

# CRANE-READY SHOP W/WASH-BAY & APARTMENT

5620 FM 1788 (Lot 3), Midland, TX 79706

INDUSTRIAL FOR SALE AND FOR LEASE



**DAKOTA FLOWERS**

432.895.5656

dakota.flowers@nrgrealtygroup.com

**AMY BRASHER BARNETT**

432.352.6714

amy.barnett@nrgrealtygroup.com





# CRANE-READY SHOP W/WASH-BAY & APARTMENT

5620 FM 1788 (LOT 3), MIDLAND, TX 79706

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$2,203,750
Price / SF:	\$205.00
Lease Rate:	\$19,708.33 /Mo (NNN)
Building Size:	10,750 SF
Lot Size:	4.769 Acres
Year Built:	2025
Zoning:	Outside City Limits

### PROPERTY OVERVIEW

This property offers a newly constructed 10,750 SF office/warehouse building situated on 4.769 Acres. The office is 2,000 SF with 8 private offices, a large conference room, 2 Bathrooms, a kitchen/breakroom, and a storage office. The second-floor space features 2,000 SF with an executive office and apartment. The fully insulated 5,500 SF warehouse is 10-ton crane ready, has 3 drive-through bays with (6) 14'x16' OH doors, an additional office, and a bathroom with a shower. At the rear of the building is a 1,250 SF covered, drive-thru wash-bay. The property has fiber internet access, is fully fenced and secured, and is serviced by 20 GPM water capacity and 3-Phase/ 600-amp power. The front of the building offers paved asphalt and covered parking. Contact Dakota Flowers or Amy Brasher Barnett for additional details.

### LOCATION OVERVIEW

This property is strategically positioned on FM 1788 with quick access to I-20 and SH 191, offering seamless connectivity between Midland, Odessa, and the greater Permian Basin. Its location provides excellent visibility, efficient logistics routes, and balanced access to both major markets. Infrastructure improvements in the corridor further enhance long-term accessibility and growth potential.

### DAKOTA FLOWERS

432.895.5656

dakota.flowers@nrgrealtgroup.com

### AMY BRASHER BARNETT

432.352.6714

amy.barnett@nrgrealtgroup.com





# CRANE-READY SHOP W/WASH-BAY & APARTMENT

5620 FM 1788 (LOT 3), MIDLAND, TX 79706

## PROPERTY HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- 10,750 SF on 4.769 Acres
- 2,000 SF Office + 2,000 SF Executive Office or Apartment Space
- 5,500 SF Fully Insulated Shop Space
- 10-ton Crane Ready
- (6) 14'x16' Overhead Doors
- 1,250 SF Covered Drive-Thru Wash-Bay
- 3-Phase Power | 20 GPM Water Capacity
- Fully Fenced, AT&T Fiber Internet



**DAKOTA FLOWERS**

432.895.5656

dakota.flowers@nrgrealtygroup.com

**AMY BRASHER BARNETT**

432.352.6714

amy.barnett@nrgrealtygroup.com





# CRANE-READY SHOP W/WASH-BAY & APARTMENT

5620 FM 1788 (LOT 3), MIDLAND, TX 79706

ADDITIONAL PHOTOS



**DAKOTA FLOWERS**

432.895.5656

[dakota.flowers@nrgrealtygroup.com](mailto:dakota.flowers@nrgrealtygroup.com)

**AMY BRASHER BARNETT**

432.352.6714

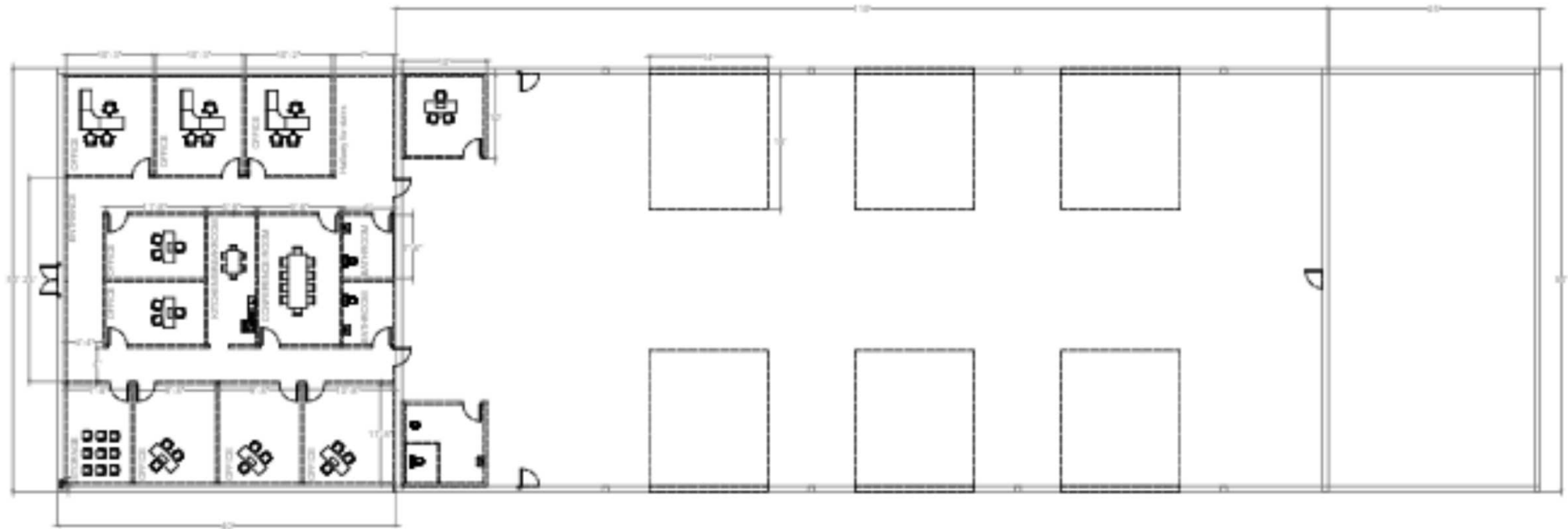
[amy.barnett@nrgrealtygroup.com](mailto:amy.barnett@nrgrealtygroup.com)



# CRANE-READY SHOP W/WASH-BAY & APARTMENT

FLOOR PLAN

5620 FM 1788 (LOT 3), MIDLAND, TX 79706



**DAKOTA FLOWERS**

432.895.5656

dakota.flowers@nrgrealttygroup.com

**AMY BRASHER BARNETT**

432.352.6714

amy.barnett@nrgrealttygroup.com





# CRANE-READY SHOP W/WASH-BAY & APARTMENT

5620 FM 1788 (LOT 3), MIDLAND, TX 79706

ADDITIONAL LOTS AVAILABLE



**DAKOTA FLOWERS**

432.895.5656

dakota.flowers@nrgrealtygroup.com

**AMY BRASHER BARNETT**

432.352.6714

amy.barnett@nrgrealtygroup.com





# CRANE-READY SHOP W/WASH-BAY & APARTMENT

RETAIL MAP

5620 FM 1788 (LOT 3), MIDLAND, TX 79706



**DAKOTA FLOWERS**

432.895.5656

dakota.flowers@nrgrealtygroup.com

**AMY BRASHER BARNETT**

432.352.6714

amy.barnett@nrgrealtygroup.com







## 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.

NRG REALTY GROUP LLC	9004023	justin@nrgrealtygroup.com	2145347976
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JUSTIN DODD	0601010	justin@nrgrealtygroup.com	2145347976
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dakota Flowers	823743	dakota.flowers@nrgrealtygroup.com	432-895-5656
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





**5620 FM 1788 (LOT 3), MIDLAND, TX 79706**

**CONTACT BROKERS:**

**JUSTIN DODD**

214.534.7976

justin@nrgrealtygroup.com

**DAKOTA FLOWERS**

432.895.5656

dakota.flowers@nrgrealtygroup.com

**AMY BRASHER BARNETT**

432.352.6714

amy.barnett@nrgrealtygroup.com

**NRG REALTY GROUP**

**DALLAS OFFICE**

6191 State Hwy 161, Suite 430, Irving, TX

214.432.7930

**MIDLAND OFFICE**

1611 W Illinois Ave, Midland, TX 79701

432.363.4777

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.