

25,500 SF SHOP/OFFICE WITH SUPPLY WAREHOUSE

409 NW Mustang Dr, Andrews, TX 79714

INDUSTRIAL FOR SALE AND FOR LEASE



BRIAN STEFFENILLA
214.998.8675
brian@nrgrealtgroup.com

NRG REALTY GROUP
NRGREALTYGROUP.COM



25,500 SF SHOP/OFFICE WITH SUPPLY WAREHOUSE

EXECUTIVE SUMMARY

409 NW MUSTANG DR, ANDREWS, TX 79714



OFFERING SUMMARY

Sale Price:	\$1,750,000
Price / SF:	\$68.63
Lease Rate:	\$20,000.00 /Mo (NNN)
Building Size:	25,500 SF
Lot Size:	1.93 Acres
Year Built:	1982
Zoning:	Commercial

PROPERTY OVERVIEW

This 25,500 SF industrial facility is situated on 1.93 acres. Built in 1982, the property features a fully fenced yard for security and outdoor storage. The office space includes four private offices, an executive office, a reception area, two break rooms, a sales bullpen, and a training room, providing ample workspace for administrative and sales teams. The 21,875 SF warehouse features four shop offices, (3) 14'x12' overhead doors, and (2) 14'x14.5' automatic overhead doors. This space offers excellent functionality for industrial operations. Contact Brian Steffenilla for more details.

LOCATION OVERVIEW

This property is located on NW Mustang Dr in Andrews, TX, just West of U.S. Hwy 385 and North of Kermit Hwy & Eunice Hwy. Andrews, TX is located North of Midland-Odessa in the Permian Basin of West Texas.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 25,500 SF on 1.93 Acres
- Machines and Supplies Available
- Fully Fenced Yard
- 4 Private Offices & Executive Office
- Reception Area, (2) Break Rooms, Sales Bullpen, & Training Room
- 21,875 SF Supply Warehouse & Shop
- (3) 14'x12' Overhead Doors
- Climate controlled Shop
- (4) Shop Offices
- City Water, City Sewer



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ADDITIONAL PHOTOS



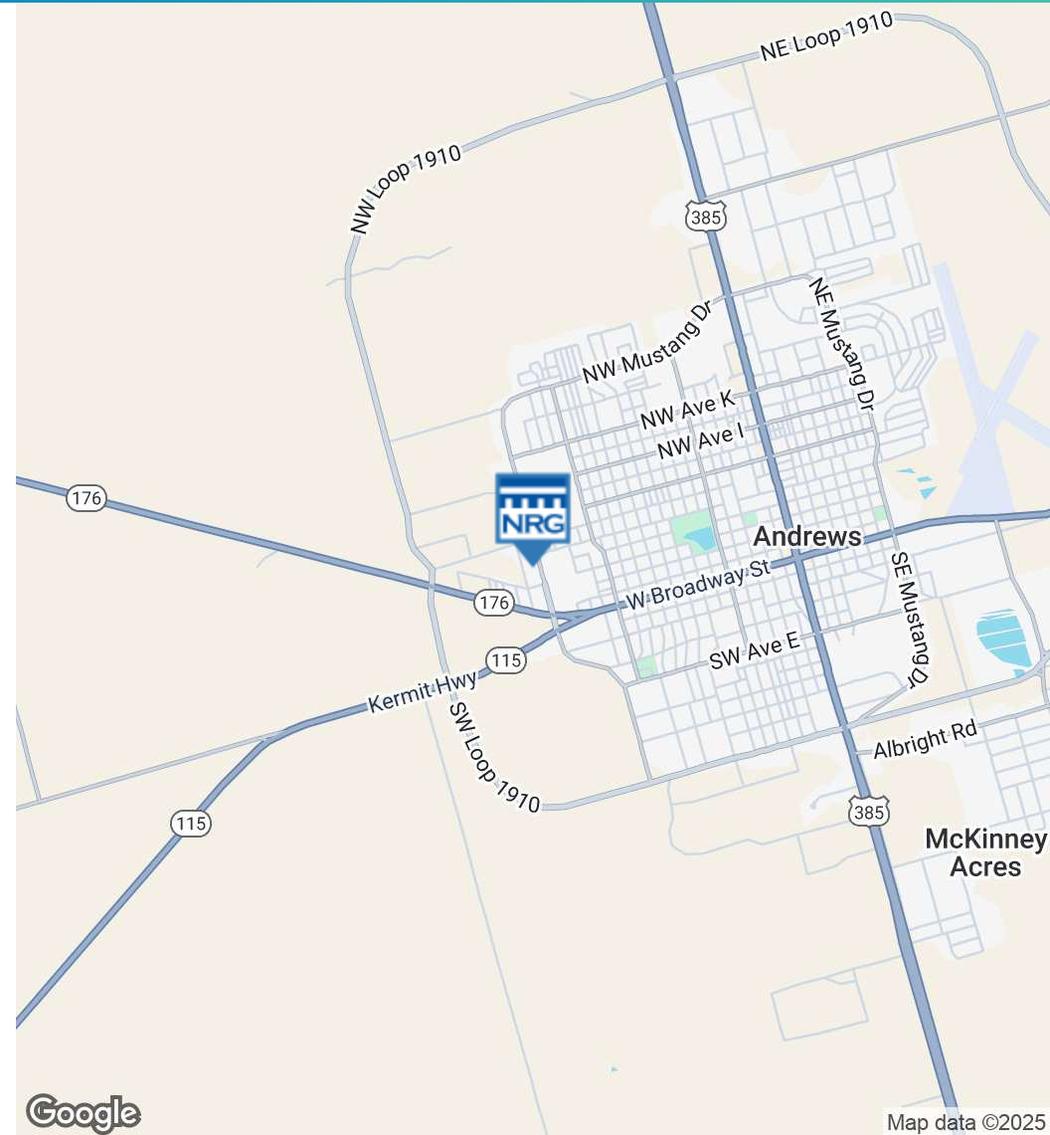
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LOCATION MAP



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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:
 - 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.

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
BRIAN STEFFENILLA	822999	brian@nrgrealtgroup.com	214-998-8675
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



409 NW MUSTANG DR, ANDREWS, TX 79714

CONTACT BROKERS:

TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealtygroup.com

BRIAN STEFFENILLA

214.998.8675

brian@nrgrealtygroup.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

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