

# OFFICE BUILDING WITH EXECUTIVE SUITE & SHOP SPACE

OFFICE FOR SALE OR LEASE

**1501 N FAIRGROUNDS ROAD**

MIDLAND, TX 79706

**CONTACT BROKERS:**

**AMY BARNETT**

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**NRG REALTY GROUP**  
NRGREALTYGROUP.COM



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## OFFERING SUMMARY

Sale Price:	\$4,320,000.00
Price/SF:	\$206.75
Lease Rate:	\$32,000.00 /Mo (NNN)
Building Size:	20,894 SF
Lot Size:	3.83 Acres
Year Built:	1978
Renovated:	2016
Zoning:	Commercial District

## PROPERTY OVERVIEW

Executive Office Space, Shop Space, and a Tote Facility totaling 20,894 SF on 3.83 Acres. The main building includes 13,754 SF of office space and 1,440 SF of shop all remodeled in 2015. Featuring a welcoming reception area, an executive office suite with a private shower, 22 private offices, multiple restrooms, and an open office area for cubicles. Additionally, there are two conference rooms: one to fit a smaller group of people and a larger training/conference room providing a versatile space for larger gatherings, training sessions, or workshops. The West side of the building holds a parts office, crew space, men's & women's locker rooms, and an open storage area with (1) 8' garage door. A 5,700 SF tote facility sits behind the main building offering ample outdoor work area. Whether you need a professional workspace, storage, or specialized work areas, this property offers a well-rounded solution. Contact Amy Barnett to schedule a tour and explore its full potential!

## LOCATION OVERVIEW

This property is located on Fairgrounds Rd about 0.8 miles North of Business 20, 2.6 miles North of Interstate 20, and 2.5 miles to Centennial Park in downtown Midland, TX. The Fairgrounds area of Midland includes office complexes, industrial sites, residential neighborhoods, and other commercial businesses.

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## PROPERTY HIGHLIGHTS

- 20,894 SF on 3.83 Acres | Main Office & Shop + Tote Facility
- Remodeled in 2015
- 13,754 SF Office | Executive Office Suite, 22 Private Offices
- Welcoming Reception, 2 Conference Rooms, Break Room
- 1,440 SF Shop/Storage | Parts Office
- Crew Prep Room, M & W Locker Room, Open Storage
- 5,700 SF Tote Facility | Outdoor Workspace
- Easy Access to Business 20, I-20, and Loop 250
- Can be sectioned to fit your needs!



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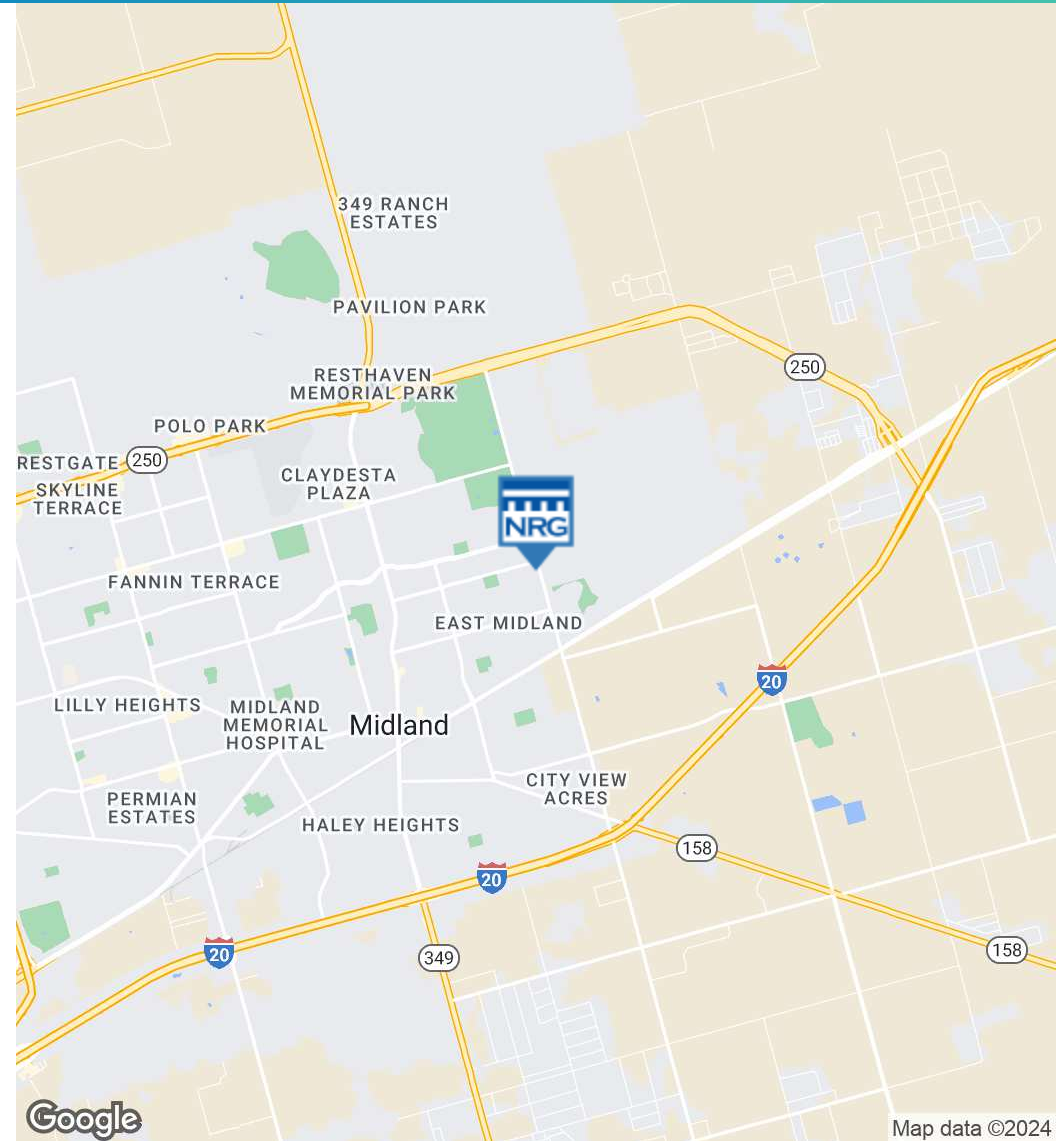
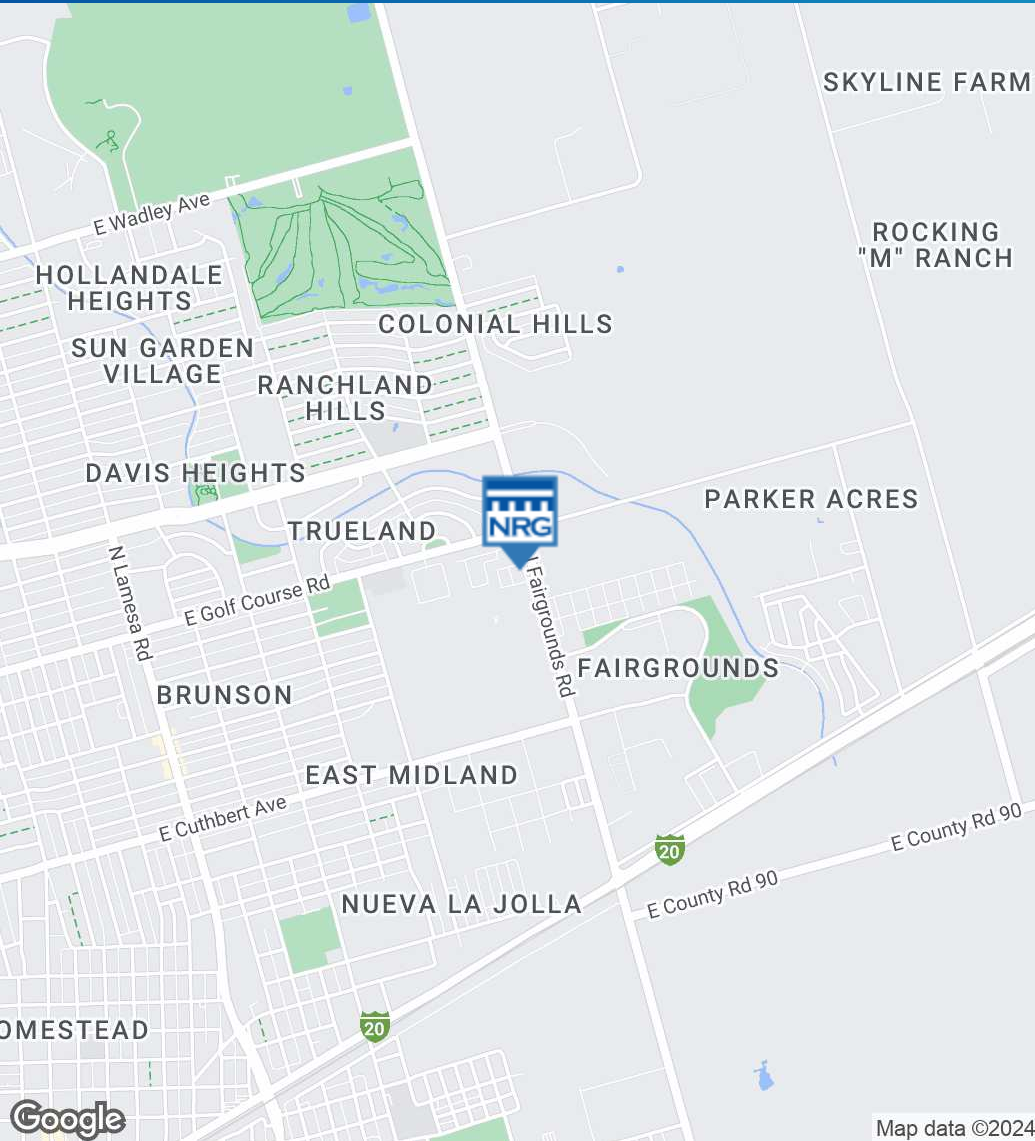
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# Information About Brokerage Services

*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.

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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



**1501 N FAIRGROUNDS ROAD MIDLAND, TX 79706**

**CONTACT BROKERS:**

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