

FOR SALE

COMMERCIAL SPACE FOR SALE | \$1,600,000

1602 TARLETON STREET, MIDLAND, TX 79703



Mark Oatman
COMMERCIAL REALTOR

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1500 BROADWAY ST, STE
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MCDOUGAL.COM

PROJECT SCOPE

FOR SALE: CLASS A OFFICE INVESTMENT - BUILT 2023

1602 Tarleton St, Midland, TX 79703

Offered at: \$1,600,000 | Net Income: \$124,383/year | Cap Rate: $\pm 7.77\%$

Property Description

1602 Tarleton is a newly constructed (2023) Class A office duplex located in a professional garden office park just off Midkiff Road and Andrews Highway—one of Midland's most prominent commercial intersections. The property features modern architecture, high-end interior finishes, and a functional layout ideal for professional tenants.

The building is fully leased to two quality tenants, each with approximately three years remaining on their current leases. With net operating income of \$124,383 annually and a cap rate of $\pm 7.77\%$, this asset offers investors a turnkey, income-producing opportunity in a high-demand market.

Perfect for passive investors or 1031 exchange buyers, this property requires minimal management and benefits from excellent access, visibility, and a surrounding mix of medical, legal, and professional service users.

Highlights

- New Construction (2023) — No deferred maintenance
- Fully Leased — Two stable tenants
- Net Operating Income: \$124,383/year
- Cap Rate: $\sim 7.77\%$
- Prime Midland Location — Just off Midkiff & Andrews Hwy
- Ample Surface Parking in a quiet garden office setting

Location Benefits

- High-traffic area near major roads and commercial hubs
- Strong surrounding tenant mix in medical, legal, and professional sectors
- Convenient to Loop 250 and downtown Midland

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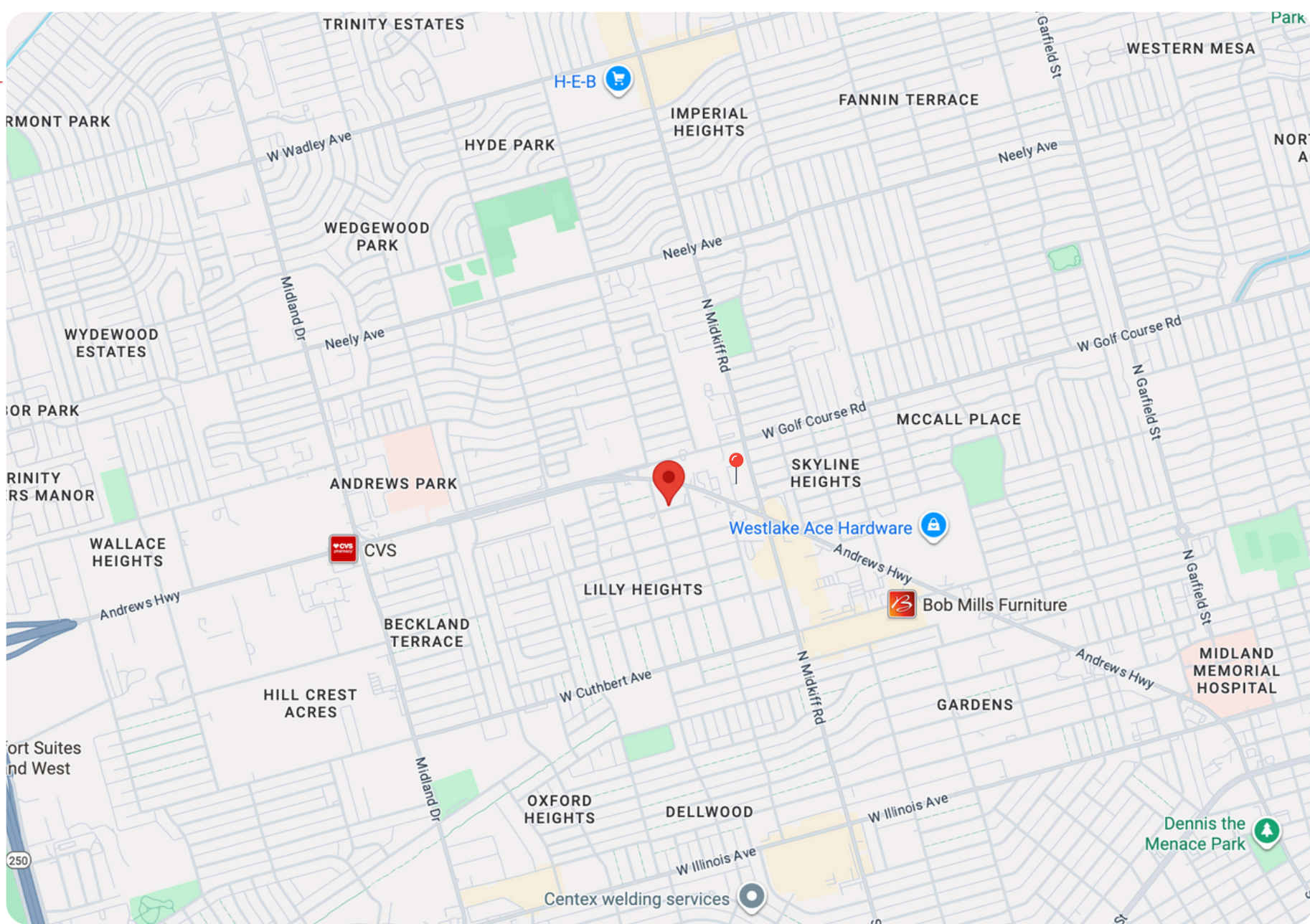
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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

McDougal REALTORS

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Marc McDougal

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Mark Oatman

Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials

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Information available at www.trec.texas.gov
IABS 1-0 Date

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