

DAHLIA WAREHOUSE DISTRICT: FM 1788 & 191

TBD FM 1788, Midland, TX 79707

BUILD TO SUIT TRACTS



JUSTIN DODD

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NRG REALTY GROUP

NRGREALTYGROUP.COM



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Contact Broker
Lot Size:	2.5 - 6+ Acres (Lots can be combined)
Lease Rate:	Based on Improvements, Term, & Tenant Credit
Lease Term:	7.5 - 10+ Years
Utilities:	Water well, Septic, ATT Fiber available
Flood plain:	None

[VIEW VIDEO](#)

PROPERTY OVERVIEW

This 135-acre tract on FM 1788 north of Highway 191 offers build-to-suit opportunities from local developer, Dahlia Development, with tracts available individually or combined for larger acreage needs. Located outside city limits, the property is equipped with essential infrastructure, including 3-phase power, fiber internet, and natural gas, making it ideal for a range of commercial or industrial projects. The property's visibility and proximity to key thoroughfares make it ideal for companies seeking new and customized facilities. Typical projects will range from 7,500 SF to over 100,000 SF.

LOCATION OVERVIEW

These 36 plots are strategically located along FM 1788, providing logistical flexibility and convenience for future development. With expansive road frontage, this location provides seamless access to major highways, ensuring efficient transportation and connectivity.

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SITE PLAN

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NORTH LOTS

LOT 1	SOLD	LOT 15	2.24 ACRES
LOT 2	SOLD	LOT 16	3.10 ACRES
LOT 3	2.50 ACRES	LOT 17	2.50 ACRES
LOT 4	2.50 ACRES	LOT 18	2.40 ACRES
LOT 5	2.56 ACRES	LOT 19	2.50 ACRES
LOT 6	2.02 ACRES	LOT 20	2.50 ACRES
LOT 7	2.02 ACRES	LOT 21	SOLD
LOT 8	2.53 ACRES	LOT 22	2.50 ACRES
LOT 9	1.53 ACRES	LOT 23	2.50 ACRES
LOT 10 & 13	80,000 SF DISTRIBUTION CENTER	LOT 24	2.50 ACRES
LOT 11	2.50 ACRES	LOT 25	2.50 ACRE
LOT 12	1.16 ACRES	LOT 26	2.50 ACRES
LOT 14	2.50 ACRES	LOT 27	2.50 ACRES

SOUTH LOTS

LOT 28-30	KODIAK GAS SERVICES	LOT 34	CROSS COUNTRY INFRASTRUCTURE SYSTEMS INC.
LOT 31	6.67 ACRES	LOT 35	SOLD
LOT 32	6.65 ACRES	LOT 36	SOLD
LOT 33	6.63 ACRES		

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NEIGHBORHOOD MAP

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DAHLIA BUILD: PREMIUM OILFIELD



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DAHLIA BUILD: PRO-VAC



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DAHLIA BUILD: PREMIUM OILFIELD



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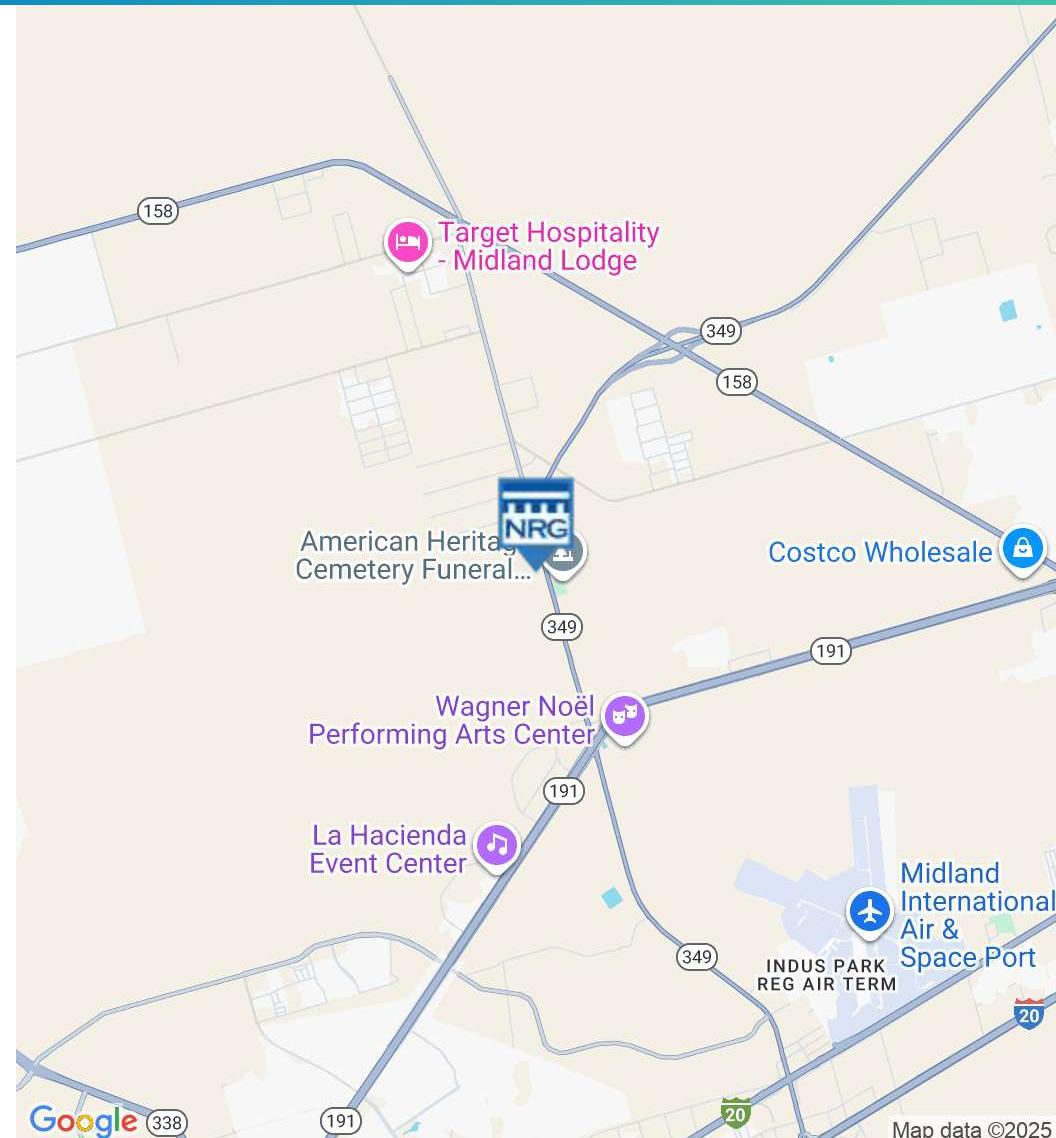
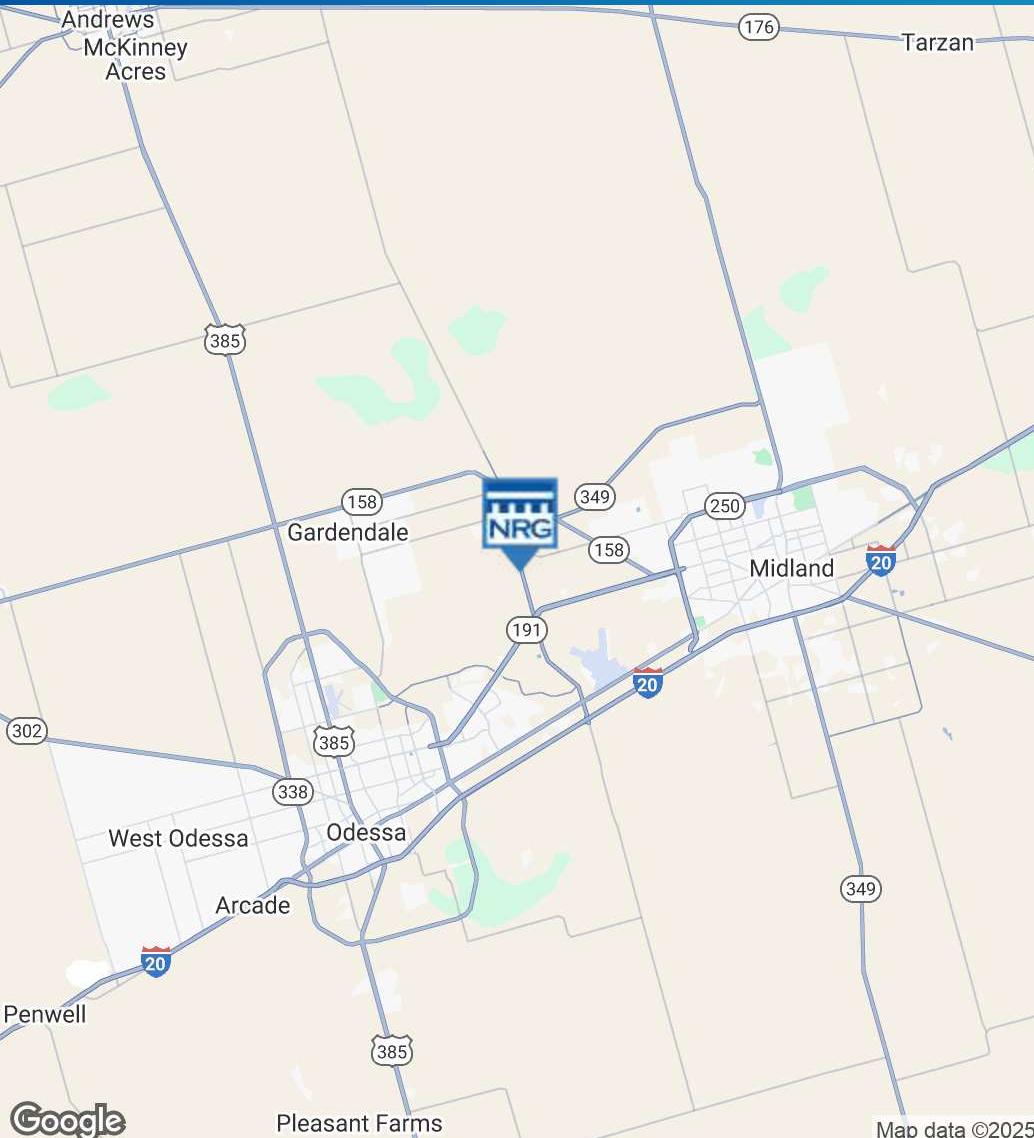
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Information About Brokerage Services

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;
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

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