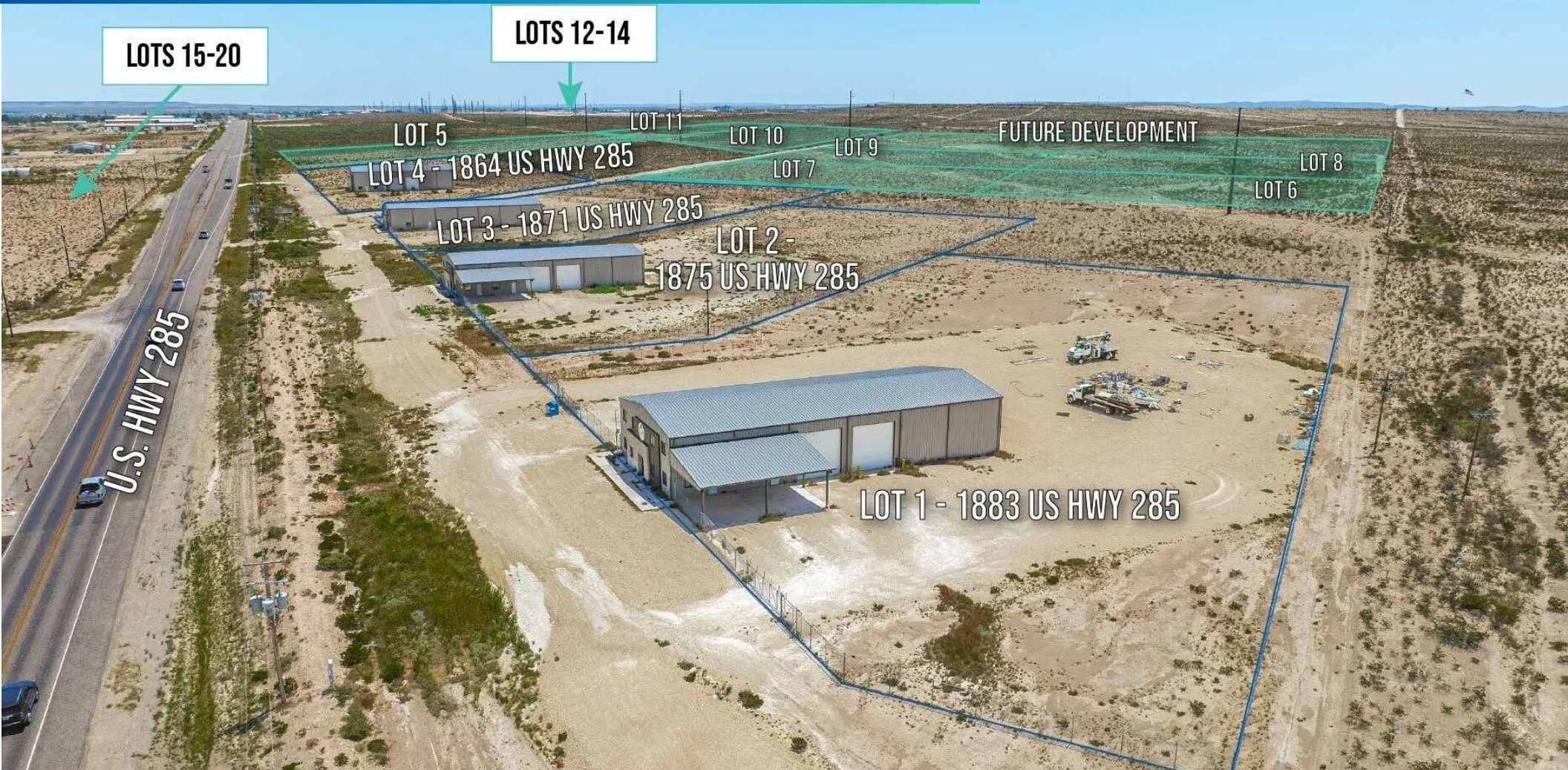


SOUTHERN BASIN INDUSTRIAL PARK - US HWY 285 FRONTAGE!

U.S. Hwy 285, Fort Stockton, TX 79735

INDUSTRIAL FOR SALE AND FOR LEASE



JOHN W. B. MCDANIEL, SIOR

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JUSTIN DODD

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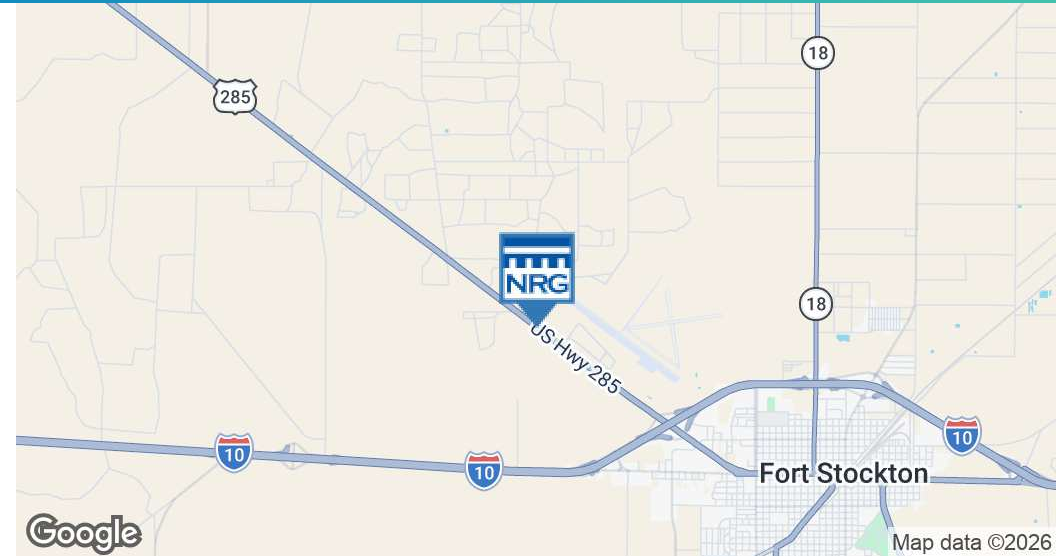
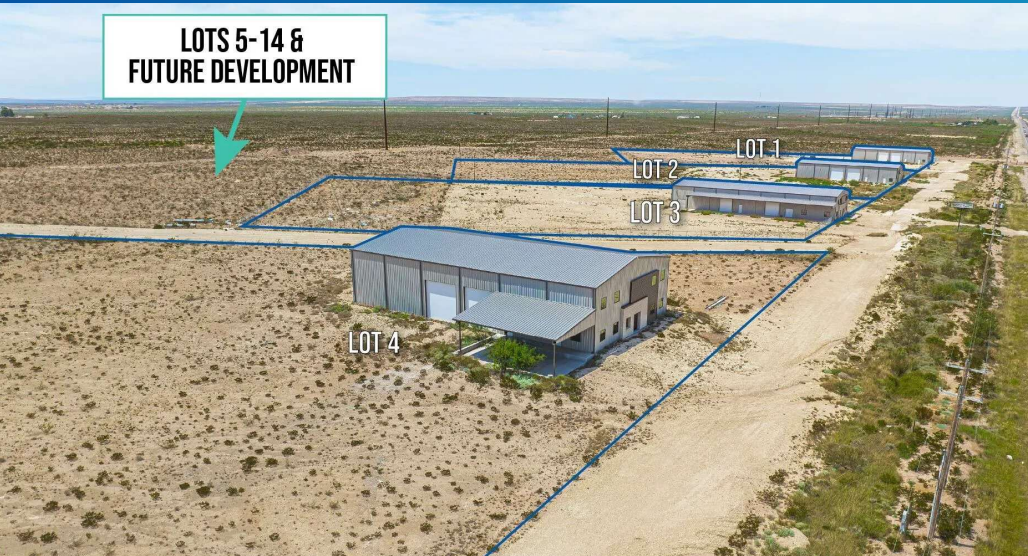
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SOUTHERN BASIN INDUSTRIAL PARK - US HWY 285 FRONTAGE!

EXECUTIVE SUMMARY

U.S. HWY 285, FORT STOCKTON, TX 79735



OFFERING SUMMARY

Sale Price:	Depends on Selection
Lease Rate:	Depends on Selection
Lot 1:	7,200 SF on 6.8 Acres
Lot 2:	7,200 SF on 5.4 Acres
Lot 3:	6,000 SF on 3.7 Acres
Lot 4:	9,480 SF on 2.7 Acres
Custom Build to Suit:	50,000-100,000 SF 40+ AC
Year Built:	2020
Zoning:	None

PROPERTY OVERVIEW

Brigham Development's Southern Basin Industrial Park consists of +/-100 Acres of land available for sale or lease. There are currently 4 lots with buildings and 16 land lots (2.6 AC to 9.3 AC) available. The existing buildings range from 6,000 SF to 7,680 SF. The typical build has a first floor office and either a mezzanine or 2nd story office space above. The shop space has (2) drive-through bays with 16'x16' overhead doors with the ability to add (2) drive-through bays if needed. Southern Basin also offers custom build to suit options and can fill requirements for over 40 contiguous acres. Contact John McDaniel for more details or to schedule a tour!

LOCATION OVERVIEW

Southern Basin Industrial Park is located NW of downtown Fort Stockton with direct access and visibility from 285. The park is across from the Fort Stockton – Pecos County Airport. Perfect location for servicing the Delaware Basin.

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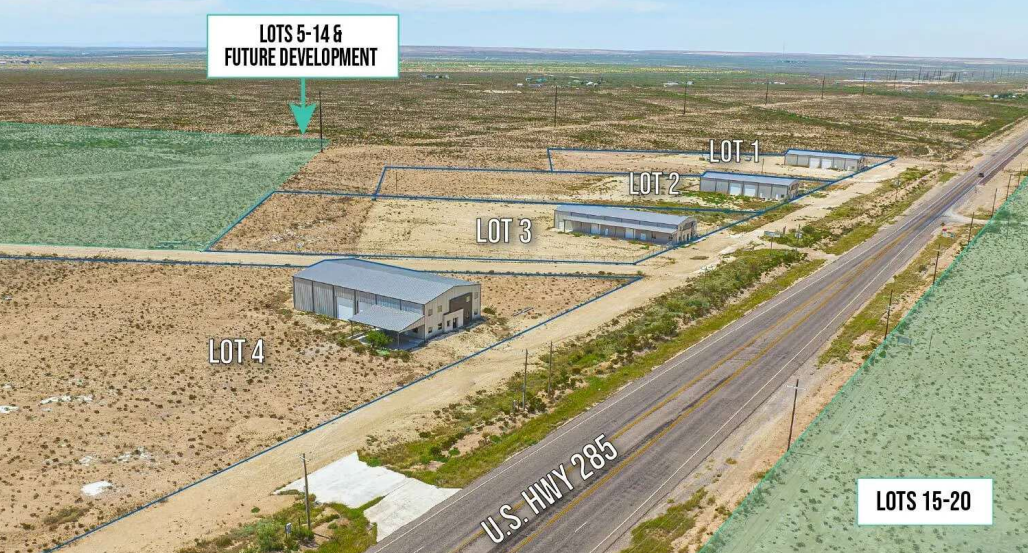
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SOUTHERN BASIN INDUSTRIAL PARK - US HWY 285 FRONTAGE!

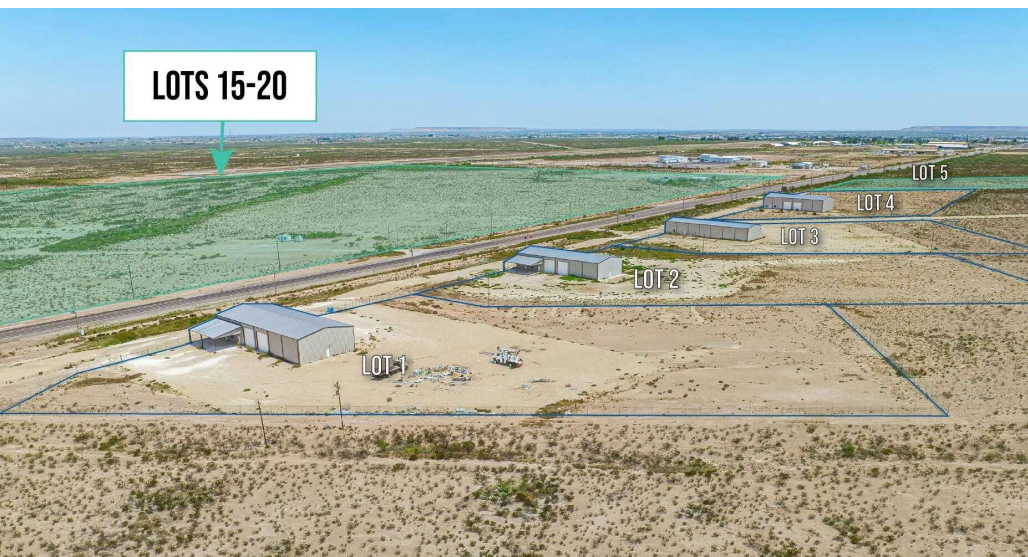
U.S. HWY 285, FORT STOCKTON, TX 79735

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- +/-100 Acres for Development
- 6,000 SF to 7,680 SF Buildings Available
- Multiple Lots Ranging from 2.6 AC to 9.3 AC
- 16' Overhead Doors, Multiple Drive-Through Bays
- County – No Zoning
- Municipal Water, Septic
- Internet ATT
- Additional Land Available for more Yard Space
- Custom Build to Suit Options Available



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SOUTHERN BASIN INDUSTRIAL PARK - US HWY 285 FRONTAGE!

LOT 1 & 2

U.S. HWY 285, FORT STOCKTON, TX 79735

LOT 1 - 1883 HWY 285
7,200 SF ON 6.8 ACRES



LOT 2 - 1875 HWY 285
7,200 SF ON 5.4 ACRES



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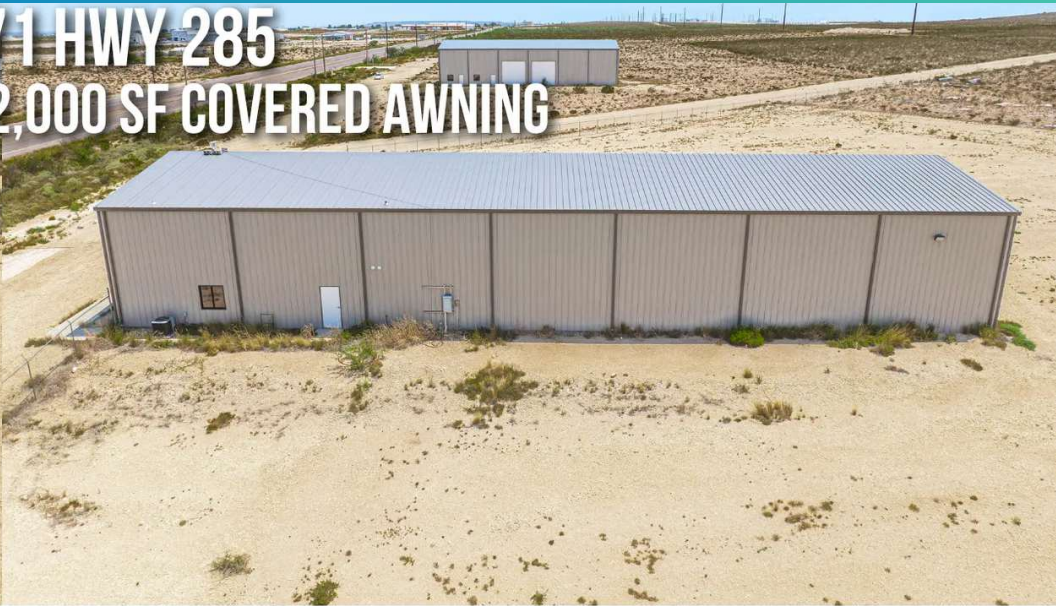


SOUTHERN BASIN INDUSTRIAL PARK - US HWY 285 FRONTAGE!

LOT 3 & 4

U.S. HWY 285, FORT STOCKTON, TX 79735

LOT 3 - 1871 HWY 285
6,000 SF ON 3.7 ACRES + 2,000 SF COVERED AWNING



LOT 4 - 1864 HWY 285
9,480 SF ON 3.9 ACRES



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SOUTHERN BASIN INDUSTRIAL PARK - US HWY 285 FRONTAGE!

U.S. HWY 285, FORT STOCKTON, TX 79735

SITE LAYOUT

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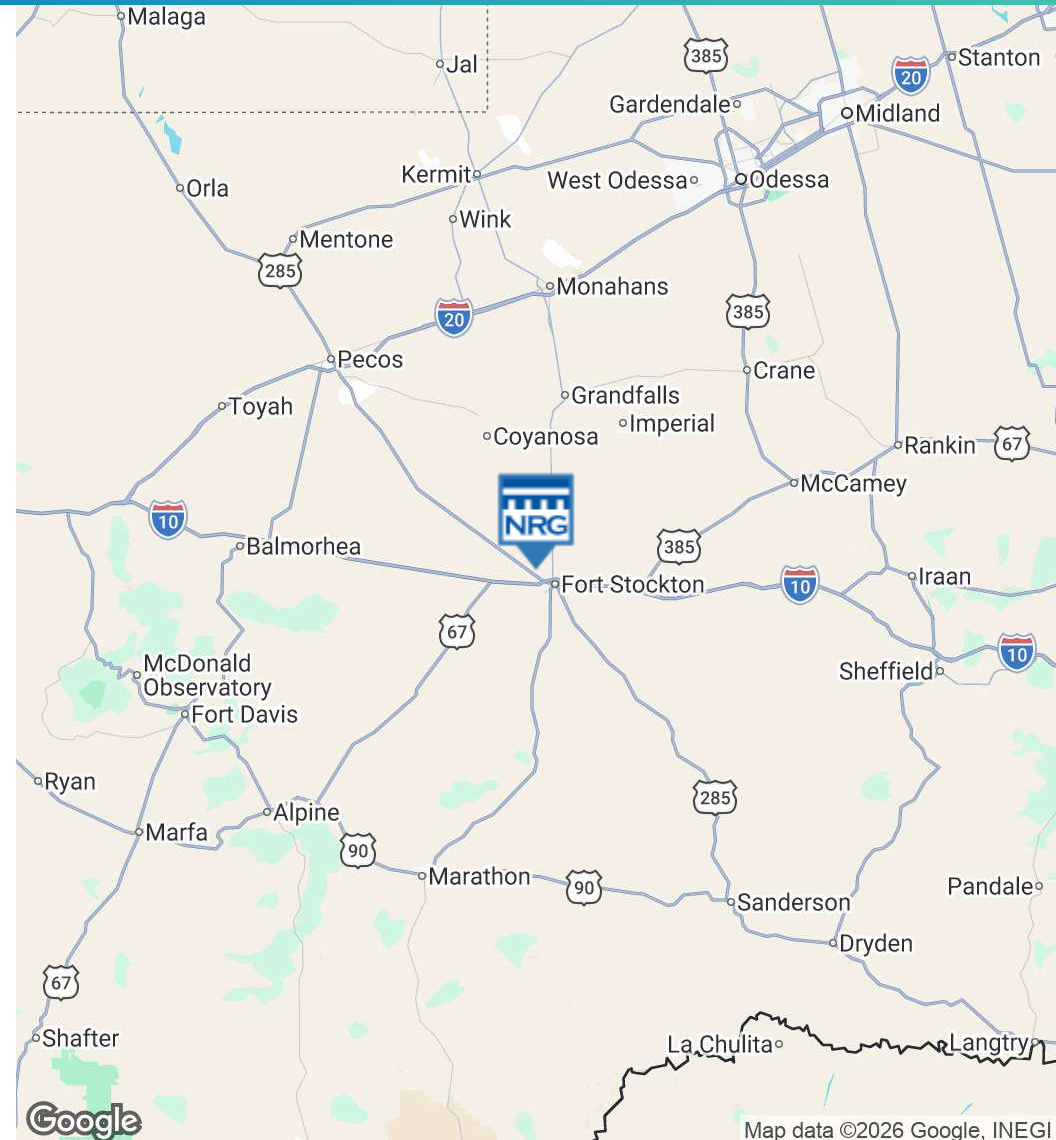
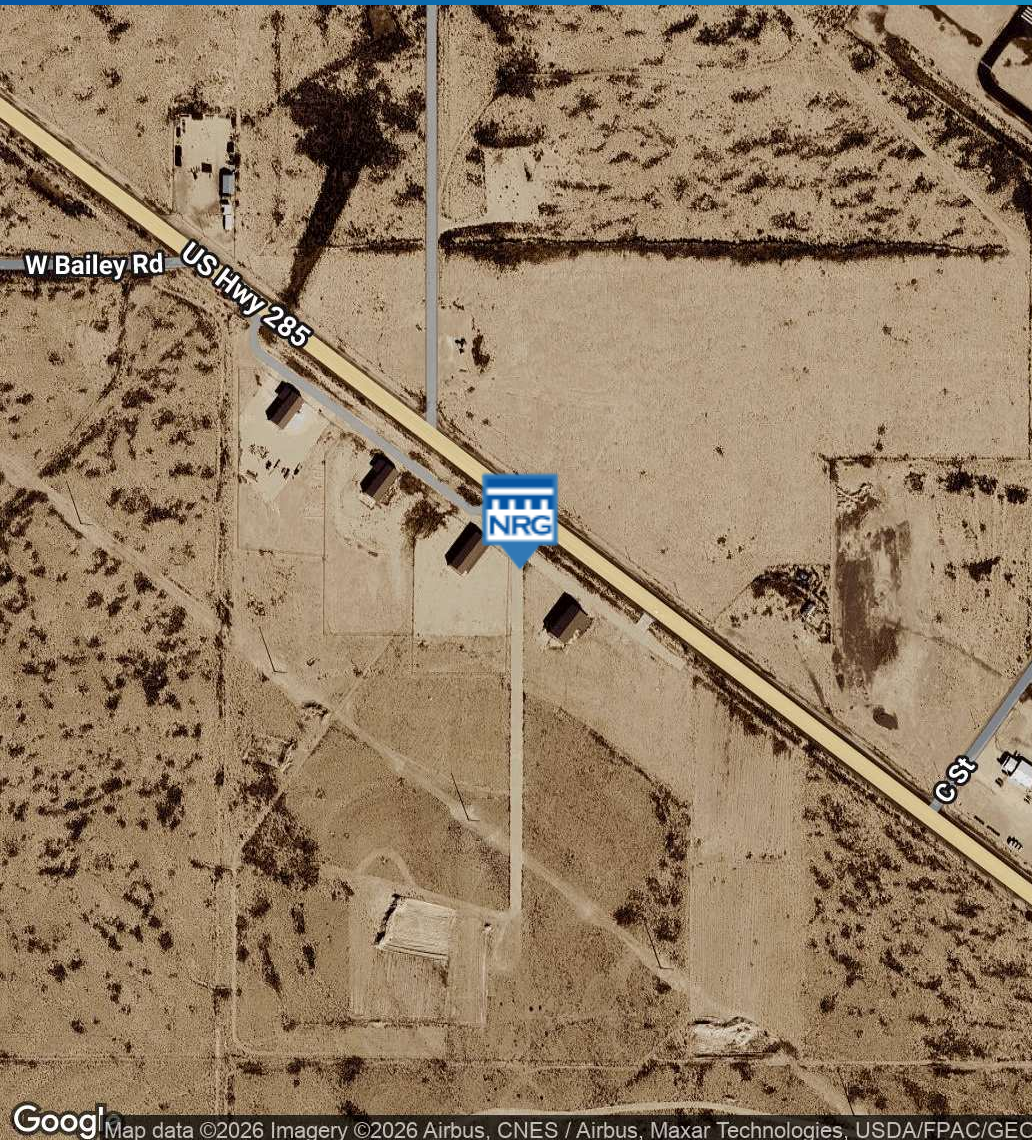
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SOUTHERN BASIN INDUSTRIAL PARK - US HWY 285 FRONTAGE!

LOCATION MAP

U.S. HWY 285, FORT STOCKTON, TX 79735



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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.

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:
 - 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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Justin Dodd	0601010	Justin@NRGRealtygroup.com	(214)534-7976+-
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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Total Directional

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LOTS 15-20

LOTS 12-14

U.S. HWY 285, FORT STOCKTON, TX 79735

LOT 5
LOT 4 - 1864 US HWY 285
LOT 3 - 1871 US HWY 285
LOT 2 - 1875 US HWY 285
LOT 1 - 1883 US HWY 285
LOT 11
LOT 10
LOT 7
LOT 9
FUTURE DEVELOPMENT
LOT 8
LOT 6

CONTACT BROKERS:

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