

12,500 SF ON 3.9 ACRES ON TX-83

1171 TEXAS 83

DENVER CITY, TX 79323

CONTACT BROKER:

BRIAN STEFFENILLA

214.998.8675  
brian@nrgrealtygroup.com



# 12,500 SF ON 3.9 ACRES ON TX-83

1171 TEXAS 83, DENVER CITY, TX 79323



## OFFERING SUMMARY

Sale Price:	\$399,950
Price / SF:	\$32.00
Building Size:	12,500 SF
Lot Size:	3.9 Acres
Year Built:	1996

## PROPERTY OVERVIEW

Multiple structures and warehouse space on 3.9 Acres with 366' of frontage on TX-83. There is 12,500 SF under roof offering multiple ample space for office, warehouse, and more. Shop features include (1) 2-ton crane, multiple grade-level doors, and various eave heights. The expansive corner yard has security fencing and lighting.

## LOCATION OVERVIEW

This property is located on TX-83 in Denver City, TX - part of Yoakum County. Approximately 11 miles East of the TX/NM border and 3 miles West of Hwy 83/Hwy 241.

## BRIAN STEFFENILLA

214.998.8675  
brian@nrgrealttygroup.com





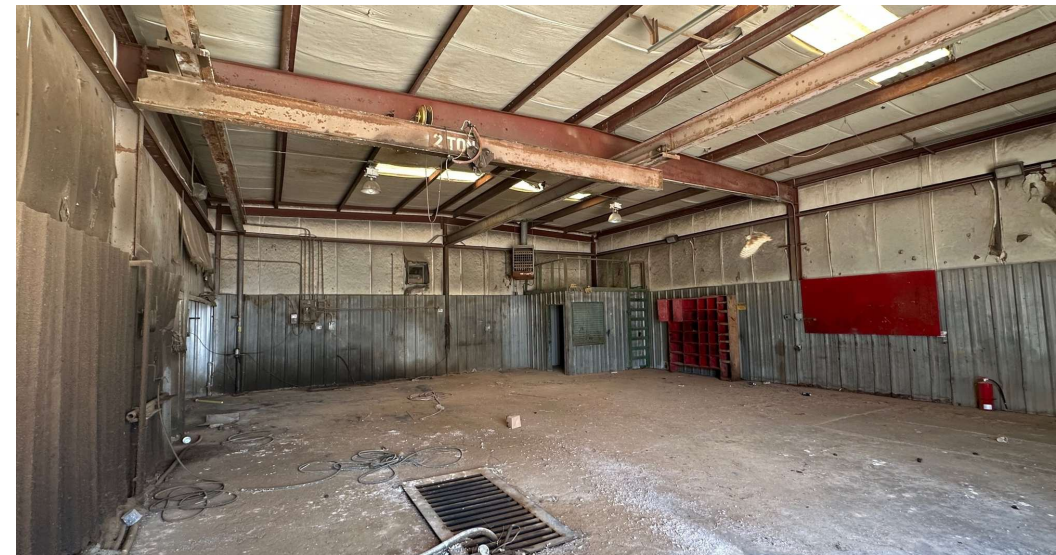
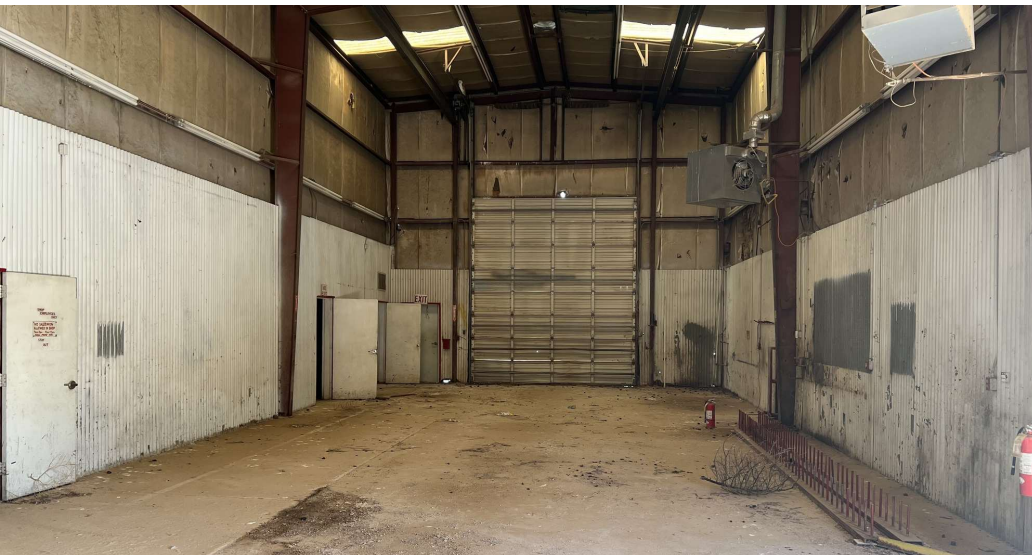
# 12,500 SF ON 3.9 ACRES ON TX-83

1171 TEXAS 83, DENVER CITY, TX 79323



## PROPERTY HIGHLIGHTS

- 12,500 SF Under Roof
- (1) 2-ton Crane
- Grade-Level Doors
- 3.9 Acres, Fully Fenced
- Yard Lighting
- Corner Lot at Kelly Rd & Hwy 83
- 366' Frontage on TX-83



**BRIAN STEFFENILLA**

214.998.8675  
brian@nrgrealttygroup.com





# 12,500 SF ON 3.9 ACRES ON TX-83

1171 TEXAS 83, DENVER CITY, TX 79323

ADDITIONAL PHOTOS



**BRIAN STEFFENILLA**

214.998.8675  
brian@nrgrealttygroup.com



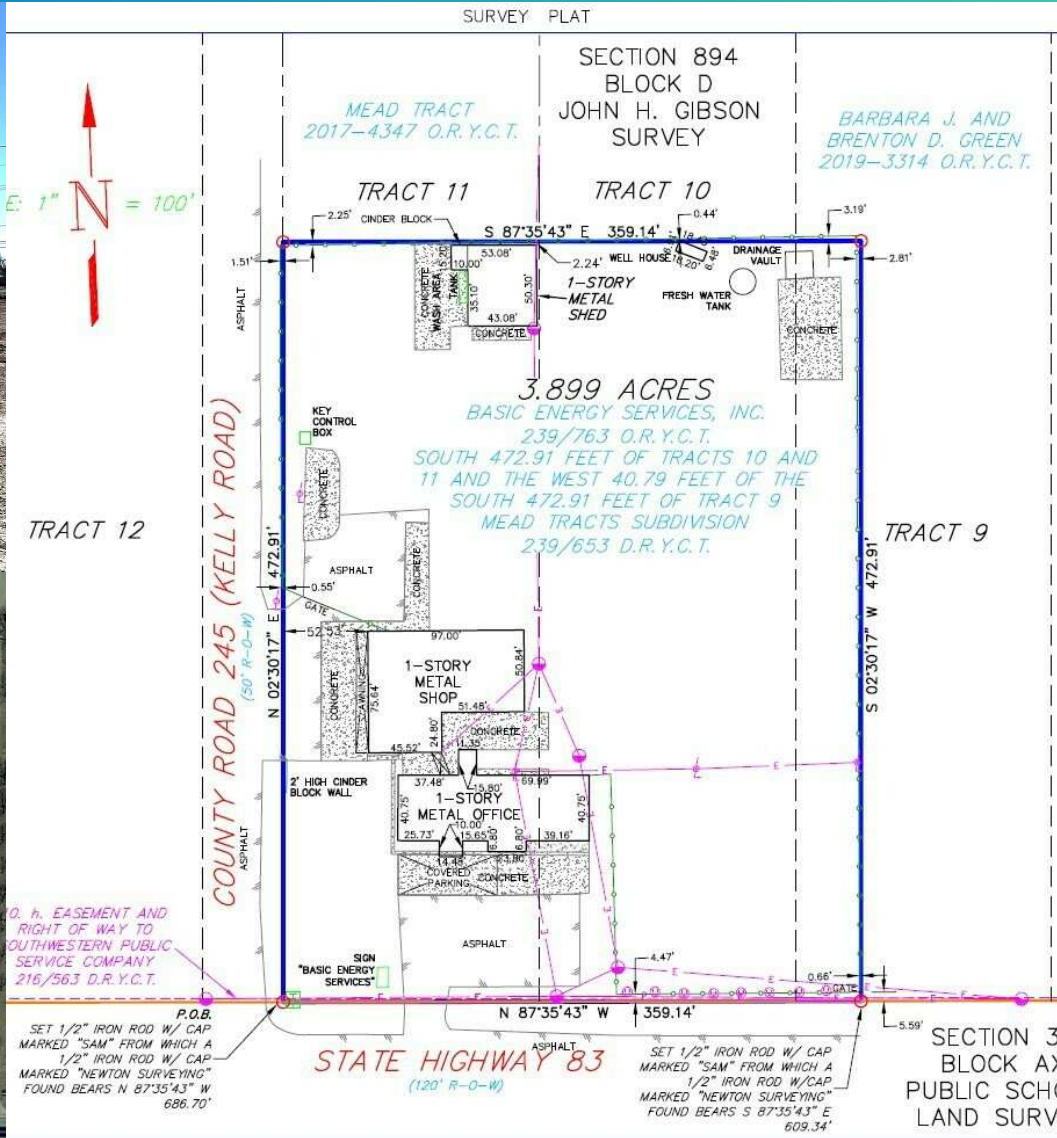


# 12,500 SF ON 3.9 ACRES ON TX-83

1171 TEXAS 83, DENVER CITY, TX 79323



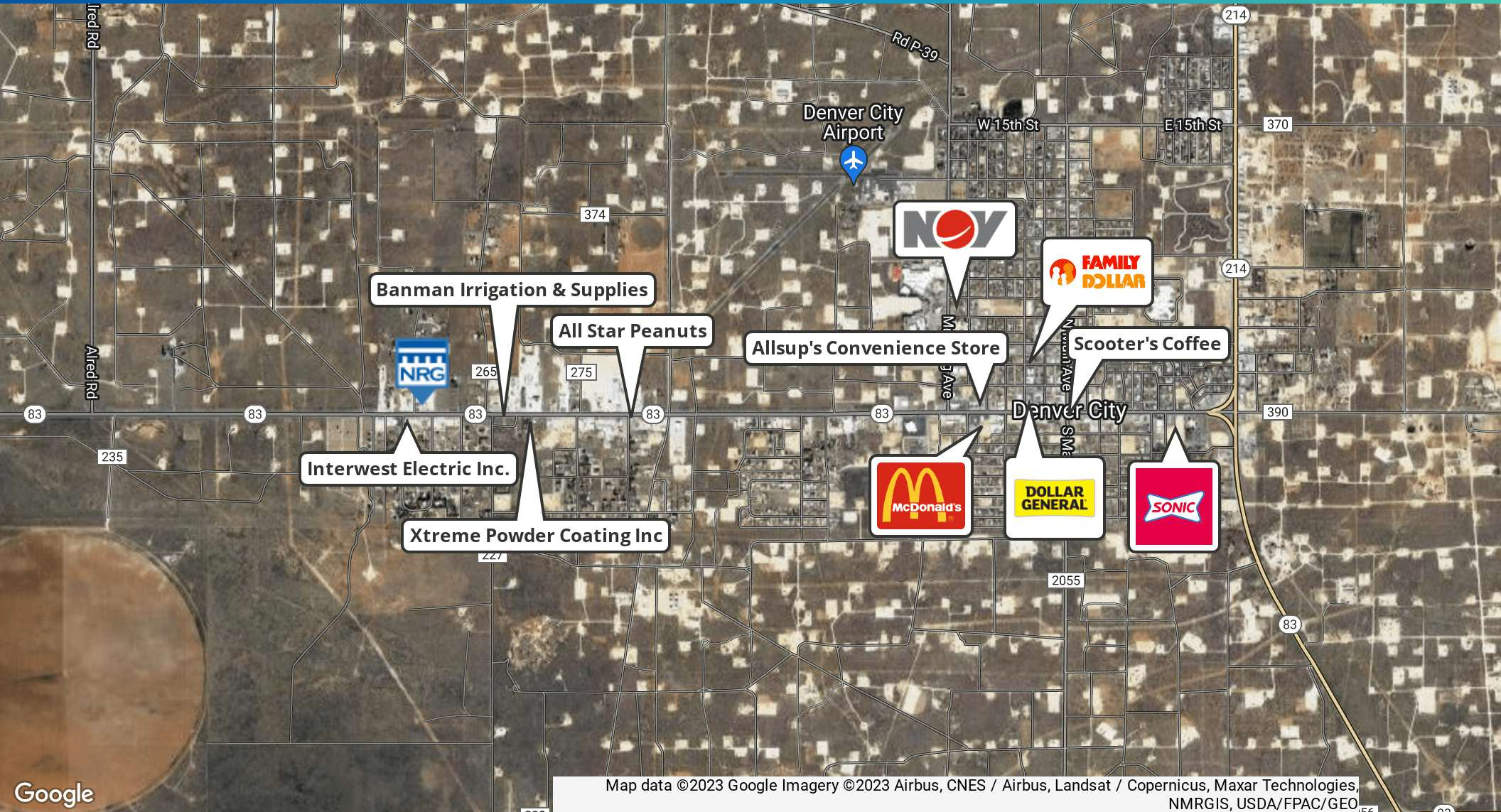
1171 Hwy 83, Denver City, TX





# 12,500 SF ON 3.9 ACRES ON TX-83

1171 TEXAS 83, DENVER CITY, TX 79323



Map data ©2023 Google Imagery ©2023 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, NMRGIS, USDA/FPAC/Geo

**BRIAN STEFFENILLA**

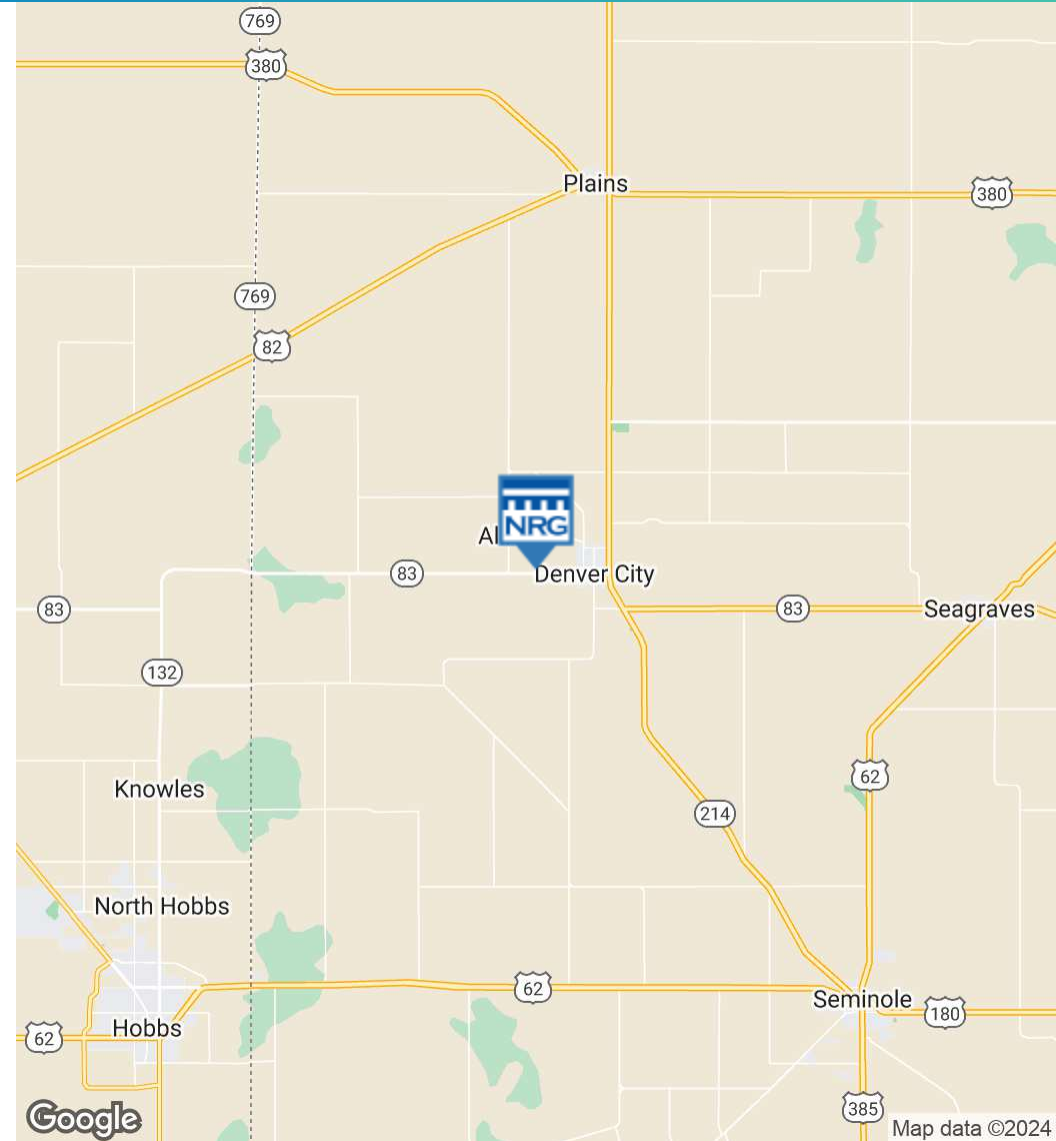
214.998.8675  
brian@nrgrealttygroup.com





# 12,500 SF ON 3.9 ACRES ON TX-83

1171 TEXAS 83, DENVER CITY, TX 79323



**BRIAN STEFFENILLA**

214.998.8675  
brian@nrgrealttygroup.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@nrgrealtgroup.com	2145347976
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JUSTIN DODD	0601010	justin@nrgrealtgroup.com	2145347976
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
BRIAN STEFFENILLA	822999	brian@nrgrealtgroup.com	214-998-8675
Sales Agent/Associate’s Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date





**1171 TEXAS 83 DENVER CITY, TX 79323**

**CONTACT BROKERS:**

**JUSTIN DODD**

214.534.7976  
jus.n@nrgrealtygroup.com

**BRIAN STEFFENILLA**

214.998.8675  
brian@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.