

# I-20 FRONTAGE CRANE SERVED SHOP ON ±7 ACRES

9105 W Interstate 20, Midland, TX 79706

INDUSTRIAL FOR SALE AND FOR LEASE



**TUCKER SCHNEEMANN**

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**NRG REALTY GROUP**

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EXECUTIVE SUMMARY

9105 W INTERSTATE 20, MIDLAND, TX 79706



## OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	\$16,000.00 /Mo (NNN)
Option 1: Buildings + 3.89 Acres	\$14,250.00/MO (NNN)
Option 2: 3 Acres	\$3,000.00 (NNN)
Building Size:	14,400 SF
Lot Size:	6.89 Acres
Year Built:	2013
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

This 14,400 SF facility with frontage along Interstate 20 sits on 6.89 Acres, offering a prime location for industrial users. The main building features a 5-ton crane, (3) 14' overhead doors, a wash-bay, chemical lab, and 13 private offices. An additional 3,000 SF office building provides 8 more offices for sales staff, field technicians, and yard foremen, along with a large room for employee training. Two additional storage buildings and a chemical containment space sit in the yard (not included in total SF). The property also offers rear access on WCR 127. Option to split property. Available for sale or lease - contact Tucker Schneemann to set up your operations here.

## LOCATION OVERVIEW

This property sits on W I-20 Frontage enjoying high visibility and quick access to a major thoroughfare in the Permian Basin. It is located just 1.4 miles west from the intersection at FM 1788 and 4.5 miles from Midland International Air & Space Port, further enhancing the location appeal. Positioned between Midland and Odessa along the Interstate 20 corridor, the site offers convenient regional access for service, logistics, and energy-related users operating throughout the Permian Basin.

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PROPERTY HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 14,400 SF on 6.89 Acres
- 5-Ton Crane, (3) 14' Overhead Doors
- Wash-Bay
- I-20 Frontage and WCR 127 Access
- Chemical Lab with Ventilation
- Multiple Private Offices, Training/Conference Room
- Covered Paved Parking
- Electric Gate - Secured Yard
- Bonus Storage and Containment
- Option to Split Property:
- Buildings on 3.89 Acres: \$14,250/Mo + NNN
- 3 Acres (Access from WCR 127): \$3,000/Mo + NNN



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ADDITIONAL PHOTOS



**TUCKER SCHNEEMANN**

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# I-20 FRONTAGE CRANE SERVED SHOP ON ±7 ACRES

OPTION TO SPLIT

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LOCATION MAP OUTLINE

9105 W INTERSTATE 20, MIDLAND, TX 79706



**TUCKER SCHNEEMANN**

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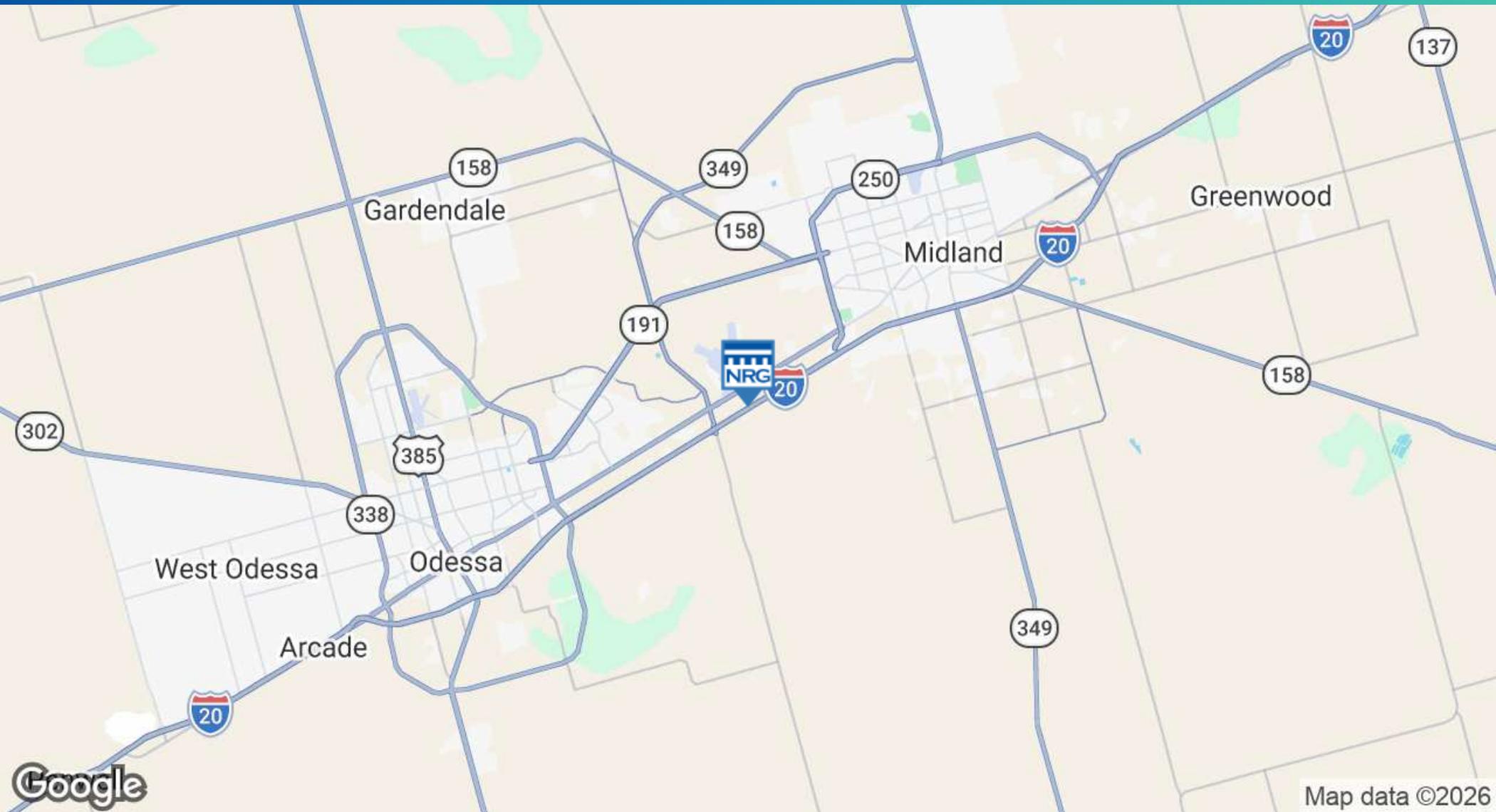
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LOCATION MAP

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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.

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<b>Justin Dodd</b>	<b>0601010</b>	<b>Justin@nrgrealtgroup.com</b>	<b>(214)534-7976</b>
Designated Broker of Firm	License No.	Email	Phone
<b>John W.B. McDaniel</b>	<b>0405514</b>	<b>john@nrgrealtgroup.com</b>	<b>(214)325-4851</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Tucker Schneemann</b>	<b>767730</b>	<b>tucker@nrgrealtgroup.com</b>	<b>(432)661-4880</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TXR-2501

IABS 1-0 Date

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