

NEW INDUSTRIAL CONSTRUCTION ON 12 ACRES

4728 Texas 18, Monahans, TX 79756

INDUSTRIAL FOR SALE AND FOR LEASE



BRIAN STEFFENILLA

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NRG REALTY GROUP

NRGREALTYGROUP.COM



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EXECUTIVE SUMMARY

4728 TEXAS 18, MONAHANS, TX 79756



OFFERING SUMMARY

Sale Price:	\$1,250,000
Price / SF:	\$156.25
Lease Rate:	\$12,000.00 /Mo (NNN)
Building Size:	8,000 SF
Lot Size:	12 Acres
Year Built:	2025
Zoning:	Outside City Limits

PROPERTY OVERVIEW

This newly built versatile 8,000 SF industrial facility offers a functional combination of office and shop space on a fully secured 12 Acre site. The 2,000 SF office area includes 6 offices, conference room, kitchenette, and dedicated men's and women's restrooms. The shop is well equipped with 2 drive-thru bays featuring 14'x14' overhead doors, a separate restroom with a shower, heavy power, and is 5-ton crane-ready. Additionally, the owner is willing to add a wash-bay. There is ample yard space for storage, parking, and maneuverability. Contact Brian Steffenilla to set up your operations here.

LOCATION OVERVIEW

This property is conveniently located on Highway 18 in Monahans offering quick access to Interstate 20, a major route through the Permian Basin. From I-20, take the Monahans exit to Highway 18. Turn left onto Highway 18 and travel approximately 5 miles; the location will be on the left.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- New Construction – 8,000 SF on 12 Acres
- 2,000 SF Office
- 6 Offices, Conference Room, Kitchenette
- 6,000 SF Shop
- 14'x14' Overhead Doors
- Restroom with Shower
- 5-ton Crane-Ready
- Heavy Power
- Option to add Wash-Bay



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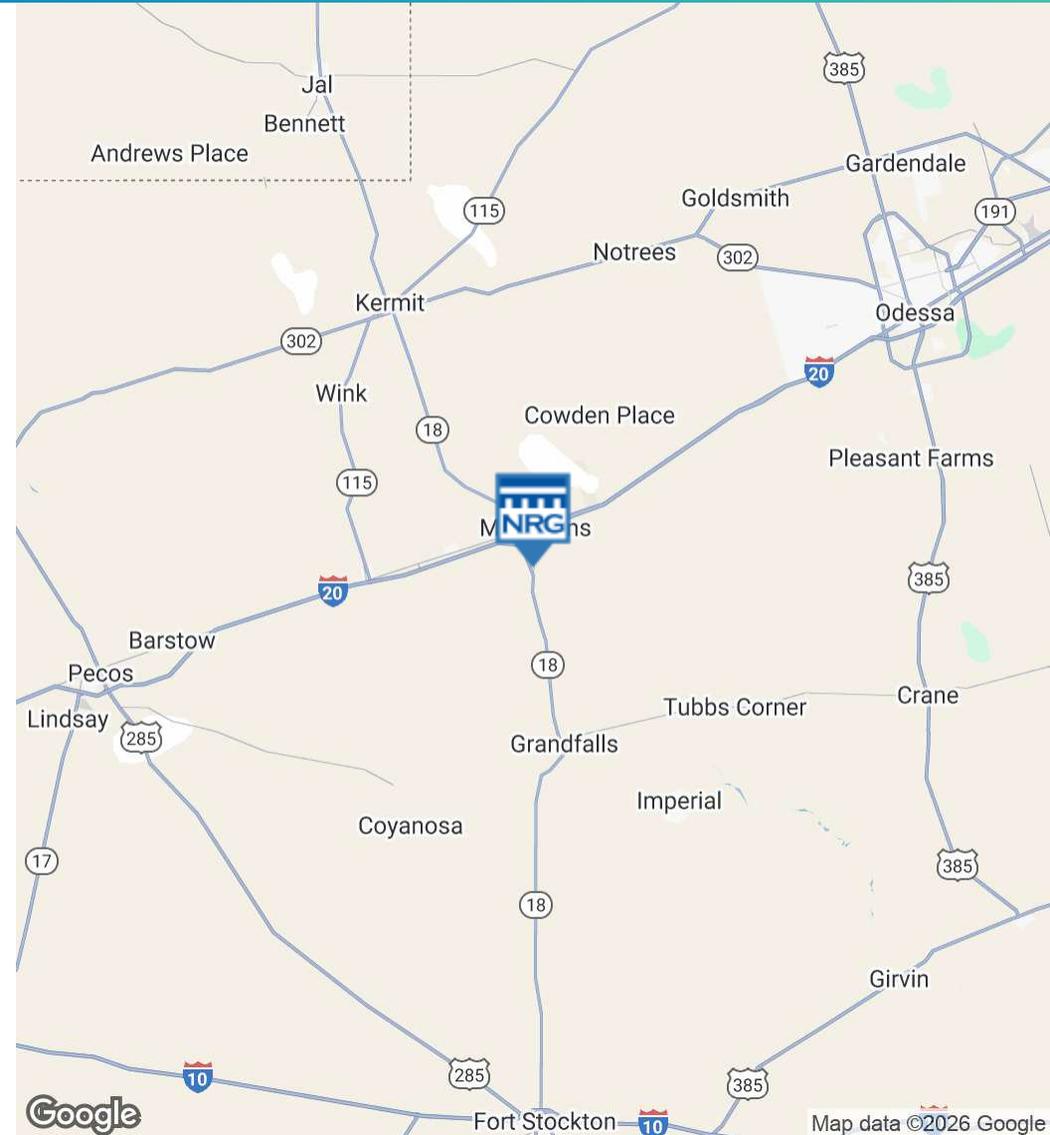
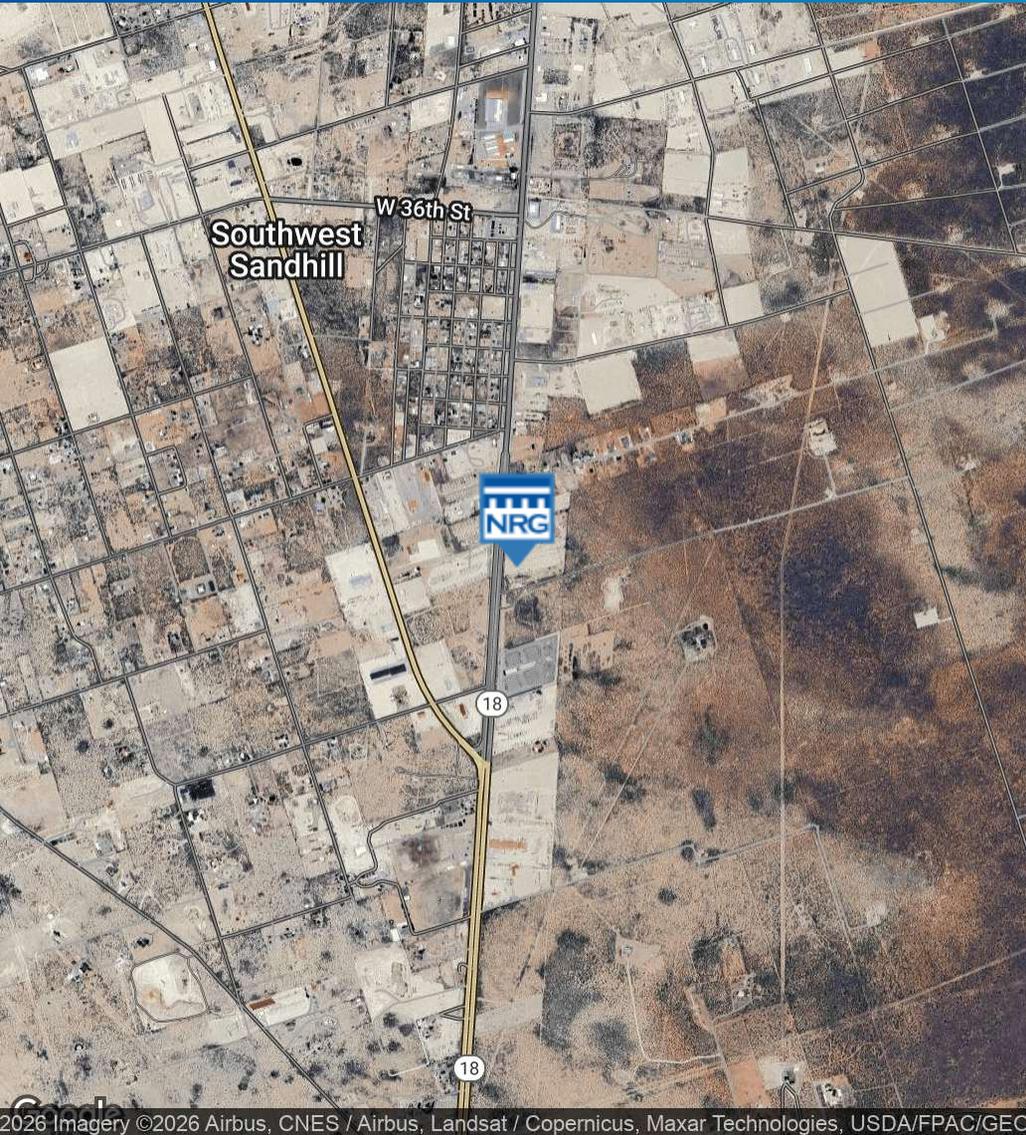
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LOCATION MAP

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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.

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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



4728 TEXAS 18, MONAHANS, TX 79756

CONTACT BROKERS:

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