

7,500 SF BUILDING, CRANE SERVED, HEAVY POWER

1101 S County Rd 1302, Midland, TX 79707

INDUSTRIAL FOR SALE AND FOR LEASE



JOHN W. B. MCDANIEL, SIOR

214.325.4851

john@nrgrealtygroup.com



7,500 SF BUILDING, CRANE SERVED, HEAVY POWER

1101 S COUNTY RD 1302, MIDLAND, TX 79707

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,000,000
Price / SF:	\$266.67
Lease Rate:	\$16 SF/yr (NNN)
Building Size:	7,500 SF
Lot Size:	2.74 Acres
Year Built:	2013
Zoning:	Outside City Limits

PROPERTY OVERVIEW

The property consists of a 7,500 SF office/warehouse that was built in 2013 that sits on 2.74 acres total. The office totals 2,500 SF comprised of a large reception area, two large offices capable of housing multiple employees, a conference room, file & IT rooms, and restrooms. There are also two apartments with exterior access that share a full bath. The enclosed shop space is 3,750 SF total featuring two drive-in bays with 14' x 14' automatic doors, a 5-ton bridge crane, 3-Phase 480v/220v power, and sealed concrete floor. A 1,250 SF wash-bay extends off the back of the building. The yard is fenced and secured with an access gate, caliche stabilization, and asphalt paving around the building. Located in the county with no zoning. Property is currently undergoing renovations to include new exterior paint and other repairs - contact John McDaniel for details.

LOCATION OVERVIEW

The property is located in Midland Count off of highway 191 and SCR 1302 giving the property excellent access to a major thoroughfare and convenient to both Midland & Odessa as well as the Midland International Airport.

JOHN W. B. MCDANIEL, SIOR

214.325.4851
john@nrgrealttygroup.com



7,500 SF BUILDING, CRANE SERVED, HEAVY POWER

1101 S COUNTY RD 1302, MIDLAND, TX 79707

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 7,500 SF Total on 2.74 Acres
- 2,500 SF office/apartments | 3,750 SF shop
- 1,250 SF wash-bay
- 5-ton crane
- 3-Phase 480v/220v power
- Shop restroom
- Fenced Yard
- Furniture included
- Conex locker room w/ shower
- Under Renovation



JOHN W. B. MCDANIEL, SIOR

214.325.4851
john@nrgrealtygroup.com



7,500 SF BUILDING, CRANE SERVED, HEAVY POWER

1101 S COUNTY RD 1302, MIDLAND, TX 79707

ADDITIONAL PHOTOS



JOHN W. B. MCDANIEL, SIOR

214.325.4851

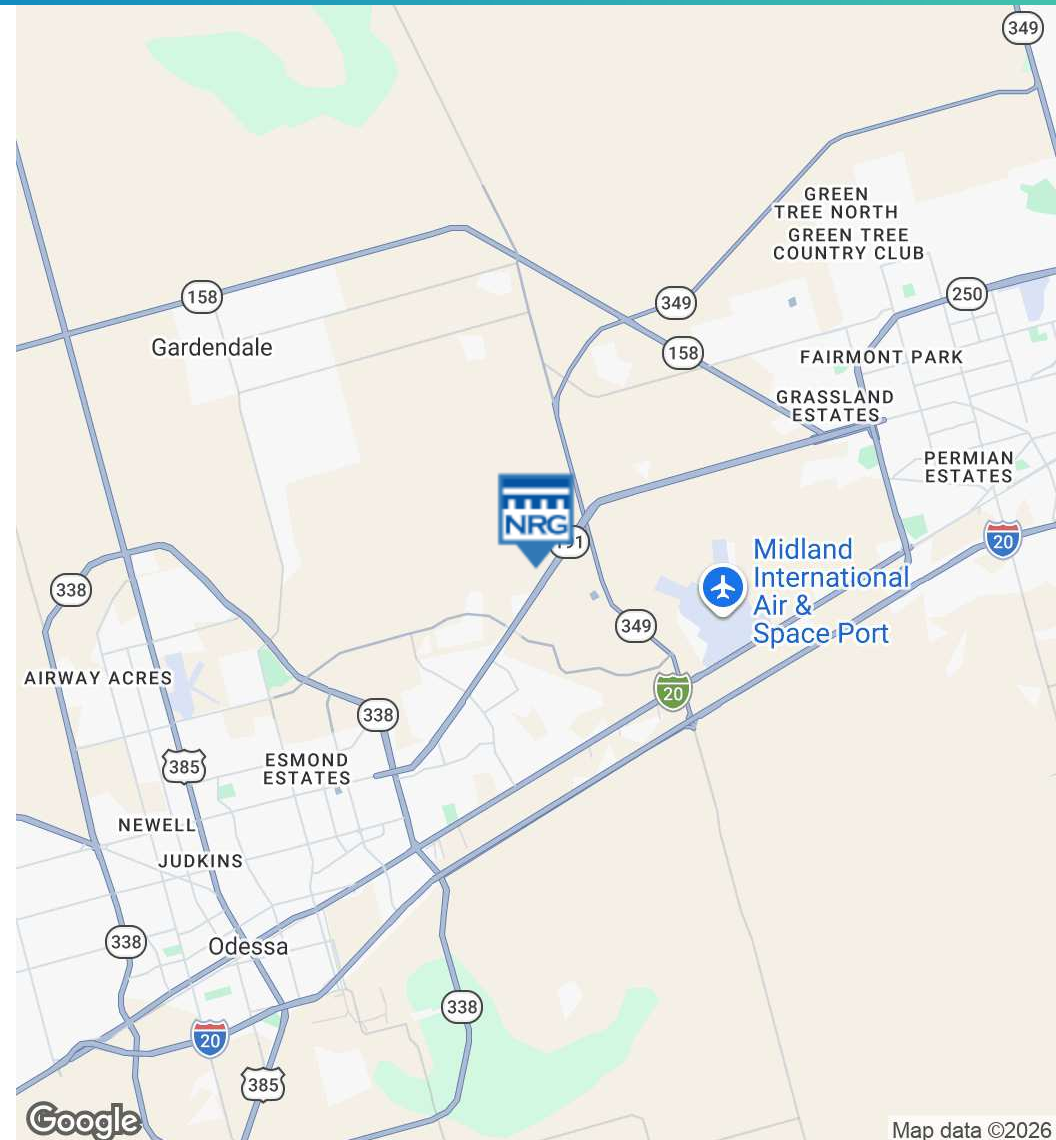
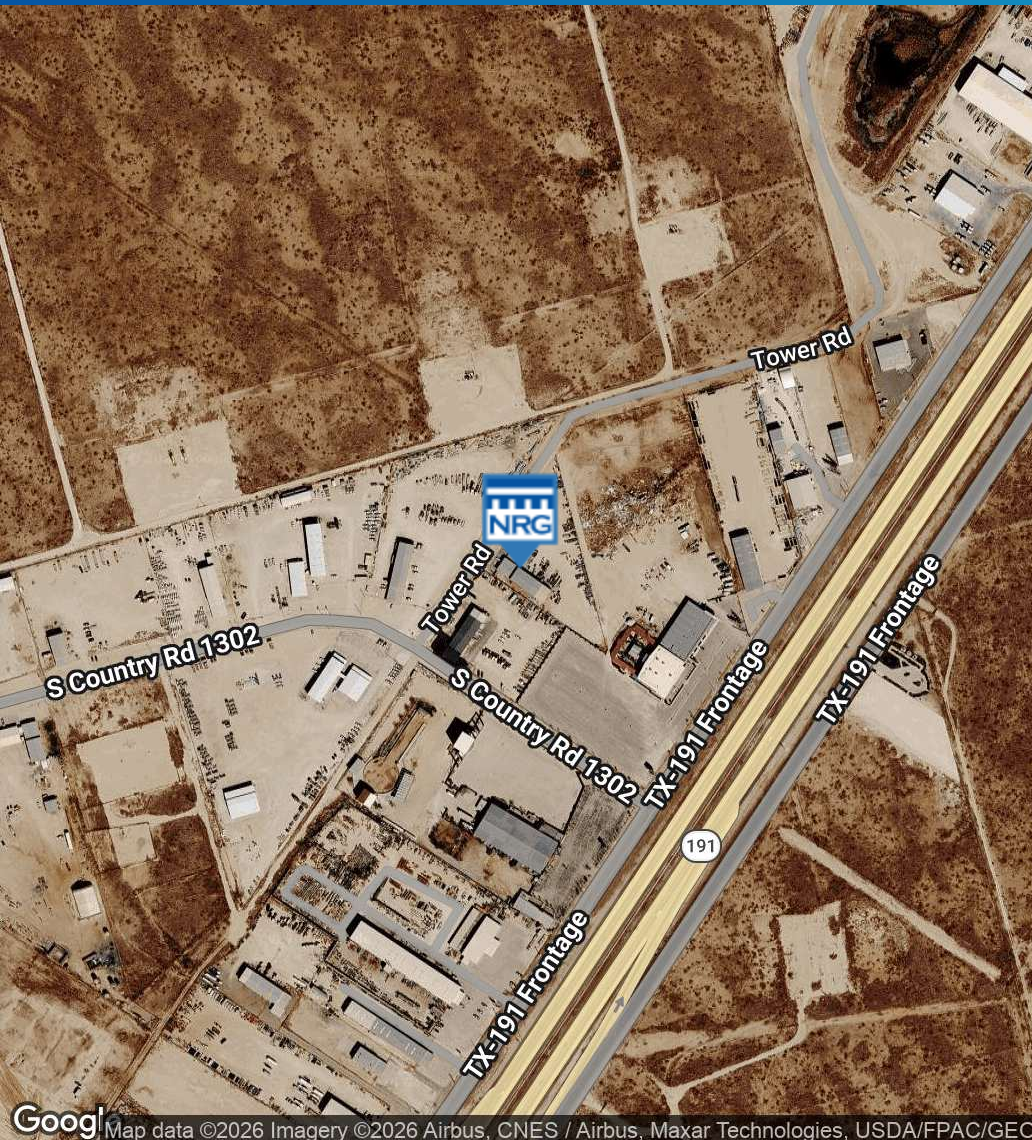
john@nrgrealttygroup.com



7,500 SF BUILDING, CRANE SERVED, HEAVY POWER

1101 S COUNTY RD 1302, MIDLAND, TX 79707

LOCATION MAP



JOHN W. B. MCDANIEL, SIOR

214.325.4851
john@nrgrealtygroup.com





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



1101 S COUNTY RD 1302, MIDLAND, TX 79707

CONTACT BROKERS:

JOHN W. B. MCDANIEL, SIOR

214.325.4851

john@nrgrealttygroup.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.