

PRIME 4.517 ACRES ON W FRANCIS AVE

LAND FOR SALE

1711 W FRANCIS AVE

MIDLAND, TX 79701

CONTACT BROKERS:

BRIAN STEFFENILLA

214.998.8675

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**3.11 ACRES
AVAILABLE**

**4.517 ACRES
1711 W FRANCIS AVE**

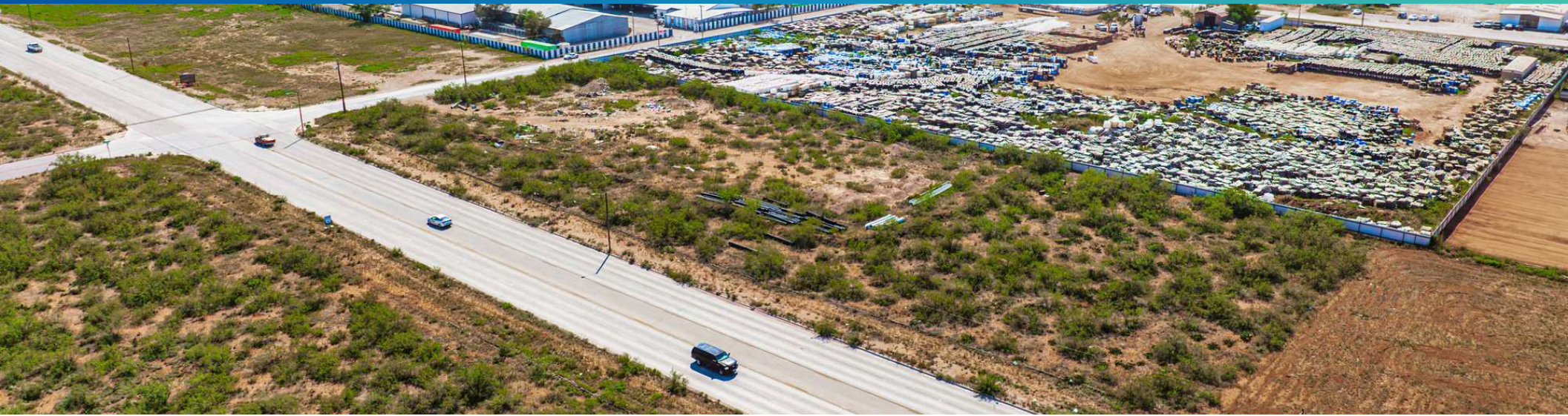
NRG REALTY GROUP

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OFFERING SUMMARY

Sale Price:	\$1,500,000
Price / Acre:	\$332,079
Lot Size:	4.517 Acres
Zoning:	TP

PROPERTY OVERVIEW

This listing offers a strategically located parcel in Midland, TX with the option to expand. The parcel spans 4.517 acres on the east side of Garfield Street, with 3.11 acres available for sale directly across the street on the west side. Both properties extend south, bordering W Francis Street, providing convenient access from multiple directions. Situated within city limits, these parcels are zoned TP and are not in a flood zone making them ideal for a variety of commercial or industrial uses. The parcels have access to city water and city sewer.

LOCATION OVERVIEW

Prime 4.517 acres north of I-20 in the heart of Midland, TX. Another 3.11 acres are available directly across S Garfield St. These two tracts are located less than 1 mile from I-20. A new apartment building was just built south of these parcels with the Horseshoe arena also less than 1 mile away. Walmart and many other retail locations are within a 5-minute drive from here.

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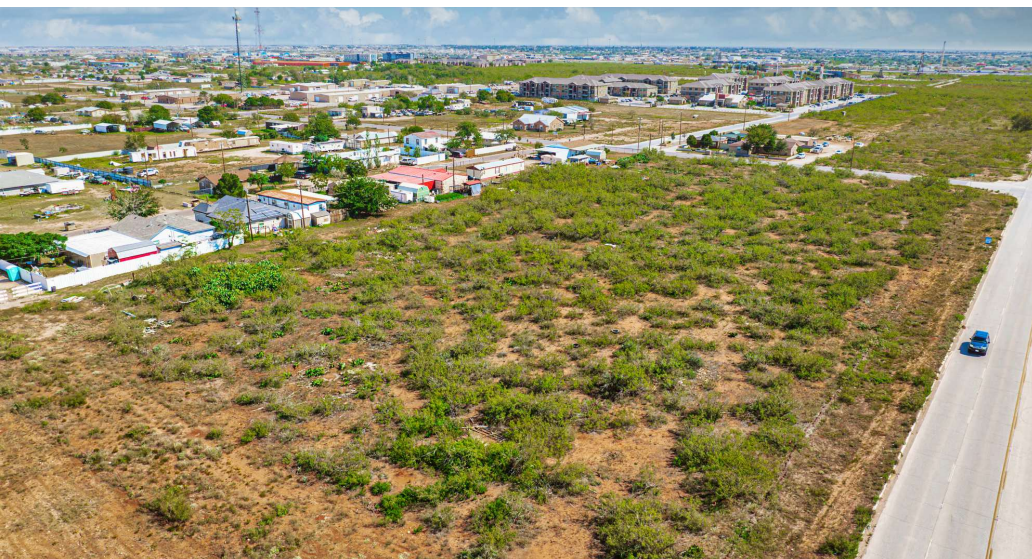
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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 4.517 Acres Total
- Close proximity to Walmart & other retailers
- City utilities
- Corner property
- 1 Mile to I-20
- Development opportunity!



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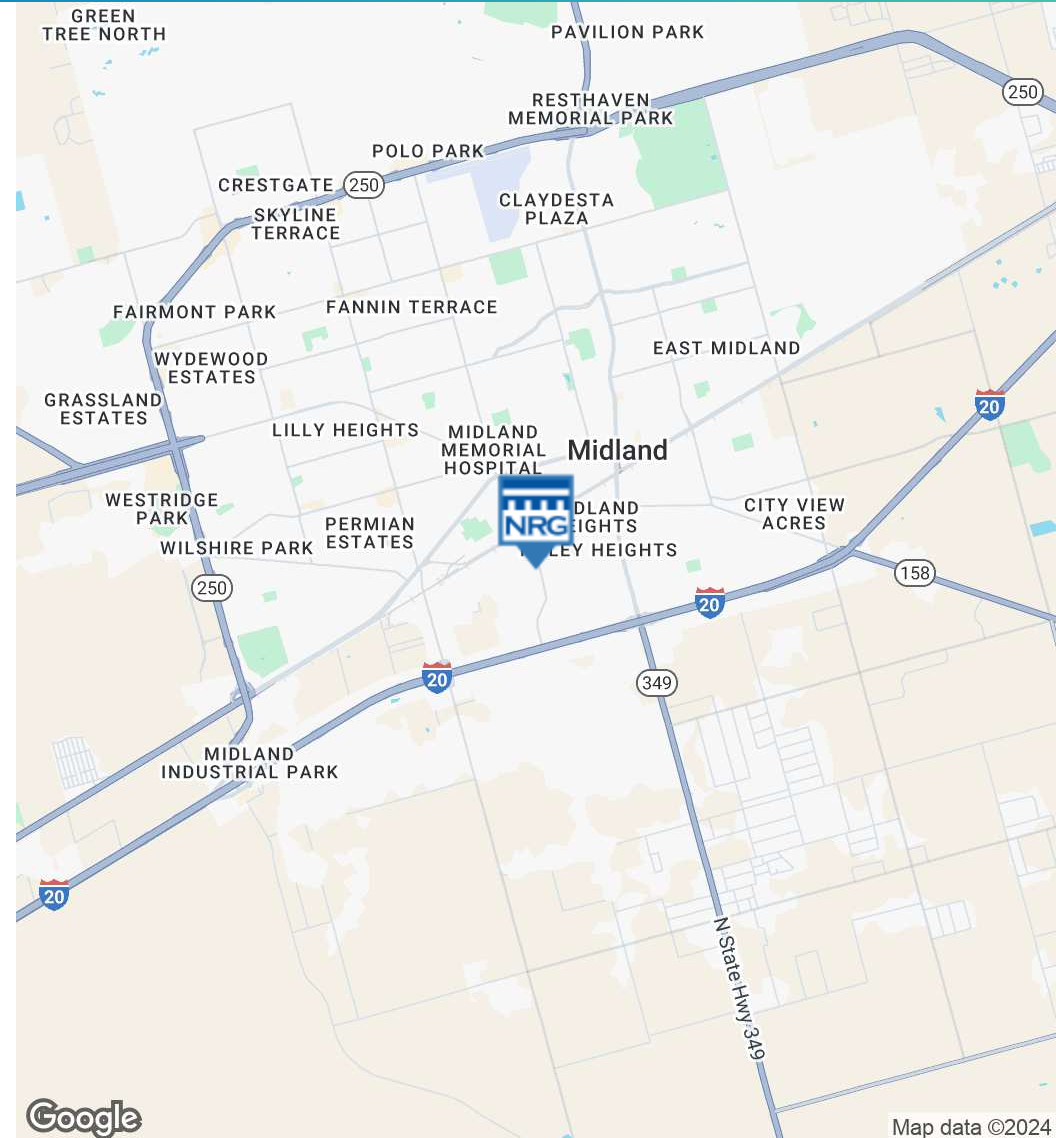


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Information About Brokerage Services

11/2/2015

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

Information available at www.trec.texas.gov

TXR-2501

IABS 1-0 Date

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

Phone: (214)534-7976 Fax:

Total Directional

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1711 W FRANCIS AVE MIDLAND, TX 79701

S GARFIELD ST

**1711
4.517 ACRES**

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