

# 3 DRIVE-THROUGH BAY SHOP W/ WASH-BAY

2416 E County Rd 130, Midland, TX 79706

INDUSTRIAL FOR SALE AND FOR LEASE



**DAKOTA FLOWERS**

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EXECUTIVE SUMMARY

2416 E COUNTY RD 130, MIDLAND, TX 79706



## OFFERING SUMMARY

Sale Price:	\$1,699,999
Price / SF:	\$194.29
Lease Rate:	\$21.00 SF/yr (NNN)
Building Size:	8,750 SF
Lot Size:	2.52 Acres
Year Built:	2023
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

This 8,750 SF industrial warehouse is located on 2.52 Acres in a newly developing industrial park on E. County Road 130. The office is 1,500 SF and features 4 private offices, 2 restrooms, a conference and break room. The fully insulated shop is 6,000 SF featuring (1) 5-ton crane, 3 drive-through bays, and 1 drive-in bay from the wash-bay area with 14' x 16' overhead doors. The covered wash-bay is 1,250 SF and will have drainage to an underground tank. The yard is fully fenced and secured with Single-Phase power and septic. Contact Amy Brasher Barnett or Dakota Flowers for details or a tour.

## LOCATION OVERVIEW

Located in a new industrial park in East Midland, TX, this property is located 2.35 miles South of I-20 on E. County Road 130. From the intersection of E. I-20 and Fairground Road (FM 715), travel 2.11 miles South on FM 715 to E. County Road 130, and travel East 0.8 miles to property location on the South of E. County Road 130.

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PROPERTY HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 8,750 SF on 2.52 Acres
- 1,500 SF Office | 4 Private Offices
- 6,000 SF Shop | Fully Insulated
- 3 Drive-Through Bays & 1 Drive-In Bay
- (7) 14' x 16' Overhead Doors
- (1) 5-ton Crane
- 1,250 SF Covered Wash-Bay
- Single-Phase, Water Well, Septic Fully
- Fenced and Secured
- Zoned: County



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ADDITIONAL PHOTOS



**DAKOTA FLOWERS**

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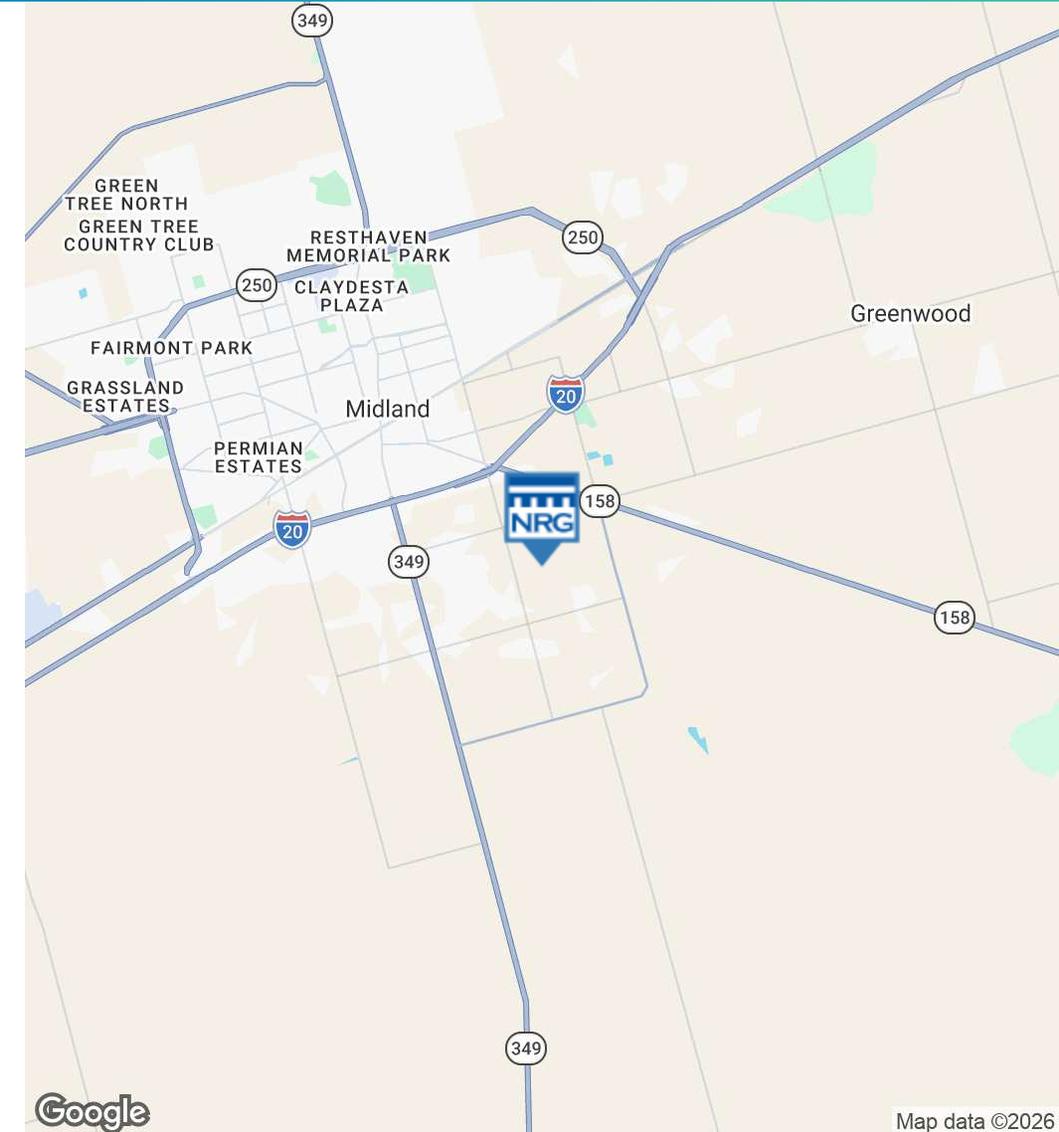
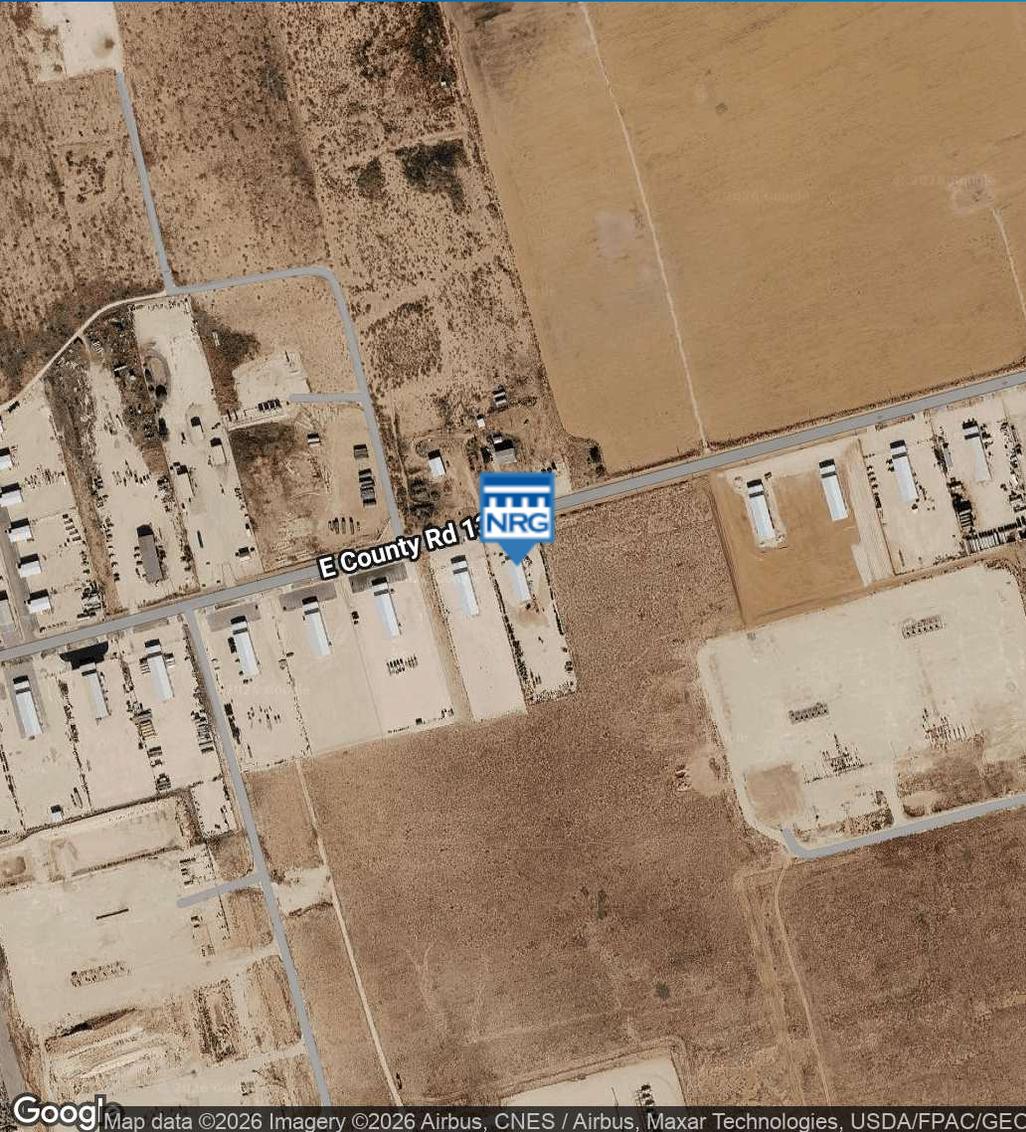
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LOCATION MAP



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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.

NRG REALTY GROUP LLC	9004023	justin@nrgrealtgroup.com	2145347976
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Designated Broker of Firm	License No.	Email	Phone
Dakota Flowers	823743	dakota.flowers@nrgrealtgroup.com	432-895-5656
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date



**2416 E COUNTY RD 130, MIDLAND, TX 79706**

**CONTACT BROKERS:**

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