

16,416 SF OF FLEX SPACE ON W WALL ST

4606 W Wall St, Midland, TX 79703

INDUSTRIAL FOR SALE AND FOR LEASE



AMY BARNETT

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NRG REALTY GROUP

NRGREALTYGROUP.COM



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$700,000.00
Price / SF:	\$42.64
Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	16,416 SF
Lot Size:	1.98 Acres
Year Built:	1965
Zoning:	C3

PROPERTY OVERVIEW

This 16,416 SF building on 1.98 acres was previously a veterinary clinic and is ideal for transforming into the flex space your business needs! Located on West Wall Street with 150' of frontage, it offers great visibility just under a mile from Loop 250. This property can be sold as a whole or separated into three lease options. The first space was previously a two-story vet clinic including a spacious waiting area/reception, 5 exam rooms, surgical room, x-ray room, pharmacy, an IT room, and various other rooms that can be used for office space. The second space was a grooming facility hosting a large open room, 2 offices, and a restroom. The third space was boarding facility featuring a check-in counter with open office space and 118 detached kennels with outdoor runs. The site is fully fenced and has paved parking with 9 covered spaces. Zoned C3 for general commercial use, this property is ready for your renovations. Contact Amy or Dakota for more details.

LOCATION OVERVIEW

This property is right off of Business Loop 20 and only 4 miles from Downtown Midland. From Midland International Air & Space Port, head east on La Force Blvd for ~1.4 miles. Merge left onto I-20 Business Loop E and continue for 4.8 miles. Turn left onto S Loop 250 West/Loop 250 Frontage Road, then an immediate right onto W Wall Street. Proceed for 0.7 miles—your destination will be on the right.

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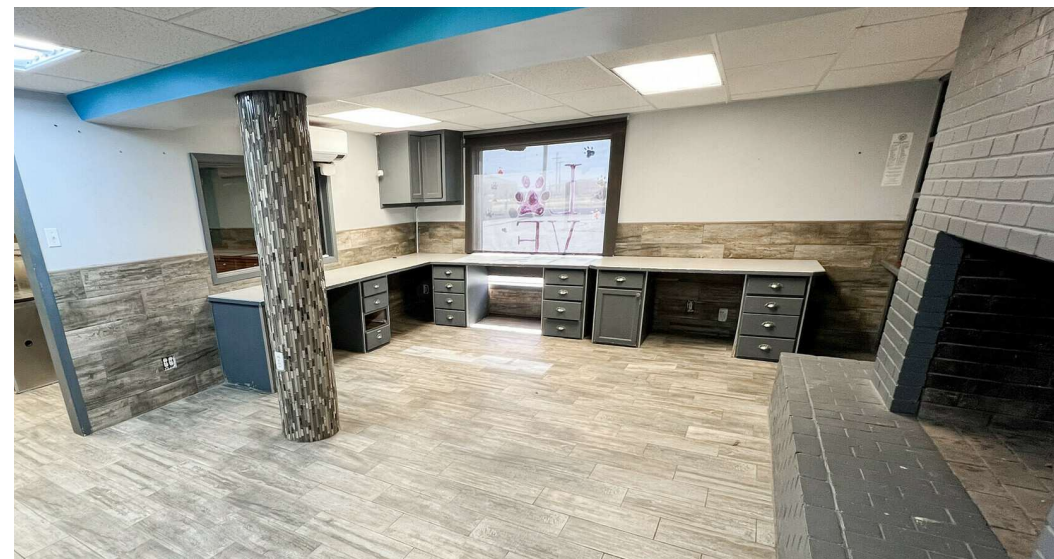
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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 16,416 SF on 1.98 Acres
- Flex Space - Can be Renovated to Fit Your Dreams!
- Space 1 (Vet Clinic): 5 Exam Rooms, Surgery Room, X-ray Room
- Space 2 (Grooming Facility): Open Grooming Space, 2 Offices
- Space 3 (Boarding Facility): Check-in Counter, 118 Detached Kennels
- Paved & Covered Parking
- New Roof in 2024
- City Utilities
- Zoned C3 - General Commercial Use
- 150' of Frontage on W Wall St



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ADDITIONAL PHOTOS



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RETAIL MAP



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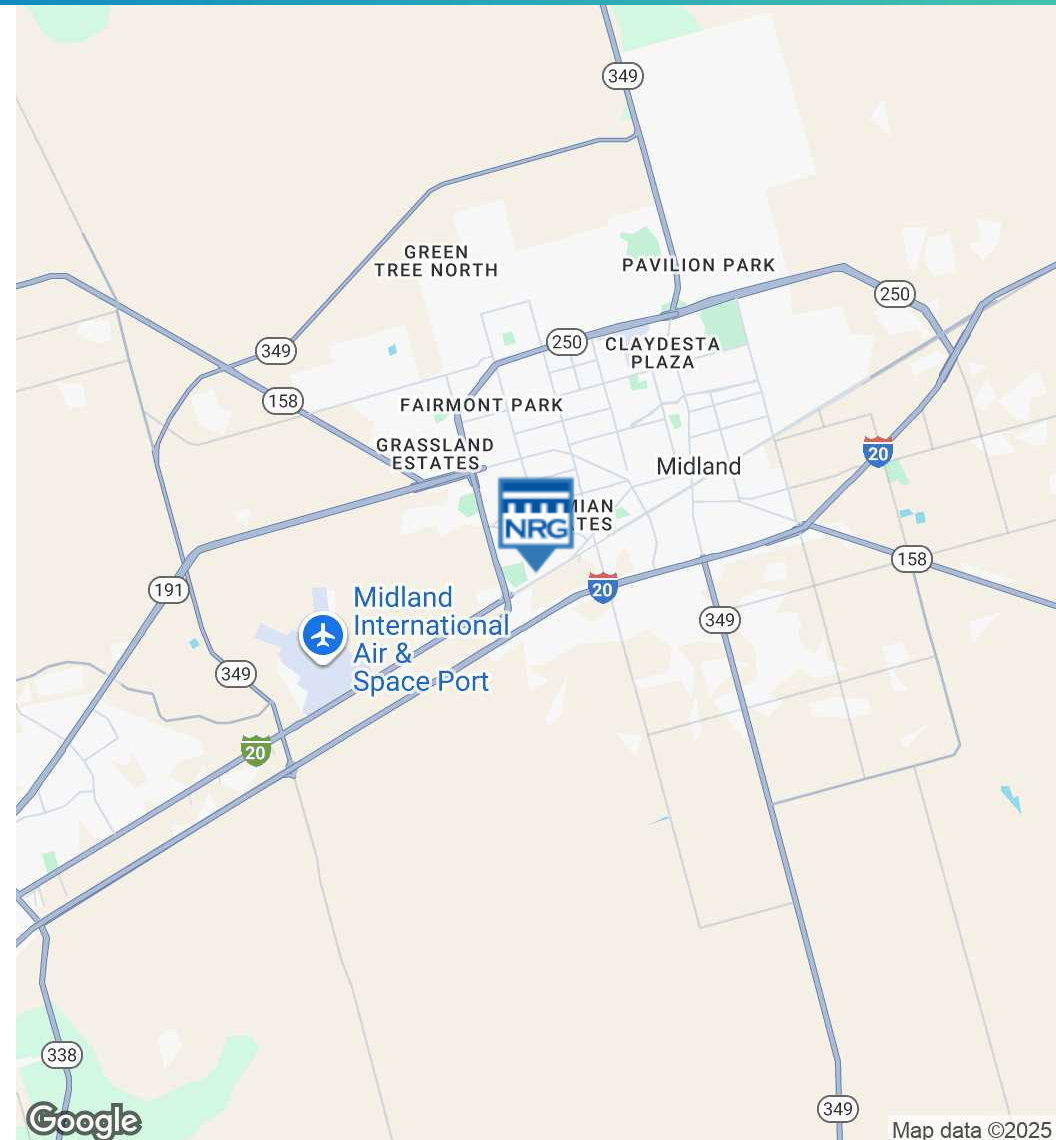
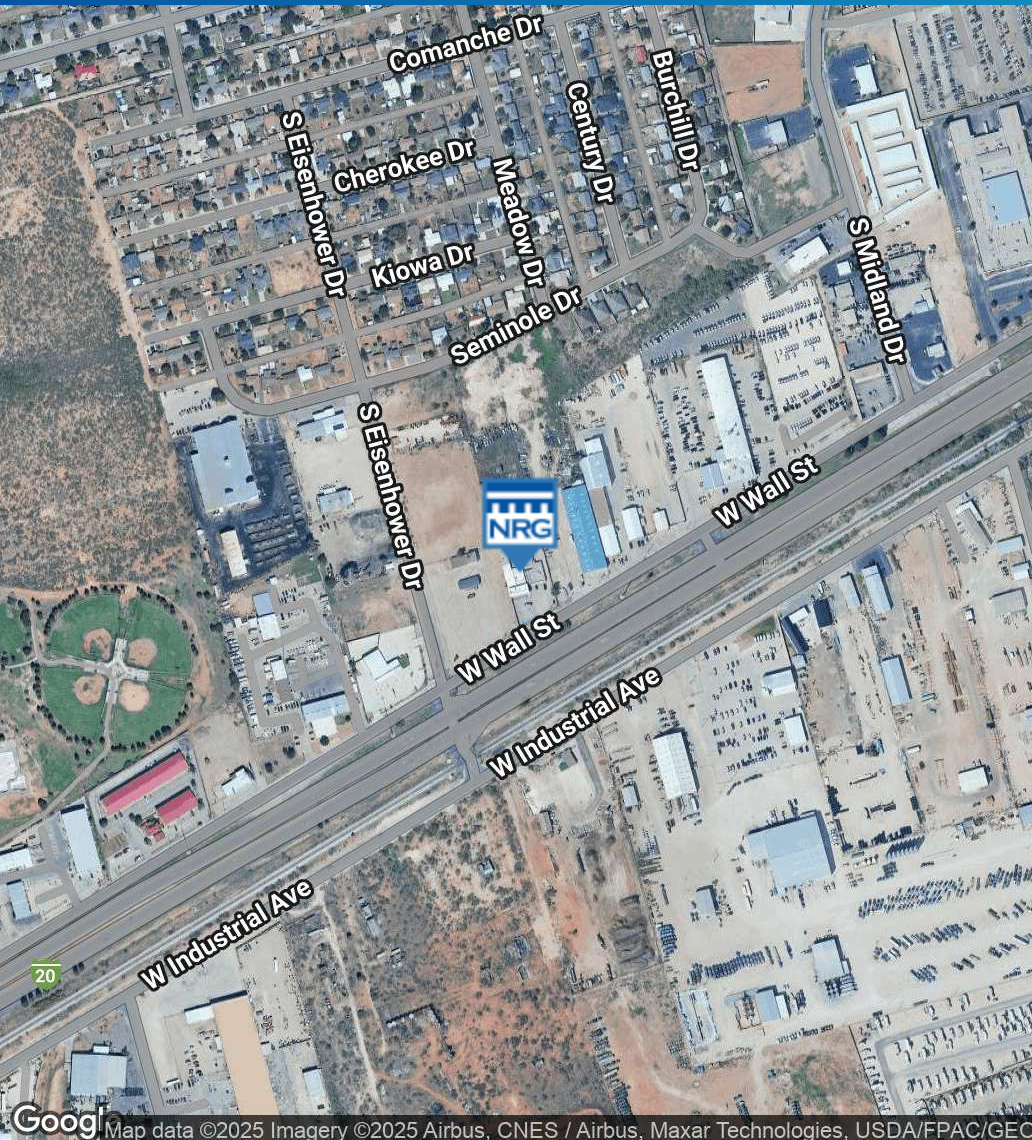
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LOCATION MAP



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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
Dakota Flowers	0823743	Dakota.flowers@NRGRealtygroup.com	(432)895-5656
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

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