

# COMMERCIAL SITE NEAR TRACTOR SUPPLY ON FM 307

6213 FM 307, Greenwood, TX 79706

OFFICE FOR SALE



# FM 307

**AMY BRASHER BARNETT**

432.352.6714

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

**DAKOTA FLOWERS**

432.895.5656

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



# COMMERCIAL SITE NEAR TRACTOR SUPPLY ON FM 307

EXECUTIVE SUMMARY

6213 FM 307, GREENWOOD, TX 79706



## OFFERING SUMMARY

Sale Price:	\$1,270,000
Building Size:	660 SF
Lot Size:	2 Acres
Year Built:	2017
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

This well-positioned commercial property along FM 307 in Greenwood offers the opportunity to secure a site in one of Midland County's fastest-growing corridors. Located near the intersection of FM 307 and CR 1130 - home to new retail development including Tractor Supply - the property benefits from strong traffic counts of approximately 22,000+ vehicles per day and increasing area demand. The site is fully improved and designed for functionality, featuring a 660 SF building on 2 Acres. Building features include a full kitchen, full bathroom with shower, and washer/dryer connections. Additional infrastructure includes a 7 GPM water well (per owner) with a fully insulated well house, septic system, and split HVAC unit. The property is fully fenced and gated with chain link and barbed wire. An electric LED sign offers frontage visibility along FM 307. Located outside city limits within Midland's ETJ, the property allows for greater flexibility with no city property taxes. Positioned adjacent to Rooster's Ice House, a well-known local gathering spot that drives consistent community traffic, this site is surrounded by ongoing growth and is ideal for an owner-user or investor seeking a strategic presence in the expanding Greenwood market. Contact Amy Brasher Barnett or Dakota Flowers for additional information.

## LOCATION OVERVIEW

This property is located on FM 307 in Greenwood, TX. It is situated approximately 2 miles from Loop 250 and I-20 offering convenient connectivity around the Permian Basin.

### AMY BRASHER BARNETT

432.352.6714  
amy.barnett@nrgrealtgroup.com

### DAKOTA FLOWERS

432.895.5656  
dakota.flowers@nrgrealtgroup.com



# COMMERCIAL SITE NEAR TRACTOR SUPPLY ON FM 307

## PROPERTY HIGHLIGHTS

6213 FM 307, GREENWOOD, TX 79706



### PROPERTY HIGHLIGHTS

- 660 SF Office/Retail Building on 2 Acres
- Prime Location on FM 307 | Close Proximity to New Tractor Supply & Expanding Retail Corridor
- ±22,000+ VPD along FM 307 Near CR 1130
- Fully Fenced w/ Chain-Link and Barbed Wire
- Kitchen w/ Stove & Dishwasher
- Full Bathroom w/ Shower | Washer/Dryer Connections
- Split HVAC System
- 7 GPM Water Well w/ Insulated Well House | Septic System
- Electric LED Frontage Sign
- Ideal for Owner-User, Service, or Light Industrial Use



**AMY BRASHER BARNETT**

432.352.6714  
amy.barnett@nrgrealttygroup.com

**DAKOTA FLOWERS**

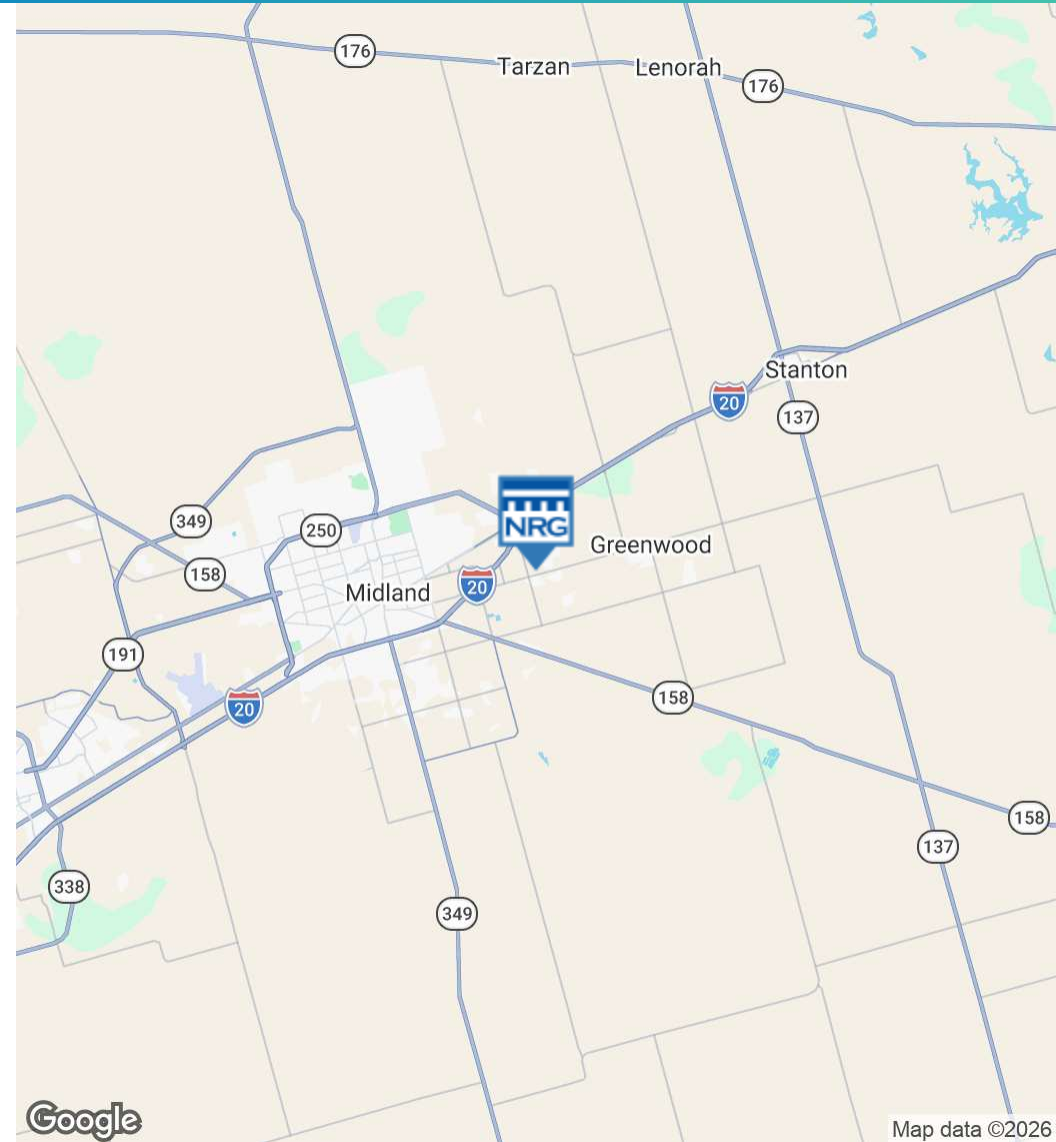
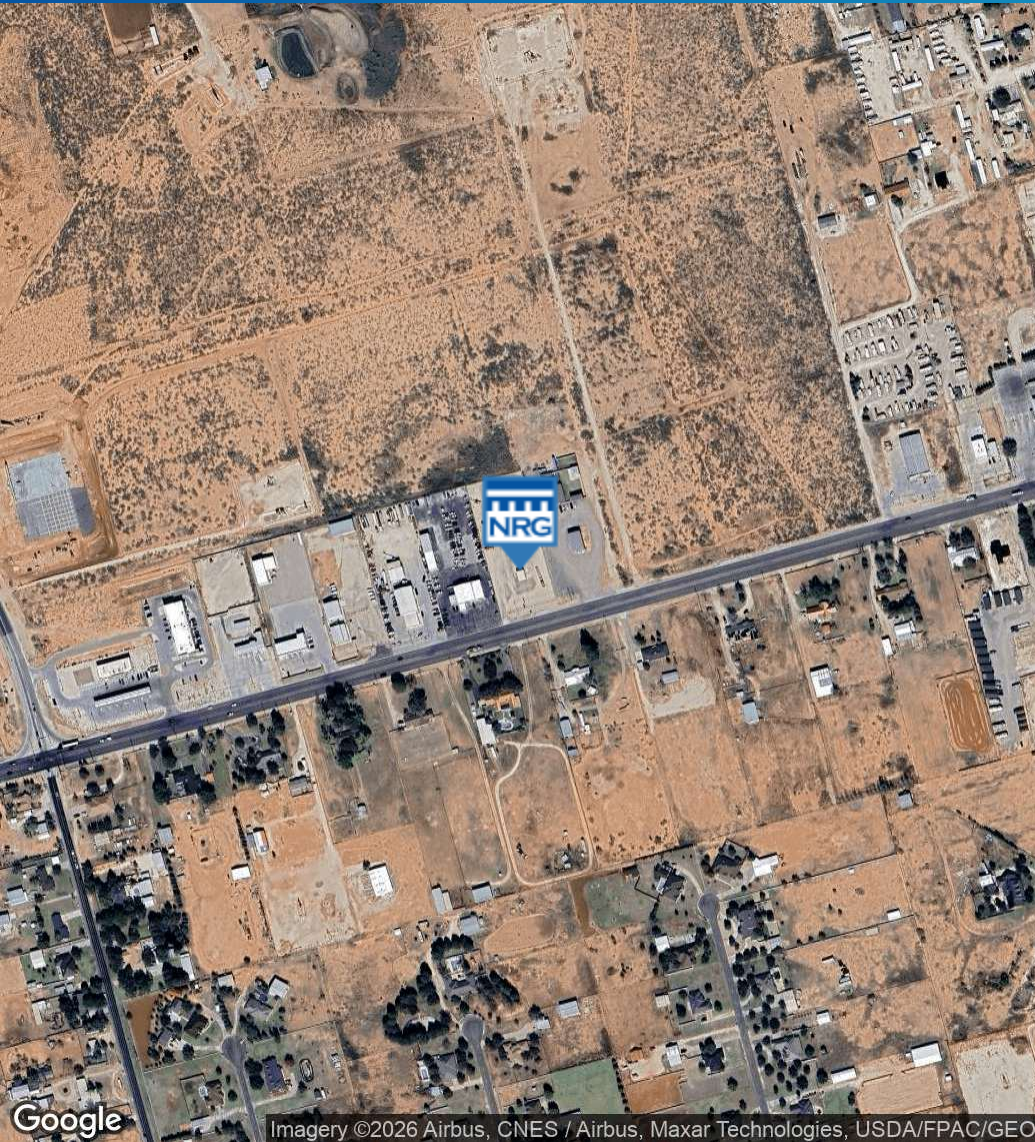
432.895.5656  
dakota.flowers@nrgrealttygroup.com



# COMMERCIAL SITE NEAR TRACTOR SUPPLY ON FM 307

LOCATION MAP

6213 FM 307, GREENWOOD, TX 79706



**AMY BRASHER BARNETT**

432.352.6714

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

**DAKOTA FLOWERS**

432.895.5656

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



**6213 FM 307, GREENWOOD, TX 79706**



## **CONTACT BROKERS:**

### **AMY BRASHER BARNETT**

432.352.6714

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

### **DAKOTA FLOWERS**

432.895.5656

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