

NEW CONSTRUCTION INDUSTRIAL BUILDING OFF ANTELOPE TRAIL

5116 County Road 131, Midland, TX 79706

INDUSTRIAL FOR SALE AND FOR LEASE



TUCKER SCHNEEMANN

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NRG REALTY GROUP

NRGREALTYGROUP.COM



NEW CONSTRUCTION INDUSTRIAL BUILDING OFF ANTELOPE TRAIL

EXECUTIVE SUMMARY

5116 COUNTY ROAD 131, MIDLAND, TX 79706



OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Sale Price: | Contact Broker |
| Lease Rate: | \$16,000.00 /Mo (NNN) |
| Building Size: | 9,600 SF |
| Lot Size: | 3.64 Acres |
| Year Built: | 2025 |
| Zoning: | County |

PROPERTY OVERVIEW

New construction off Antelope Trail near I-20 in Midland, TX! This property offers 9,600 SF of office/warehouse space on 3.64 acres with asphalt access road and Antelope Tr. signage. The fully insulated, crane-ready warehouse includes 3 drive-through bays with 16' overhead doors, a 22' eave height, and a customizable mezzanine buildout. Additionally, there is a covered wash-bay at the rear of the shop. The 2,100 SF office includes 5 private offices, a conference room, kitchenette, and restrooms. Available February 2026 – be the first tenant in this new building - contact Tucker Schneemann for more details.

LOCATION OVERVIEW

This property sits just off Loop 250 and I-20, giving quick access to Midland, Odessa, and the entire Permian Basin. The location is ideal for service companies, with major trucking routes and industrial traffic at your doorstep. Nearby industrial parks and the rapidly growing Antelope Trail corridor make this area a hub for oilfield operations and support services. High visibility and easy access mean less downtime and more efficiency for your crews and equipment.

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PROPERTY HIGHLIGHTS

5116 COUNTY ROAD 131, MIDLAND, TX 79706



PROPERTY HIGHLIGHTS

- New Construction
- 9,600 SF on 3.64 Acres
- (6) 16' Overhead Doors | 3 Drive-Through Bays
- Fully Insulated Shop
- Crane Ready
- Option to Customize Mezzanine Buildout
- 2,100 SF Office | 5 Offices, Kitchenette, Restrooms
- Wash-Bay
- Prime Location off of Antelope Trail | Antelope Trail Signage
- Asphalt Road Access
- Available February 2026



TUCKER SCHNEEMANN

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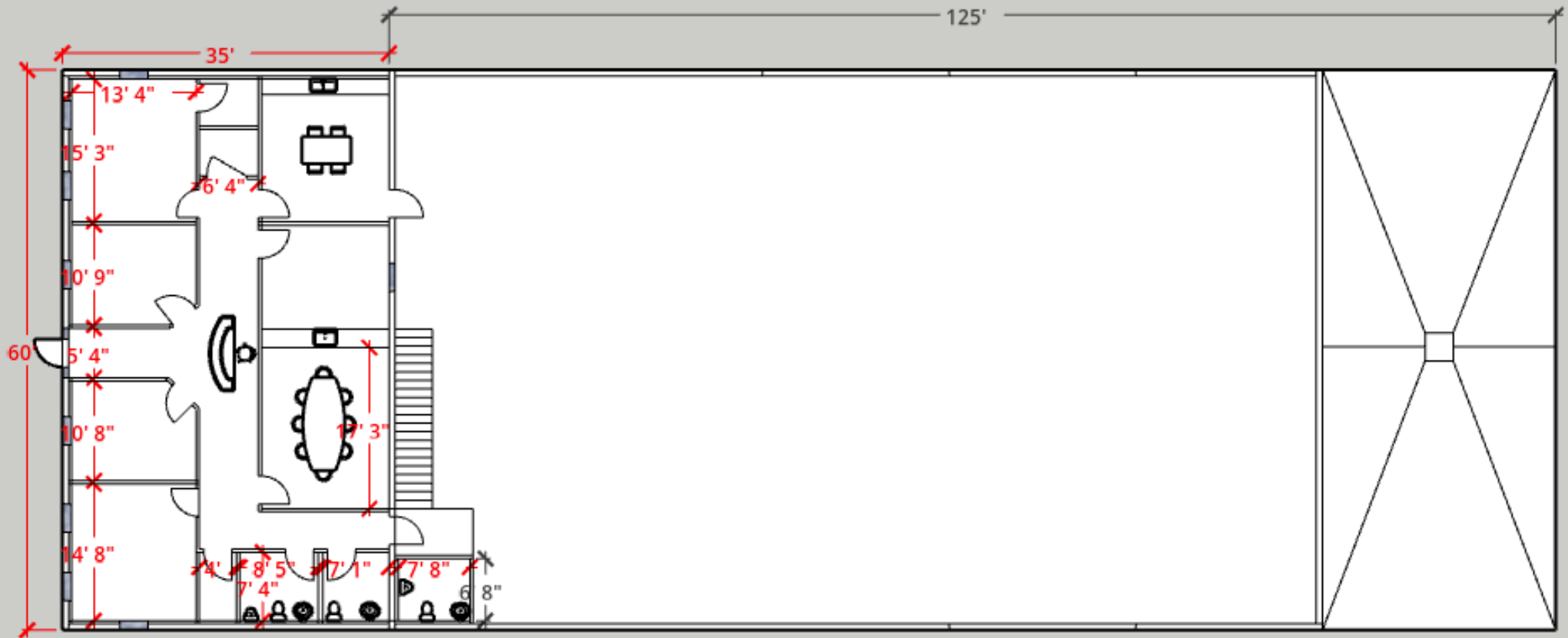
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NEW CONSTRUCTION INDUSTRIAL BUILDING OFF ANTELOPE TRAIL

FLOOR PLAN

5116 COUNTY ROAD 131, MIDLAND, TX 79706



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NEW CONSTRUCTION INDUSTRIAL BUILDING OFF ANTELOPE TRAIL

FLOOR PLAN OVERLAY

5116 COUNTY ROAD 131, MIDLAND, TX 79706



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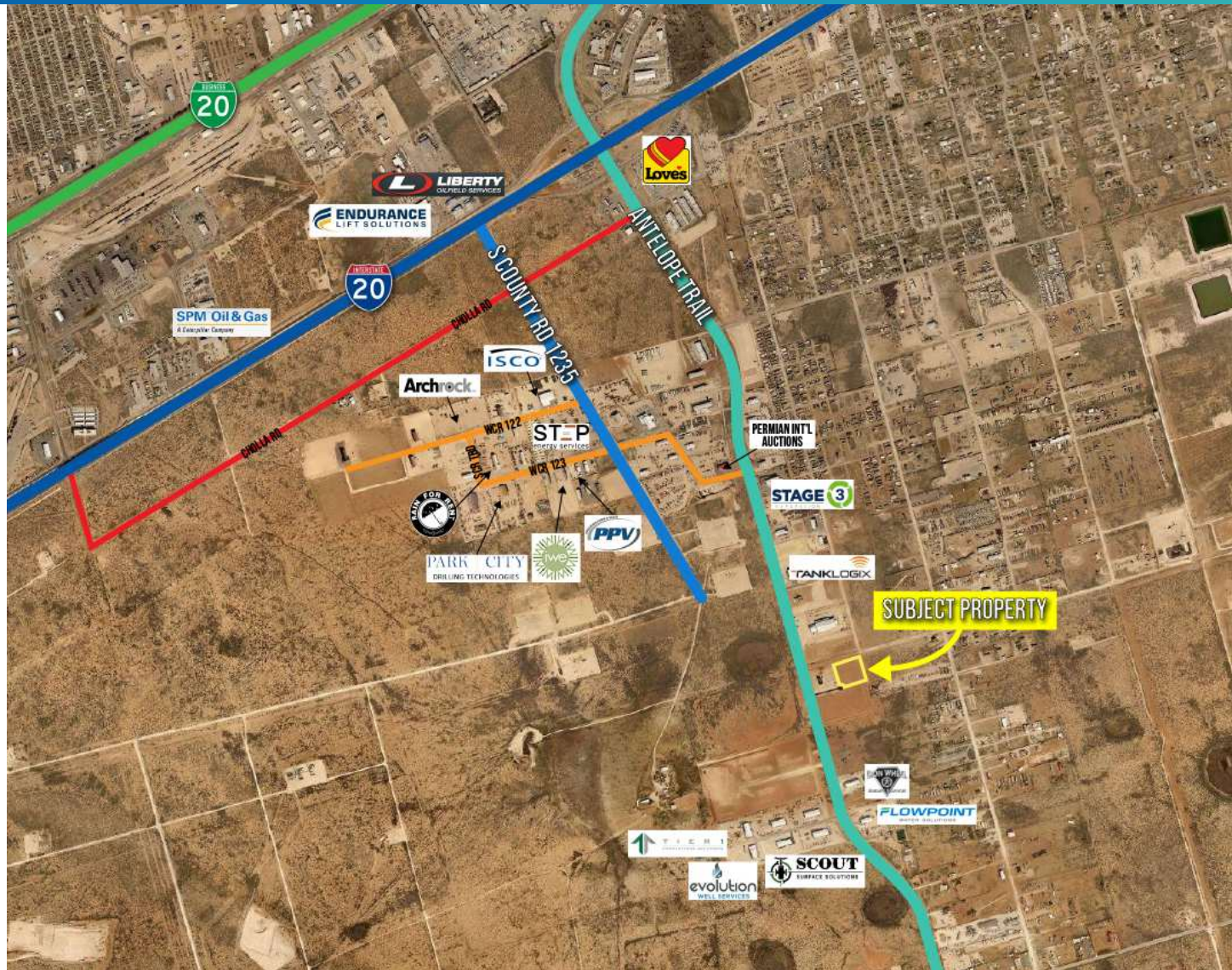
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NEW CONSTRUCTION INDUSTRIAL BUILDING OFF ANTELOPE TRAIL

RETAIL MAP

5116 COUNTY ROAD 131, MIDLAND, TX 79706



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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:
 - 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@nrgrealtygroup.com | (214)534-7976 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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| Designated Broker of Firm | License No. | Email | Phone |
| John W.B. McDaniel | 0405514 | john@nrgrealtygroup.com | (214)325-4851 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Tucker Schneemann | 767730 | tucker@nrgrealtygroup.com | (432)661-4880 |
| 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

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