

**2.276 ACRES IN MIDLAND, TX - 1 MILE
TO INTERSTATE 20!**

LAND FOR SALE

**1506 GARDEN CITY
HIGHWAY**

MIDLAND, TX 79701

CONTACT BROKERS:

AMY BARNETT

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NRG REALTY GROUP
NRGREALTYGROUP.COM



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OFFERING SUMMARY

Sale Price:	\$1,200,000
Price / Acre:	\$527,240
Lot Size:	2.276 Acres
Zoning:	Light Industrial

PROPERTY OVERVIEW

As Midland, TX continues to see rapid growth, land availability is decreasing. Here is your chance to acquire and develop 2.276 Acres in the city. This parcel features over 248' of frontage on Garden City Highway seeing 14,057 vehicles per day (VPD) per City of Midland. Lot is serviced by city water, city sewer, and natural gas. Located just 1 mile from Interstate 20 in a Light Industrial zoned area including commercial & industrial businesses. Contact Amy Barnett to seize the potential of this land!

LOCATION OVERVIEW

This property is located on Garden City Highway in Midland, TX. In close proximity to Interstate 20 (1 mile), FM 715 (1 mile), Downtown Midland (1.8 miles), and about 13 miles to Midland International Air & Space Port. Nearby points of interest include Whataburger, Kent Kwik Convenience, Flying J Travel Center, and Dollar General.

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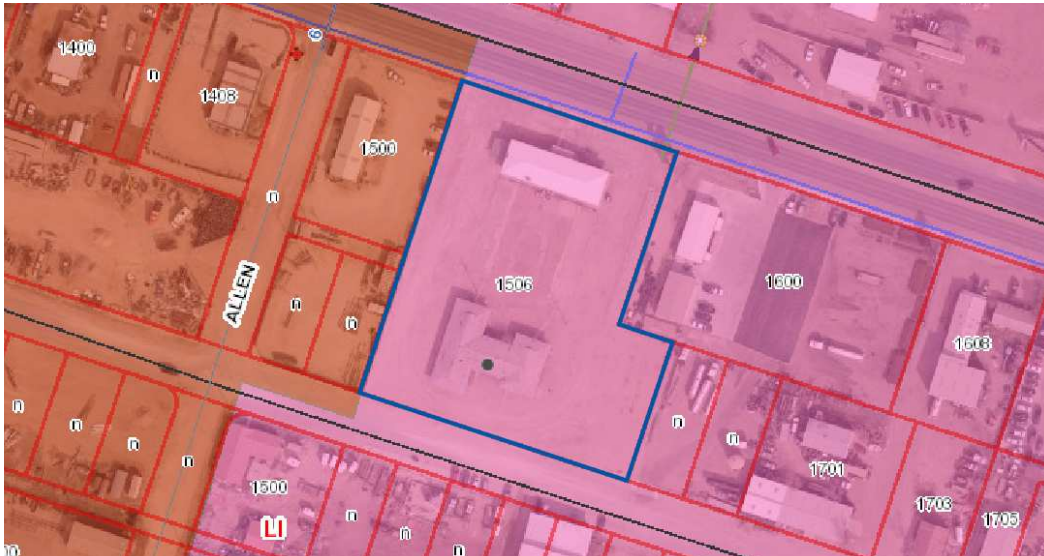
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PROPERTY HIGHLIGHTS

- 2.276 Acres For Sale
- 248' of Frontage on Garden City Highway
- 1 Mile to Interstate 20
- Zoned Light Industrial
- 14,057 VPD per City of Midland
- City Water, City Sewer, Natural Gas
- Commercial & Industrial Businesses in Neighborhood
- Nearby Gas Stations, Convenience Stores, & Restaurants



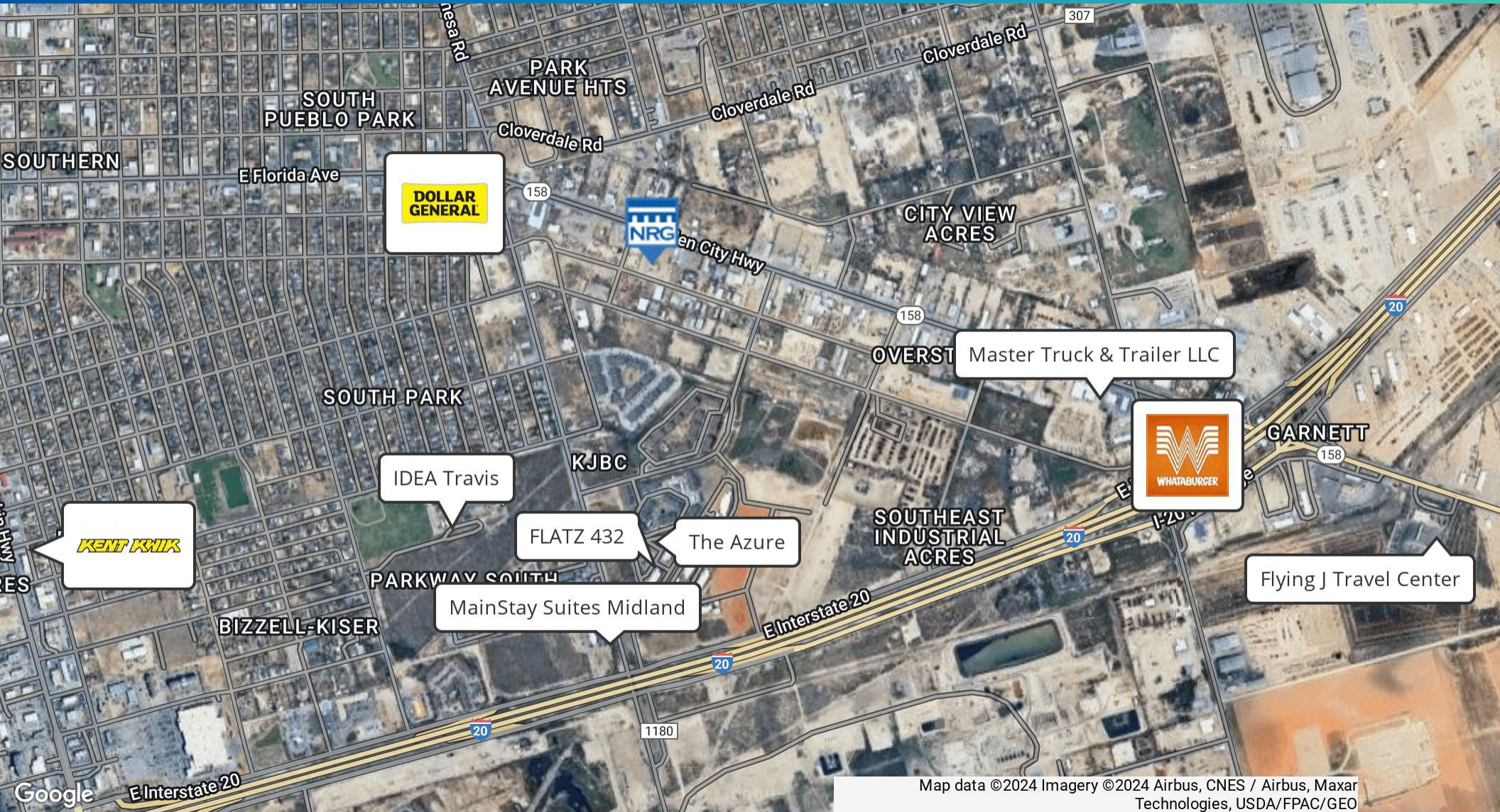
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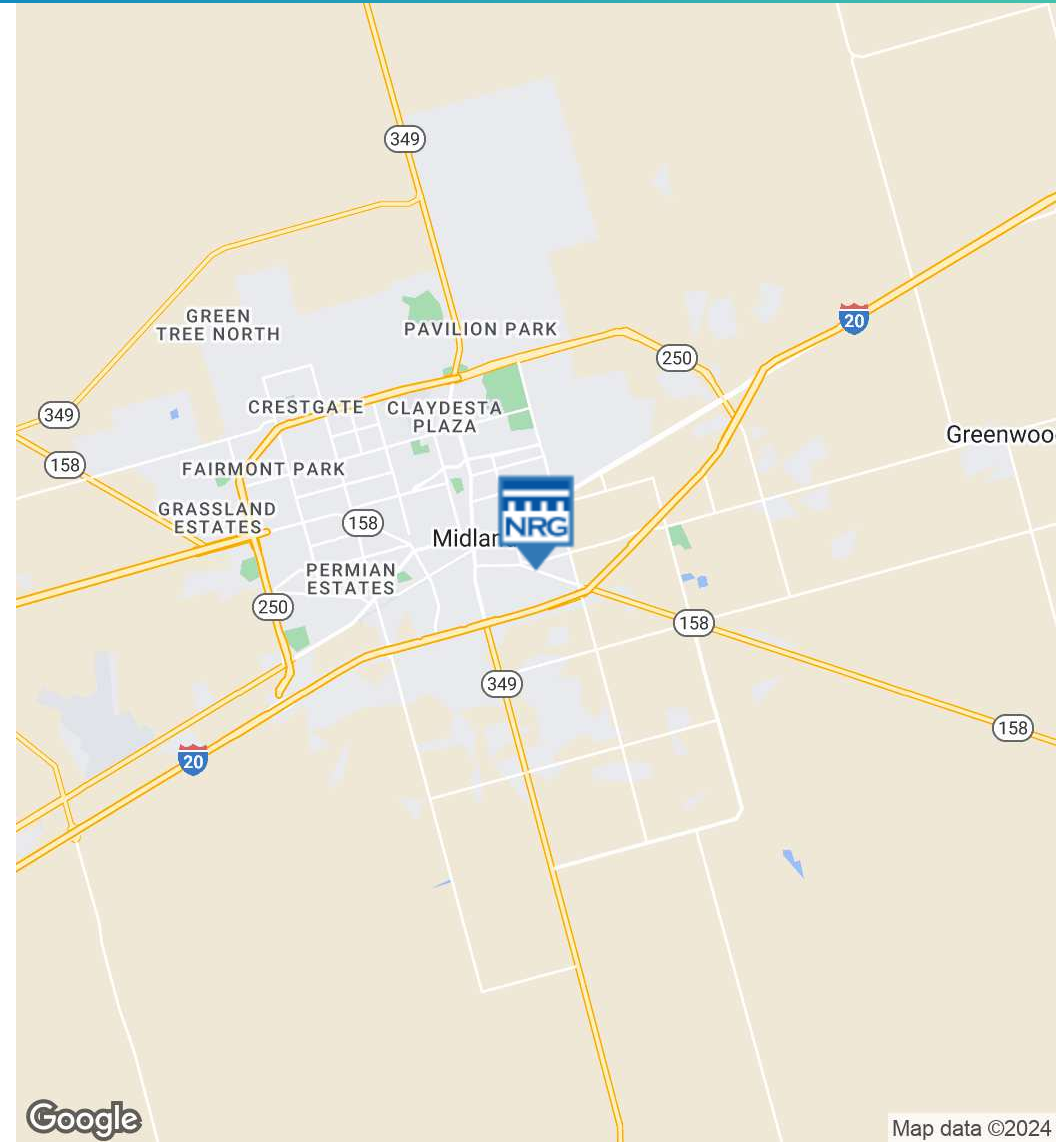
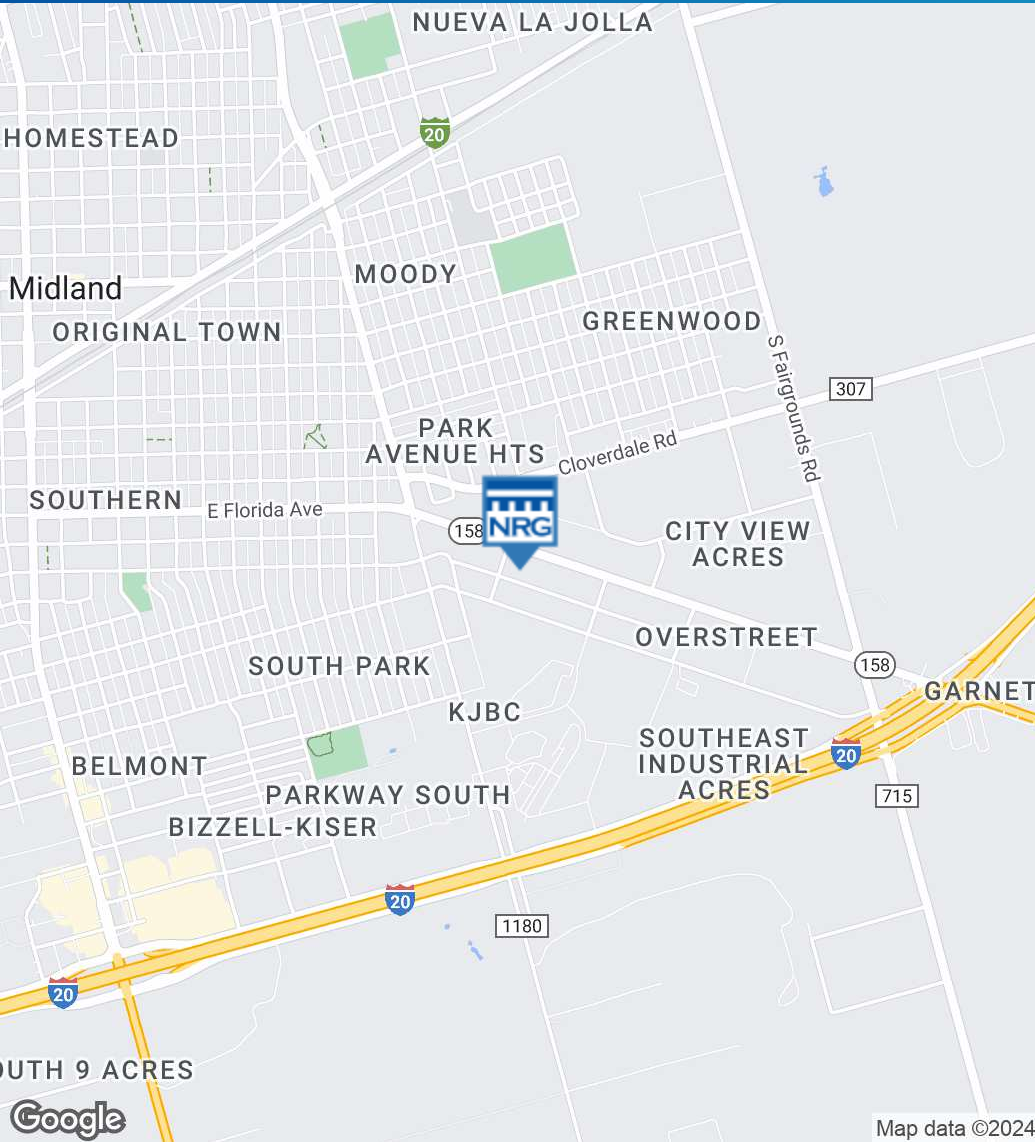
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



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
Amy Barnett	514276	amy.barnett@nrgrealtygroup.com	432-352-6714
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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