

DUNN RANCH INDUSTRIAL PARK: 10,500 SF ON 4.34 ACRES

Lot 1 S County Rd 1120, Midland, TX 79706

INDUSTRIAL FOR SALE AND FOR LEASE



JOHN W. B. MCDANIEL, SIOR
214.325.4851
john@nrgrealtgroup.com

NRG REALTY GROUP
NRGREALTYGROUP.COM



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EXECUTIVE SUMMARY

LOT 1 S COUNTY RD 1120, MIDLAND, TX 79706



OFFERING SUMMARY

Sale Price:	\$1,560,000
Price / SF:	\$148.57
Lease Rate:	\$21.50 SF/yr (NNN)
Building Size:	10,500 SF
Lot Size:	4.34 Acres
Year Built:	2026
Zoning:	Outside City Limits

[VIEW VIDEO](#)

PROPERTY OVERVIEW

Explore this 10,500 SF industrial facility located on Lot 1 of Dunn Ranch. Step through the automatic sliding front door into a stunning glass entryway featuring a vaulted ceiling, exposed beams, and elegant can lighting. A chandelier serves as a focal point at the heart of the two-story entry. Premium finishes throughout include 8' solid-core doors and granite countertops reflecting modern craftsmanship. Designed for durability and functionality, the warehouse is 15-ton crane ready and features (6) 14'x16' bay doors (option to add 3 additional bays), 21' eave height, and 400 Amp 480 volt 3 phase power. An 1,500 SF wash-bay can be added based on the user's needs. Each building showcases a custom monument sign with a 4'x8' illuminated display area. The 4.34 Acre lot is to be asphalt millings designed for durability while landscaping includes sprinklered green spaces on each side of the parking area with native plants. Fully enclosed by rustic wood post and barbed-wire fencing adding ranch-style charm to the property. Optional covered parking for up to 11 vehicles further enhances both convenience and functionality. Contact John McDaniel for more details on this state-of-the-art service facility in a master planned industrial community.

LOCATION OVERVIEW

Perfectly located on SCR 1120 just 1 mile south of I-20 and one mile north of Highway 307, Dunn Ranch offers easy access to major routes, fuel stations, and local restaurants — making it the ideal hub for progressive companies ready to stand apart. Interstate 20 provides excellent access throughout Midland to Odessa and the greater Permian Basin area.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 10,500 SF on 4.34 Acres
- 2,200 SF Office | 8,300 SF Shop
- Stunning Glass Entryway with Chandelier & Vaulted Ceilings
- Premium Finishes: 8' Solid-Core Doors, Granite Countertops
- 15-ton Crane Ready | 21' Eave Height
- (6) 14'x16' Overhead Doors
- 400 Amp 480V 3-Phase Power
- 4'x8' Lighted Monument Signage with Cut-Stone Base
- Can add a 1,500 SF Wash-Bay
- Can add Covered Parking
- Can add 3 Additional Bays
- Part of Dunn Ranch: A Master Planned Industrial Park



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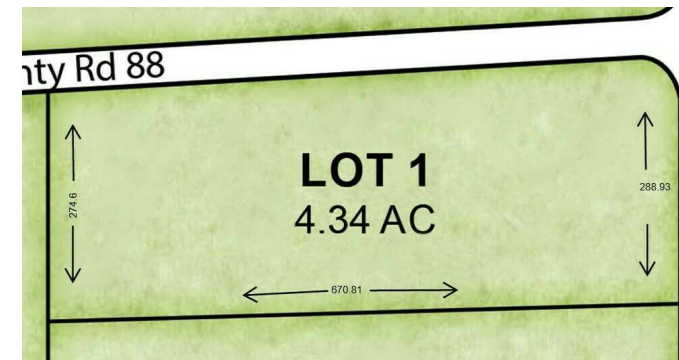
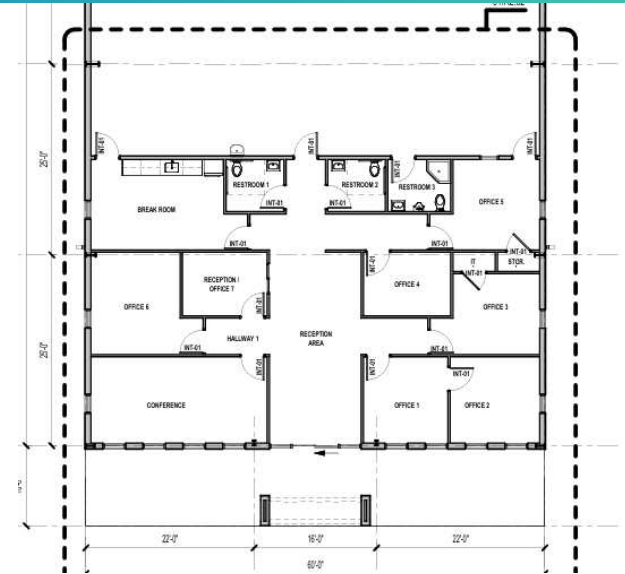
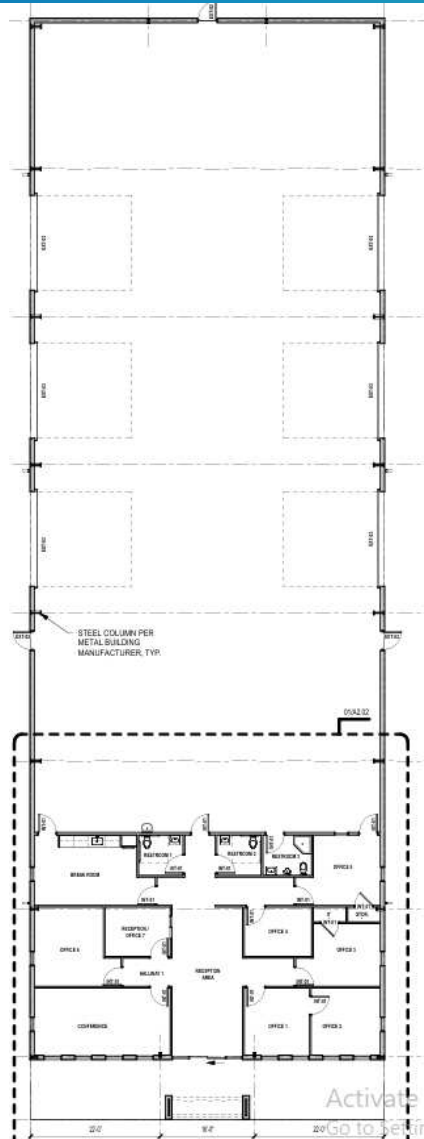
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RENDERINGS | FLOOR PLANS | LOT



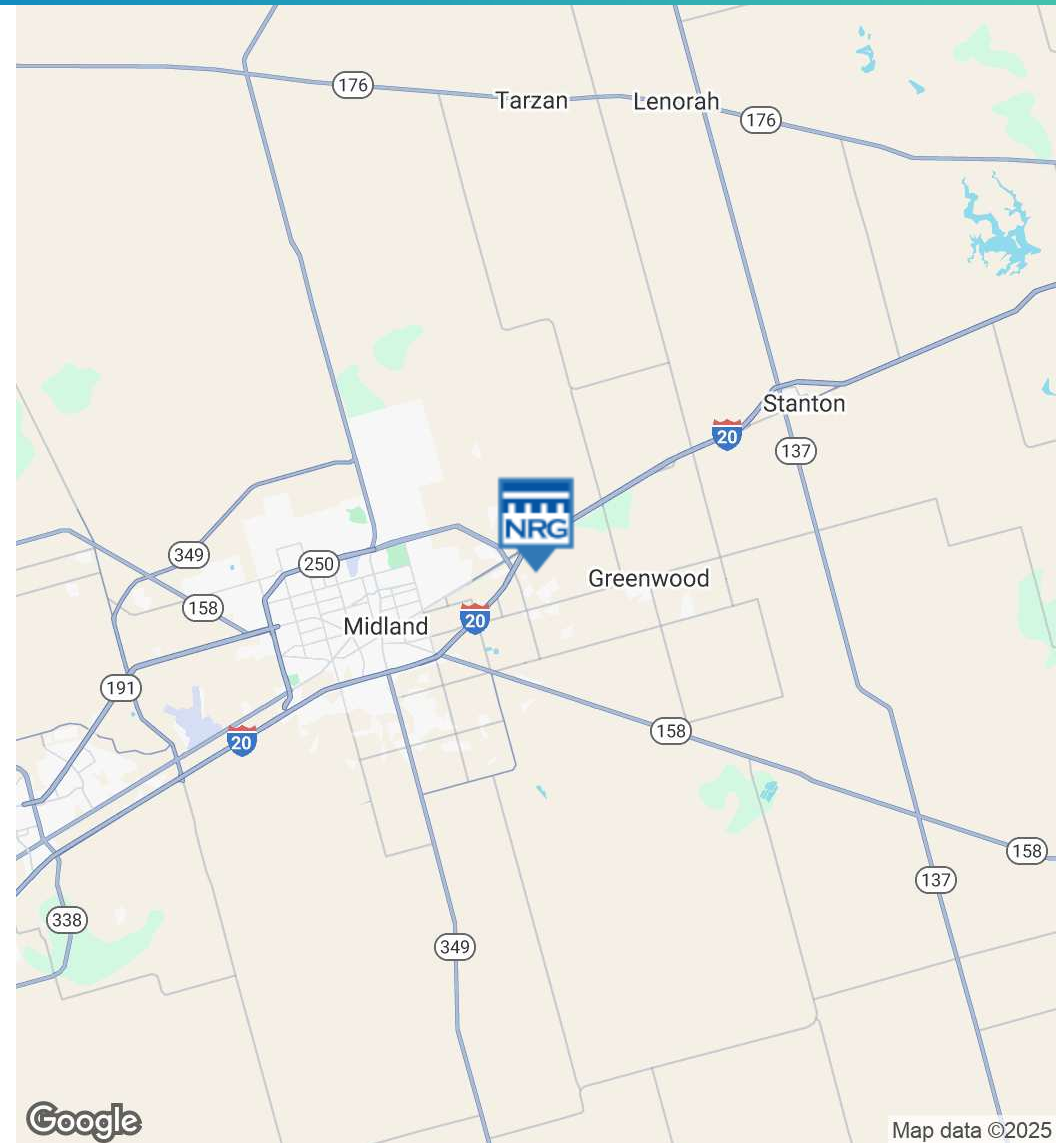
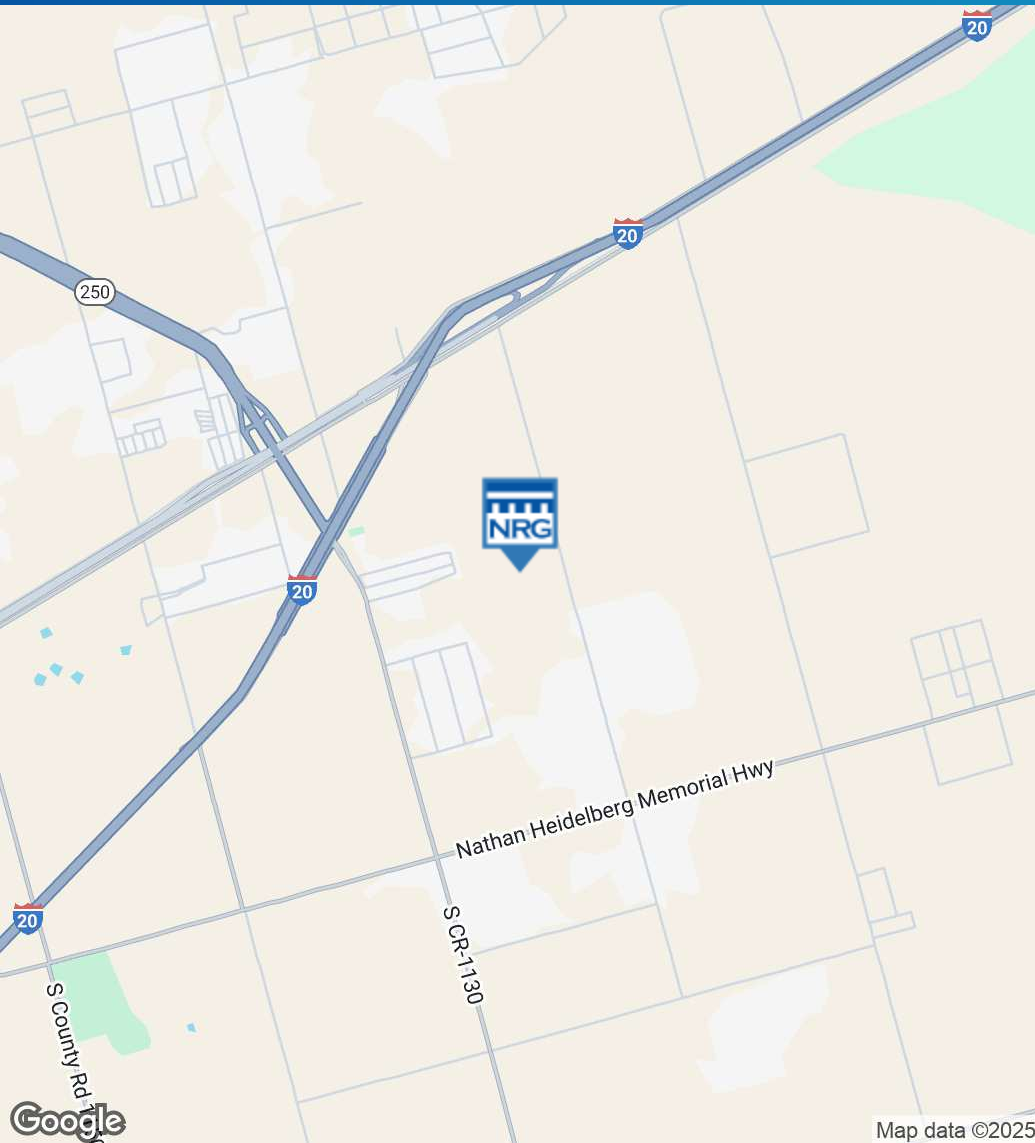
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LOCATION MAP



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Information About Brokerage Services

11/2/2015

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:
 - 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.

NRG Realty Group LLC	9004023	Justin@NRGRealtygroup.com	(214)534-7976
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Justin Dodd	0601010	Justin@NRGRealtygroup.com	(214)534-7976
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Justin Dodd	0601010	Justin@NRGRealtygroup.com	(214)534-7976+-
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

NRG Realty Group, LLC, 6191 Highway 161, Suite 430 Irving TX 75038
Justin Dodd

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (214)534-7976

Fax:

Total Directional

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com



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CONTACT BROKERS:

JOHN W. B. MCDANIEL, SIOR

214.325.4851

john@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

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