

INDUSTRIAL FACILITY ON 6.5 ACRES W/MAN CAMP

800 S Meadow Ave, Odessa, TX 79761

INDUSTRIAL FOR SALE



DAKOTA FLOWERS

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INDUSTRIAL FACILITY ON 6.5 ACRES W/MAN CAMP

EXECUTIVE SUMMARY

800 S MEADOW AVE, ODESSA, TX 79761



OFFERING SUMMARY

Sale Price:	\$2,145,000.00
Price / SF:	\$125.00
Building Size:	17,160 SF
Lot Size:	6.5 Acres
Year Built:	1994
Zoning:	Light Industrial, County

PROPERTY OVERVIEW

Situated across 3 lots totaling approximately 6.5 Acres, this industrial facility is well suited for transportation, logistics, or oilfield service operations. Approximately 5 Acres are asphalt paved, with the remaining yard configured for equipment storage and fleet circulation. The property is fully secured with chain link fencing topped with barbed wire, 2 electric gates, perimeter lighting, and 17,000 gallons of above-ground fuel storage. The offers 17,160 SF of improvements including 7 private offices plus an executive office, a reception area, dispatch office overlooking truck traffic, an operations manager's office, a conference room, file storage, IT/copier room, and a break room with kitchenette. A covered breezeway connects the office directly to the primary shop facility. The heated main shop includes (6) 12'x14' overhead doors forming 3 drive-through bays, an enclosed wash-bay, a shop office, parts room with mezzanine storage above, and a breakroom with a restroom. A second shop building measuring approximately 80'x70' provides additional workspace with (1) 12'x12' overhead door and loading dock. A fully furnished 5-bed man camp also sits on the property. Serviced by 3-Phase power and ready for your business - contact Amy Brasher Barnett or Dakota Flowers for more details.

LOCATION OVERVIEW

Located off S. Meadow Ave., this property is centrally located in Odessa between Business 20 and Interstate 20, offering easy connectivity throughout Odessa and the greater Permian Basin.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 17,160 SF on 6.5 Total Acres
- 3 Combined Lots, 5 Asphalt Paved Acres
- 17,000 Gallons of Above-Ground Fuel Storage
- Private Offices, Reception, Executive Office, Conference Room, IT/File Room, Kitchenette, Dispatch Area
- Covered Breezeway Connecting Office to Shop
- Heated Main Shop
- (6) 12'x14' Overhead Doors, 3 Drive-Through Bays
- 70'x20' Enclosed Wash-Bay
- Parts Area, Mezzanine, Shop Office & Breakroom
- Second Shop (80'x70') | (1) 12'x12' Overhead Door, Loading Dock
- Furnished, 5-bed Man Camp
- Fully Fenced w/ Barbed Wire | 2 Electric Access Gates, Yard Lighting, 3-Phase Power



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ADDITIONAL PHOTOS



DAKOTA FLOWERS

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AMY BRASHER BARNETT

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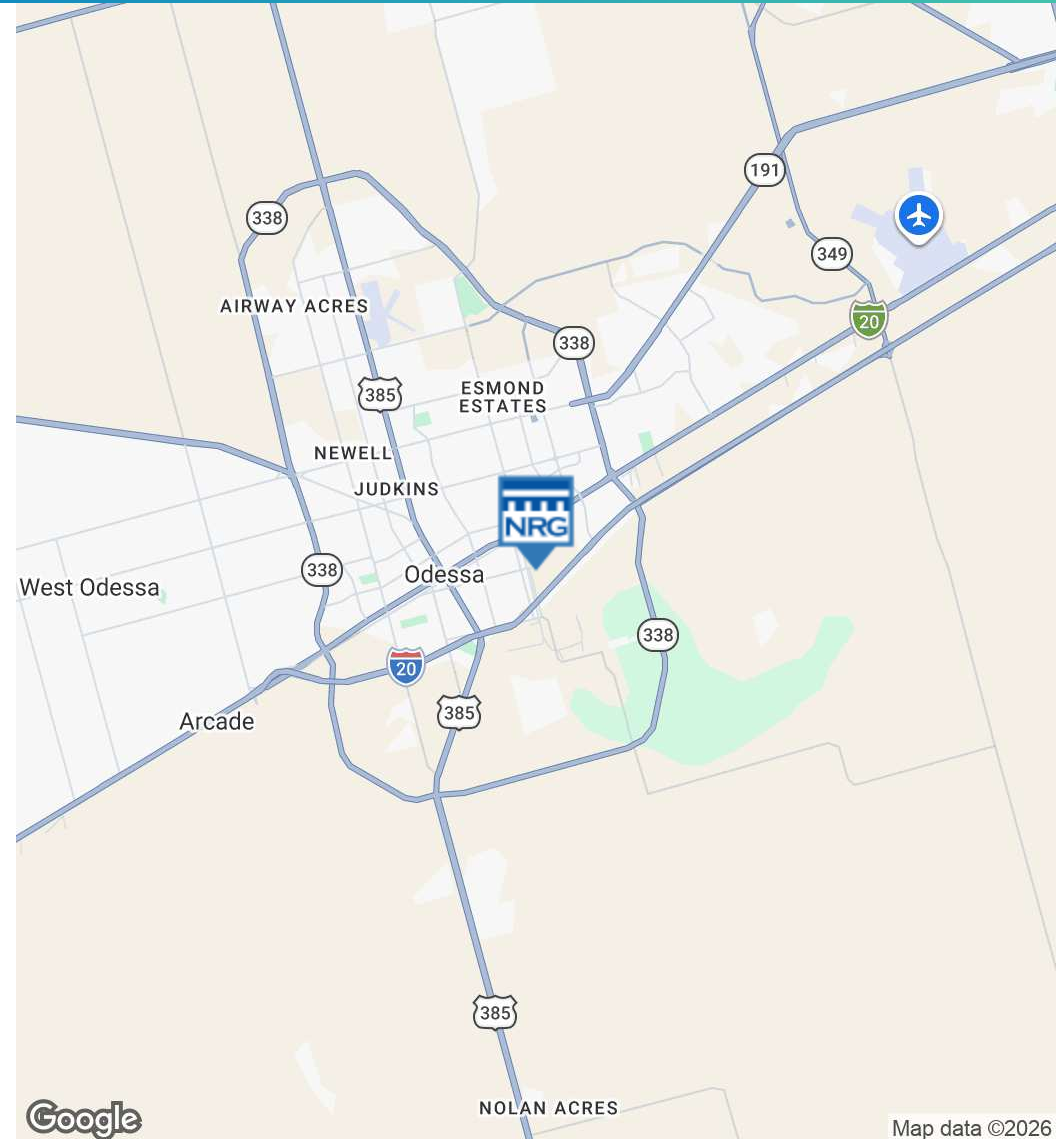
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LOCATION MAP



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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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dakota Flowers	823743	dakota.flowers@nrgrealtgroup.com	432-895-5656
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



800 S MEADOW AVE, ODESSA, TX 79761

CONTACT BROKERS:

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