

STRAHAN COMMERCIAL

INDUSTRIAL PROPERTY

WITH LIVING QUARTERS

STRAHANCOMMERCIALPROPERTIES.COM / KIRK STRAHAN, BROKER

3915 Tanglewood Ln, Odessa, TX, 79762 Office: (432)-366-5475



ODESSA

305 E 57th, Odessa, TX, 79762

- Available for Sale
- Large Office /Shop /16 apartments, plus Dining hall w/ Large restroom area situated on +/- 4.00 Acres.
- Tract features stabilized and caliche yard w/ 6' perimeter fencing.

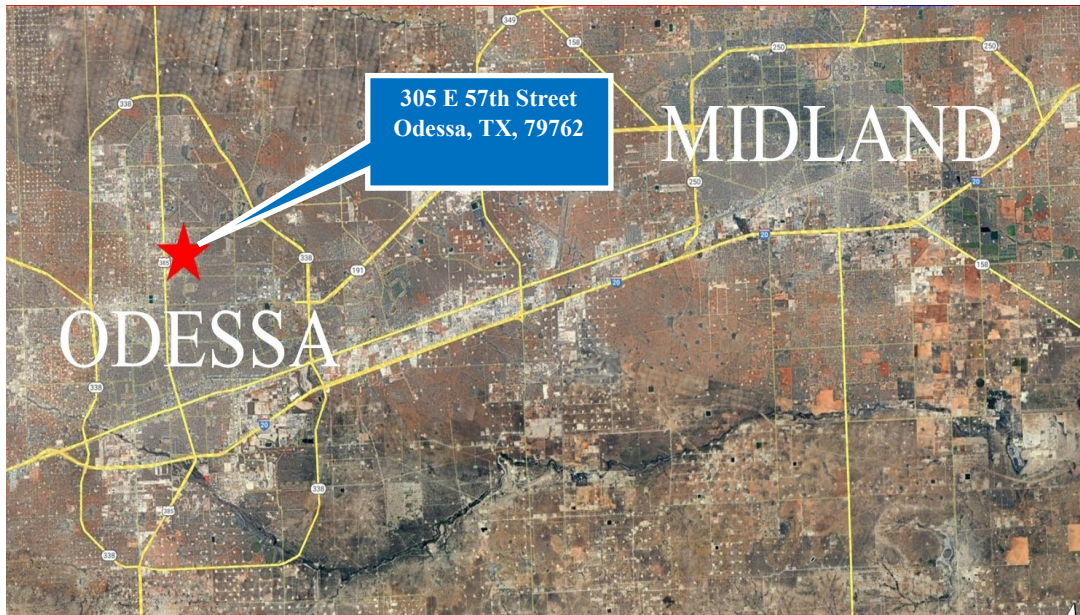


OFFICE + SHOP W. APARTMENTS

OVERVIEW

- +/- 2,100 SF office space including 6 offices, a break area and conference room. The shop is +/- 8,200 SF w/ a large 16' x 16' overhead door. Shop includes +/- 500 SF separated, lockable fenced-in cage.
- Living quarters comprise +/- 2,700 SF with 16 personal apartment spaces that are heated and cooled.
- Additionally there is a +/- 1,000 SF dining hall w/ +/- 500 SF Locker room/ bathroom/shower room.
- Tract features stabilized and calichéd yard w/ 6' perimeter fencing, though in flood zone.



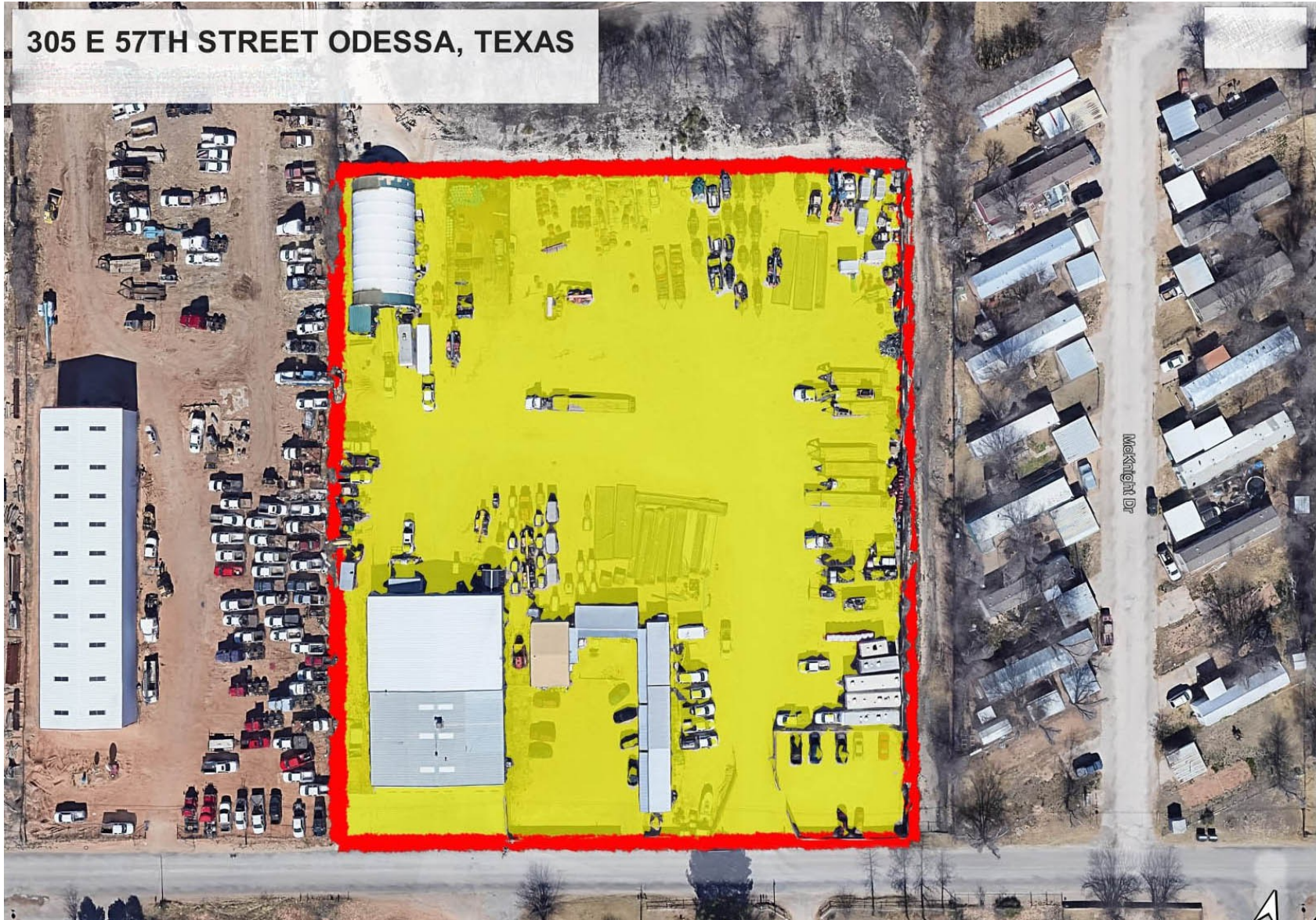


LOCATION HIGHLIGHTS

These maps show the property's position close to a major north/south thoroughfare in north Odessa, with direct connectivity to major highways. E 57th Street provides convenient access to Andrews HWY, providing quick access to Loop 338. Surrounding businesses include Mueller, Inc., Harlow Sammons of Odessa, Elliott Electric Supply, Texas Burger, and others, situating the property along one of the main commercial corridors in Odessa, with easy access via Andrews HWY to Loop 338, Kermit HWY, and Interstate 20.

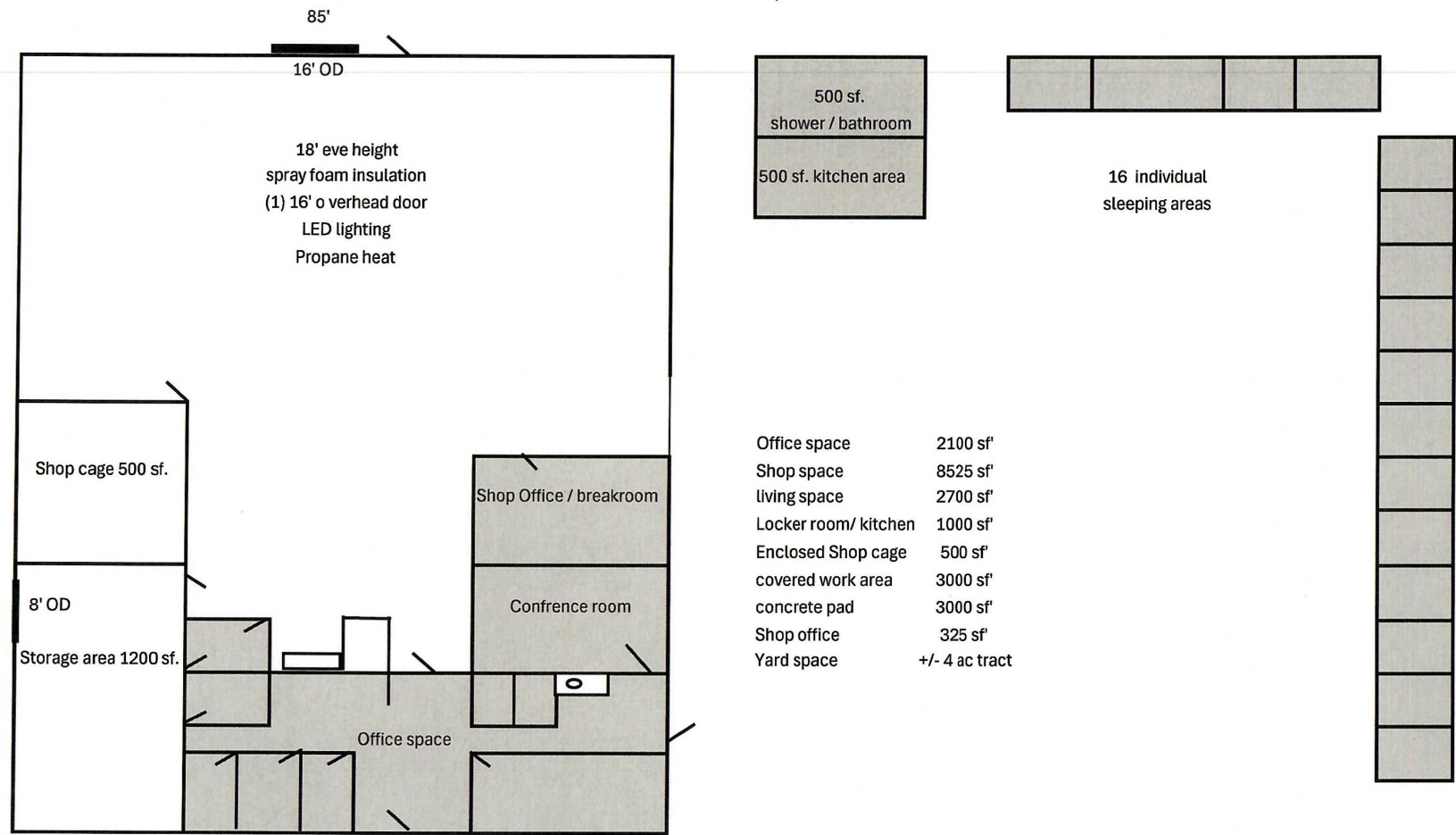
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305 E 57TH STREET ODESSA, TEXAS



AERIAL PHOTO

305 E 57th Street Odessa, Texas



All square footage are considered accurate. Actual square footages should be confirmed by Buyer .

OVERHEAD DIAGRAM

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OFFICE INTERIORS



DINING & RESIDENCE SPACE



SHOP INTERIORS & YARD



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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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|--|---------------|-------------------------------|----------------------|
| <u>Kirk Strahan Realty, LLC</u> | <u>536602</u> | <u>kirk@kirkstrahanrealty</u> | <u>(432)366-5475</u> |
| Licensed Broker /Broker Firm Name or | License No. | Email | Phone |
| Primary Assumed Business Name | | | |
| <u>Steven Kirk Strahan</u> | <u>526602</u> | <u>kirk@kirkstrahanrealty</u> | <u>(432)366-5475</u> |
| Designated Broker of Firm | License No. | Email | Phone |
| | | | |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| <u>Steven Kirk Strahan</u> | <u>536602</u> | <u>kirk@kirkstrahanrealty</u> | <u>(432)366-5475</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

Kirk Strahan Realty LLC, 3915 Tanglewood Ln Odessa TX 79762
Kirk Strahan

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: (432)661-8704

Fax: (432)366-5477

IABS 1-0 Date

523 aas 525 W 81st

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS
YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT

WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL
COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



TEXAS REAL ESTATE COMMISSION

P.O. BOX 12188

AUSTIN, TEXAS 78711-2188

(512) 936-3000