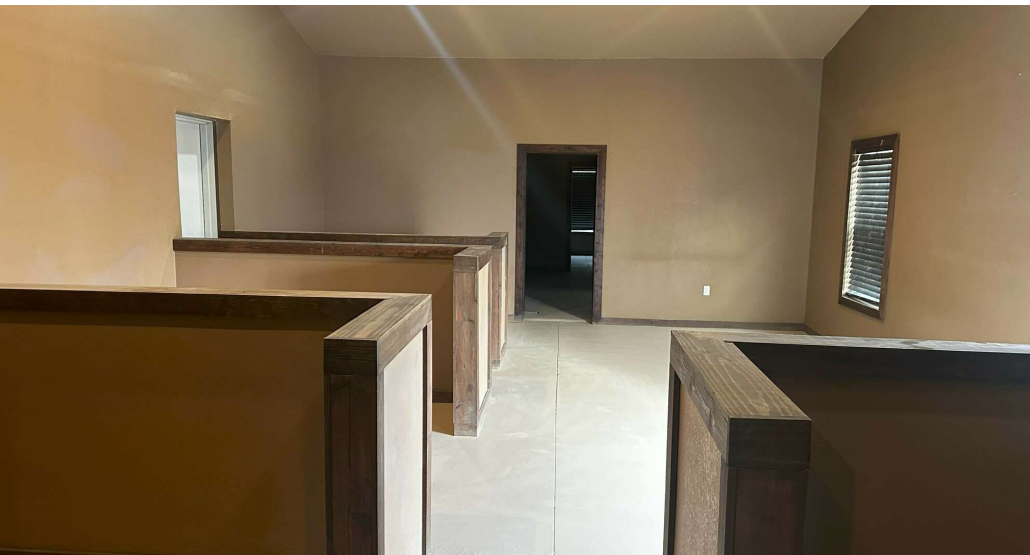
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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 5,020 SF on 3.55 Acres
- 1,520 SF Office w/ Cubicle Space, & Breakroom
- 3,500 SF Shop w/ Restroom & Shower
- (3) 14'x16' Bay doors
- Stabilized Caliche & Asphalt Millings
- R-Panel Fencing
- Water Well & Septic System
- 1.3 Miles to I-20 & .3 Miles to US 385



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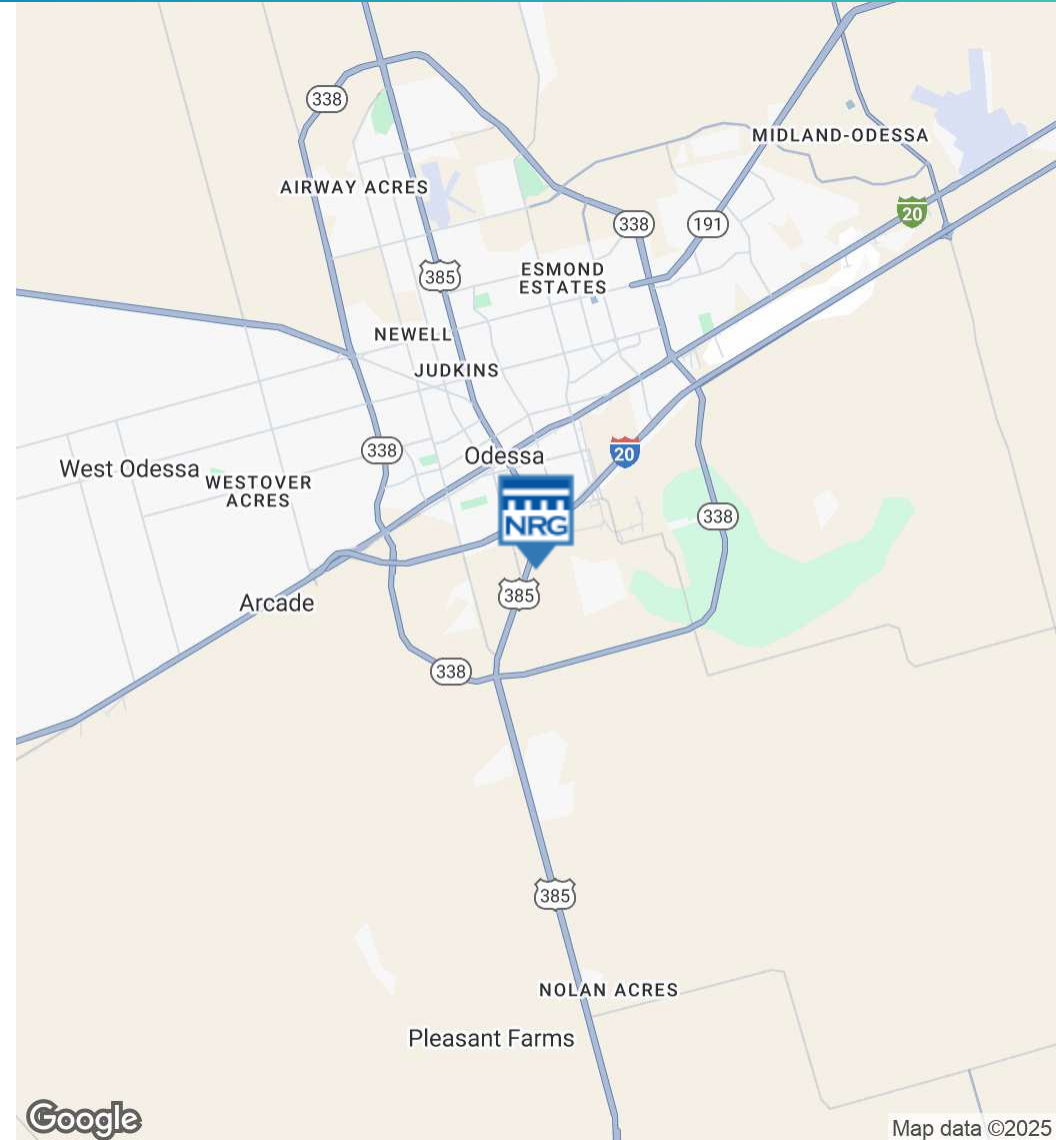
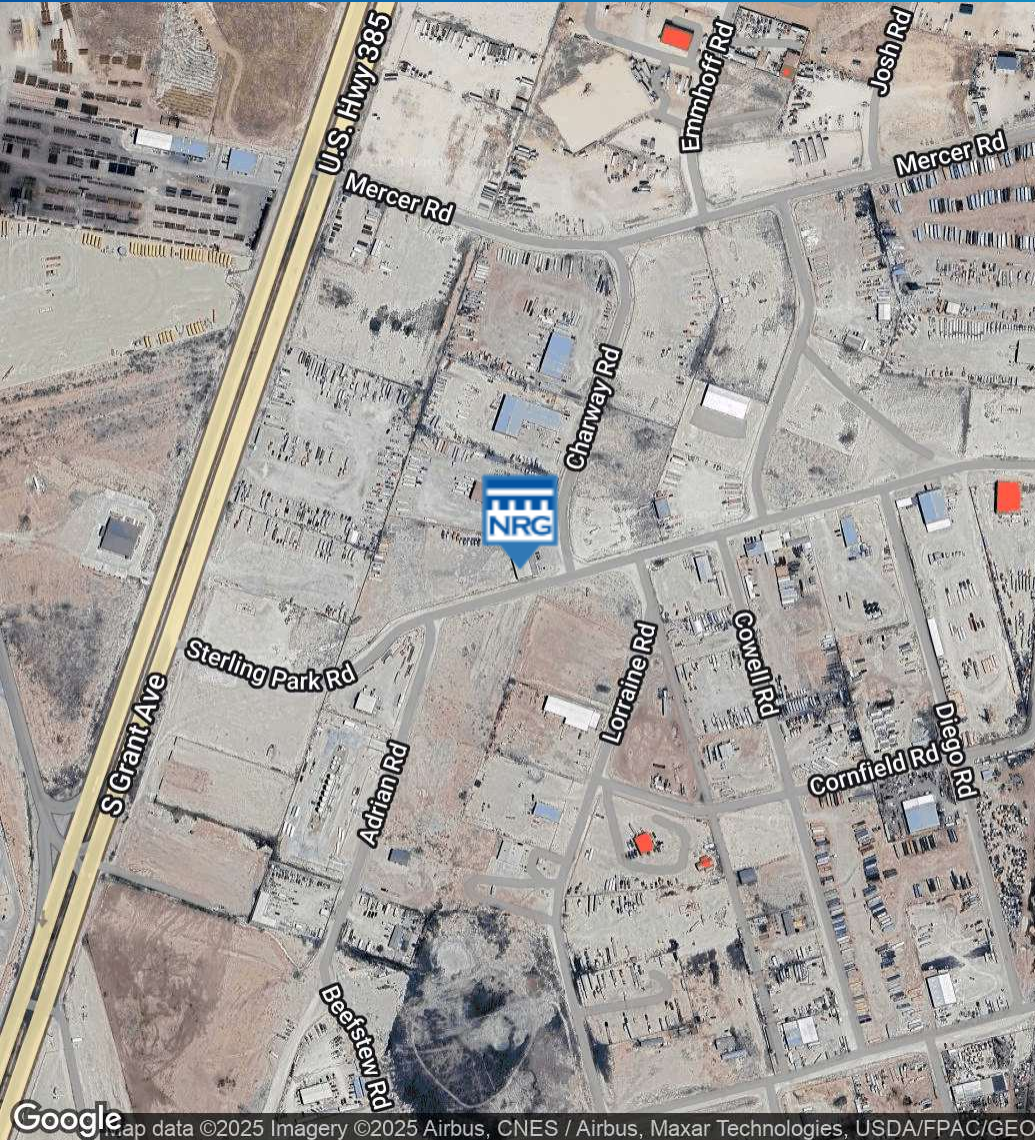
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Information About Brokerage Services

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:

Total Directional



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