

INVESTOR OFFICE PROJECT NEAR DOWNTOWN MIDLAND

OFFICE FOR SALE

3201 WEST WALL STREET

MIDLAND, TX 79701

CONTACT BROKER:

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NRG REALTY GROUP
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OFFERING SUMMARY

Sale Price:	\$650,000
Price / SF:	\$55.04
Building Size:	11,810 SF
Lot Size:	0.38 Acres
Year Built:	1959
Renovated:	2003
Zoning:	Regional Retail District

PROPERTY OVERVIEW

Discover an investment opportunity in Central Midland, TX, with this 11,810 SF multi-tenant office/retail building. Currently consisting of 10 tenants, the property features excellent visibility at the intersection of Wall and Bankhead Highway, providing high traffic counts that enhance investor opportunity. Additionally, the second floor presents a blank canvas for a full build-out, allowing for customizable options that can further increase value and income potential. This is an ideal venture for investors seeking a solid return or owner/users looking to expand their business presence in a great location. Contact Amy Barnett for more details.

LOCATION OVERVIEW

This property is located in Central Midland, TX, at the corner of West Wall Street and Bankhead Highway. It features frontage on Wall Street (TX-268), providing high visibility from this heavily trafficked road. The property is approximately 2.9 miles from Loop 250 and Business I-20 and 5 minutes to Downtown Midland.

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DOWNTOWN MIDLAND



W WALL ST.

PROPERTY HIGHLIGHTS

- 11,810 SF Office Building
- Perfect for Investors Seeking Buildout Project!
- Second Floor Needs Full Buildout
- NOI: ~\$60,000 (or \$5,000/Mo)
- Cap Rate: 8%
- 10 Tenants on 6 Month or 12 Month Leases
- Curbside Parking
- Corner Lot on W Wall St Provides High Visibility
- Multiple Restrooms
- 5 Minutes to Downtown | Close to Several Dining Options!



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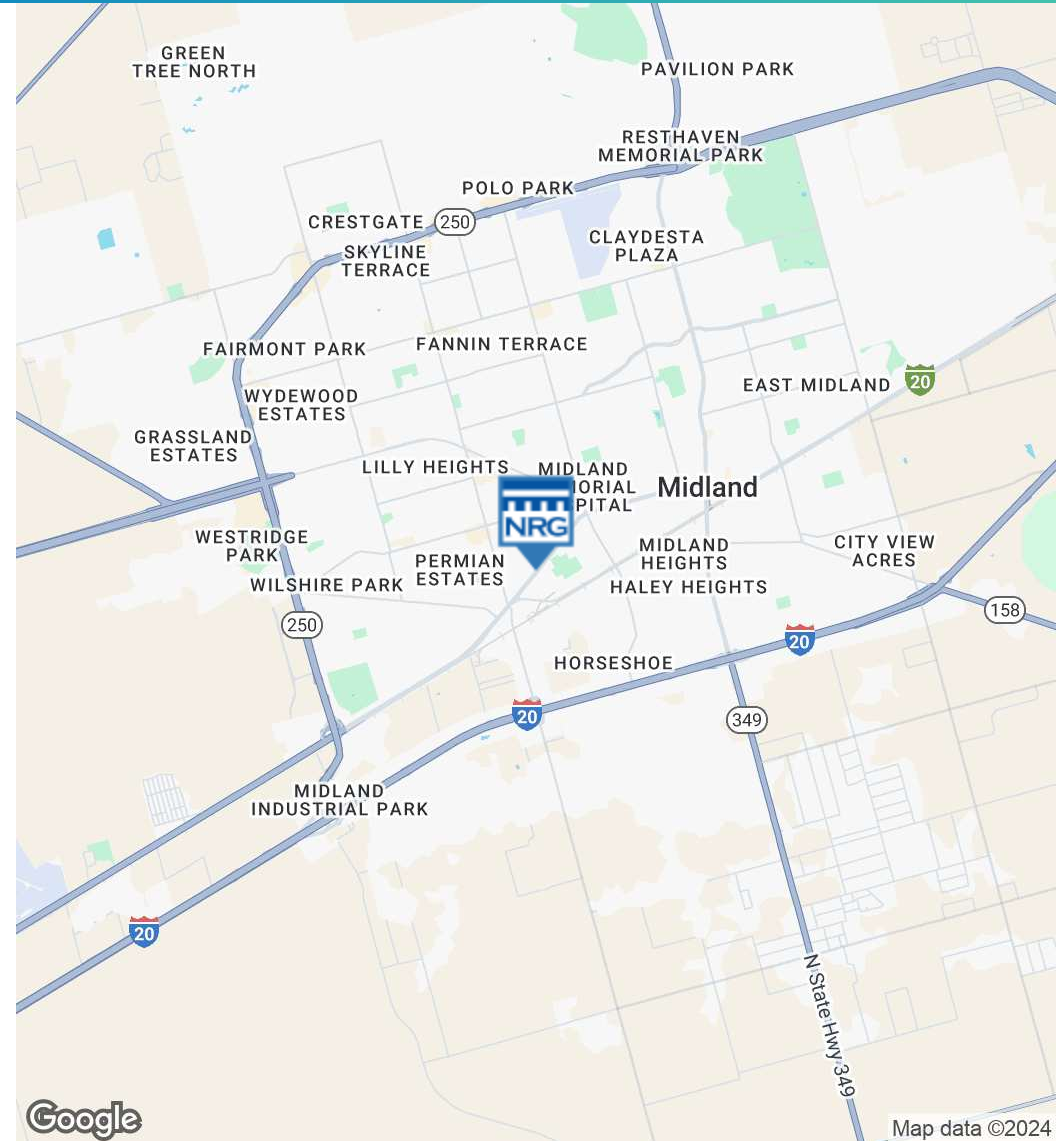
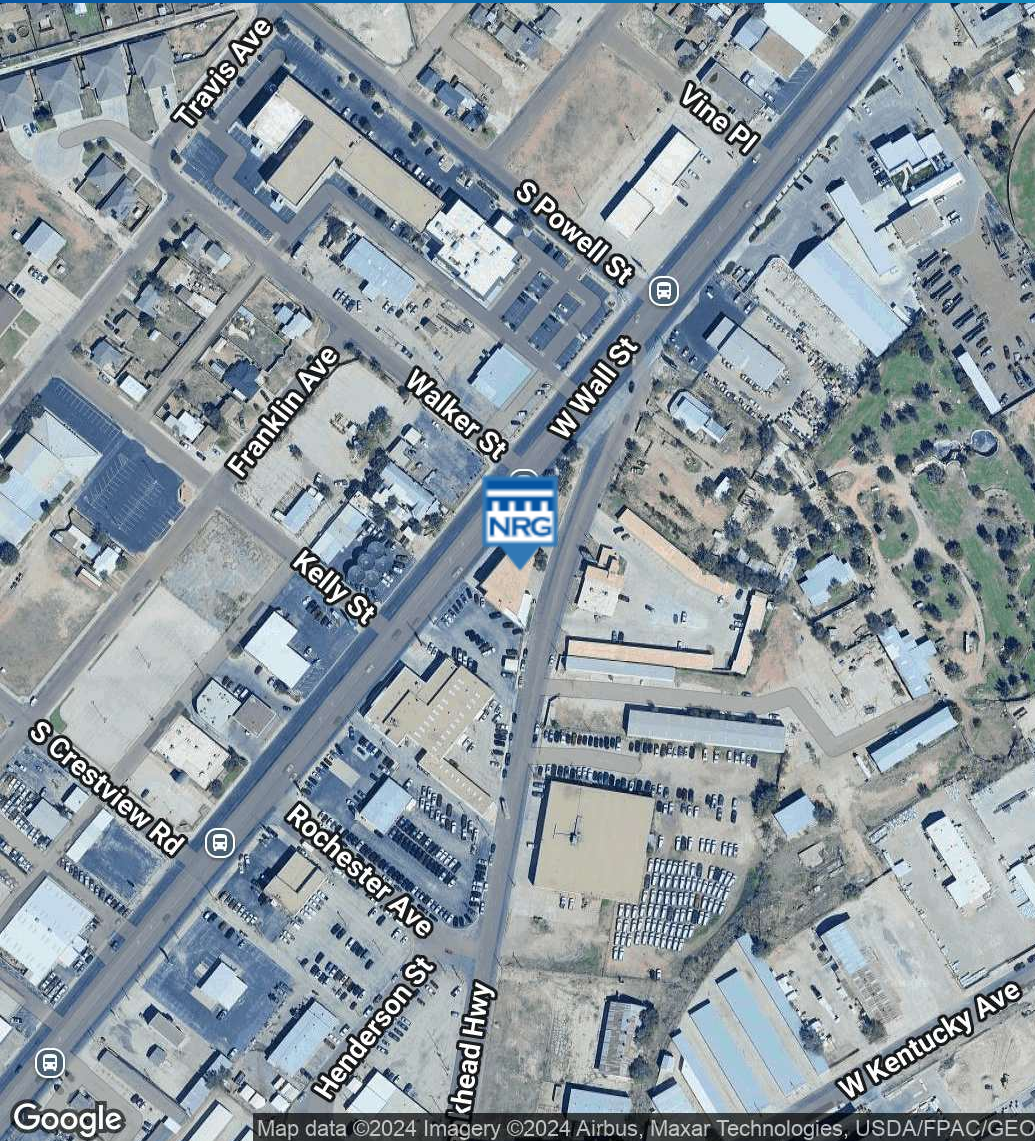
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Information About Brokerage Services

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:
 - 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.

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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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W WALL ST.

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