

3 BUILDINGS ON 3.146 ACRES W/ HIGHWAY 83 FRONTAGE!

INDUSTRIAL FOR SALE OR LEASE

1161 TEXAS 83

DENVER CITY, TX 79323

CONTACT BROKER:

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NRG REALTY GROUP
NRGREALTYGROUP.COM



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OFFERING SUMMARY

Sale Price:	\$790,500
Price / SF:	\$67.45
Lease Rate:	\$8,000.00 /Mo (NNN)
Building Size:	11,720 SF
Lot Size:	3.146 Acres
Year Built:	1990

PROPERTY OVERVIEW

3.146 Acre lot on Highway 83 in Yoakum County featuring 3 buildings totaling 11,720 SF plus an additional 1,200 SF of covered parking. The \pm 1,920 SF office building includes 4 private offices, a reception area, break area, and a conference room. The South building is 4,800 SF split between office and warehouse. There is a large training room, break area, and 2 private offices. The \pm 2,400 SF shop space is fully insulated and heated featuring a 14' clear height, (2) 14'x12' automatic overhead doors, and a 3-ton jib crane. The North building is 5,000 SF. The office is 1,800 SF containing a large break room and an oversized private office. The \pm 3,200 SF of shop space is fully insulated and heated with an 18' clear height, (3) 14'x18' automatic overhead doors, (2) 5-ton overhead cranes. The site is fully fenced with an electric gated entrance on Highway 83. Serviced by water well and septic system.

LOCATION OVERVIEW

The property has Highway 83 frontage and is located at 1161 TX-83 in Denver City, Texas. From Midland International Airport, head North on FM 1788 approximately 85 miles to Denver City. Turn West (left) on TX-83 for 3 miles. The property is located on the North (right) side of the highway near the edge of town.

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PROPERTY HIGHLIGHTS

- ±11,720 SF Total on 3.146 Acres
- ±1,920 SF Office Building
- 400 SF covered porch and 1,200 SF covered parking
- 4 Private Offices, Conference Room, Break Area, Restrooms
- Southern Warehouse: ±4,800 SF
- ±2,400 SF Office
- Large Training Room, 2 Private Offices, Break Area, Restrooms
- ±2,400 SF Shop (Insulated & Heated)
- (2) 14'x12' Automatic Overhead Doors
- (1) 3-ton Jib Crane
- Northern Warehouse: ±5,000 SF
- ±3,200 SF Shop (Insulated & Heated)
- Large Break Room, 1 Private Office, Restrooms
- (3) 14'x18' Automatic Overhead Doors
- (2) 5-ton Overhead Cranes
- Inside City Limits
- Water Well, Septic

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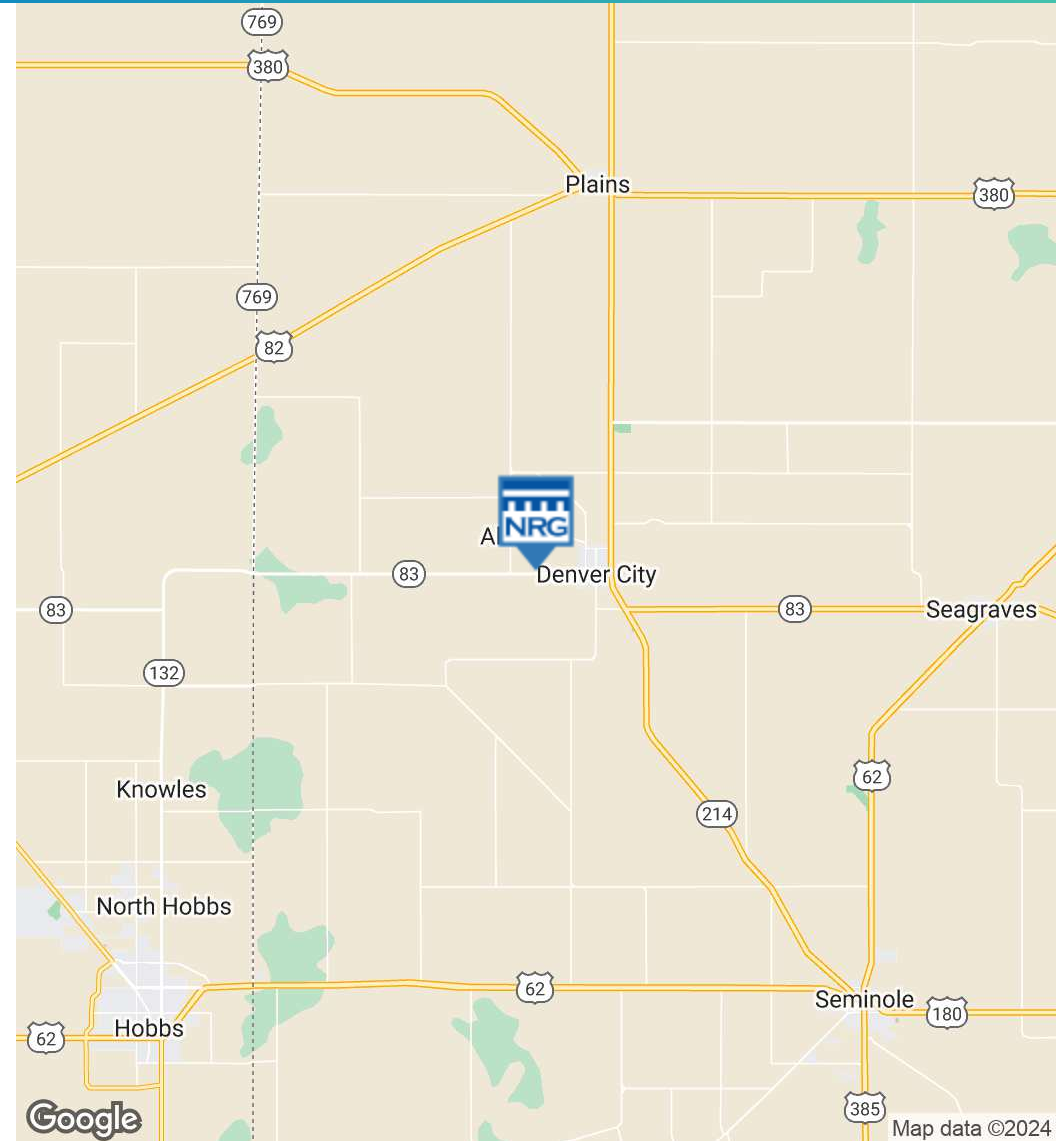
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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