10916 E COTTONWOOD RD

GARDENDALE, TX 79758

CONTACT BROKERS:

DAKOTA FLOWERS

432.895.5656 dakota.flowers@nrgrealtygroup.com





NRGREALTYGROUP.COM



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OFFERING SUMMARY

\$1,260,000
\$99.60
\$11,750.00 /Mo (NNN)
12,650 SF
2.42 Acres
2011
None, County

PROPERTY OVERVIEW

This property includes one 9,000 SF industrial building with large awnings and 3,650 SF of housing on 2.42 Acres located in Gardendale, TX. The office is 3,600 SF containing a reception area, 5 private offices, 2 restrooms with a shower, a conference room, and break area. All with stained concrete flooring. The 5,400 SF shop is fully insulated and contains 3 drive-in bays with (3) 16'x16' automatic overhead doors. It is also plumbed for air, has an R/O system, 220V outlets, a shop restroom, and ±1,625 SF 2nd floor mezzanine for storage. The building also has a 520 SF awning in the front and a 3,150 SF awning off the west side utilized for RV storage with (4) 50-amp outlets. There are 3 housing properties on site. Housing 1 is an 800 SF mobile home with 1 loft bedroom, a living room, laundry area, kitchen, and bathroom. Housing 2 is a 900 SF mobile home with 3 private rooms, 2 bathrooms, a living room, kitchen, and laundry area. Housing 3 is a 1,950 SF mobile home that contains 2 living rooms, a large kitchen area, 3 private bedrooms, 2 bathrooms, a laundry area, and a large private patio. Available for sale or lease.

LOCATION OVERVIEW

The property is in Ector County, located .07 miles from the cross sections of E Cottonwood Rd and N Rice Ave in Gardendale, TX., just outside of the Midland county boundary. The property is 1.12 miles west of N FM 1788, a highly visible HWY that runs N/S of Midland, TX. This property is also 2.78 Miles from HWY 158, a major thoroughfare to SE New Mexico via US 385 and US 180 or to Kermit and Monahans, TX via HWY 302 and HWY 18. Approximately 10.1 miles from Midland International Airport.





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PROPERTY HIGHLIGHTS

- 12.650 SF under roof
- 3,600 SF Office
- 5 private Offices, Reception, Conference Room
- 5,400 SF Shop
- (3) Drive-In Bays w/ 16' x 16' OHD's
- (4) 50 Amp RV Hook-ups
- 3,670 SF Awnings total, used for RV storage
- 3,650 SF Housing
- (3) Pre-Manufactured Housing Units
- (2) Water Wells, Septic
- Single-Phase, 220V Power

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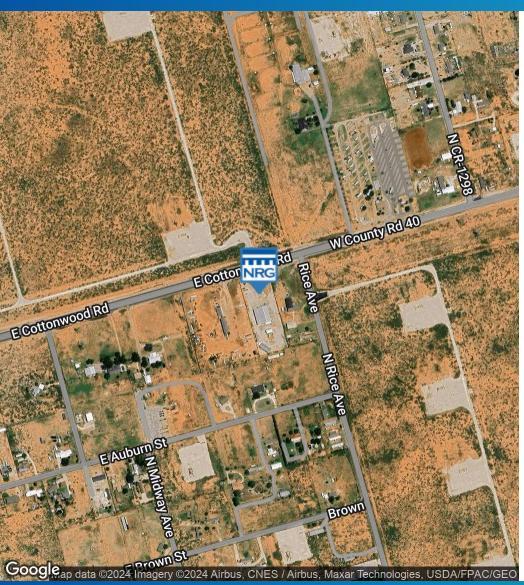


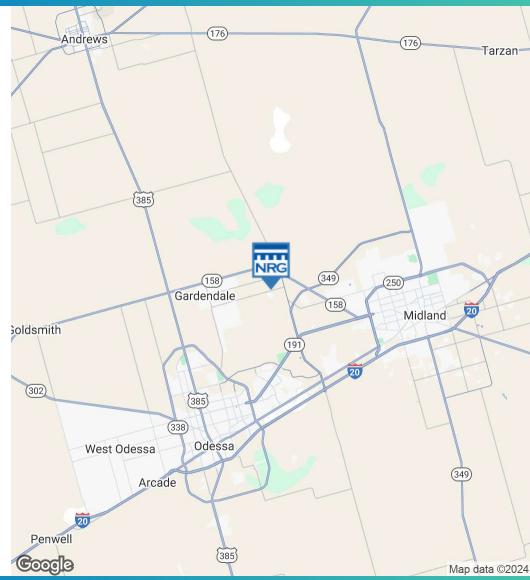


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Information About Brokerage Services

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:
 - o 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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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 In	itials Date	

Regulated by the Texas Real Estate Commission

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

Phone: (214)534-7976



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