

INDUSTRIAL PROPERTY AVAILABLE FOR SALE

13220 & 13400 W 57th St, Odessa, TX 79764



Property Information

Sale Price:	\$900,000.00
Total SF Available:	±10,721 SF
Shop/Warehouse/ Storage:	±8,753 SF
Office/Living Quarters:	±1,968 SF
Total Lot Size:	4.282 AC

Property Highlights

- Corner Location
- Single Phase Electricity
- ±800 SF Wash Bay
- 4 Separate Buildings

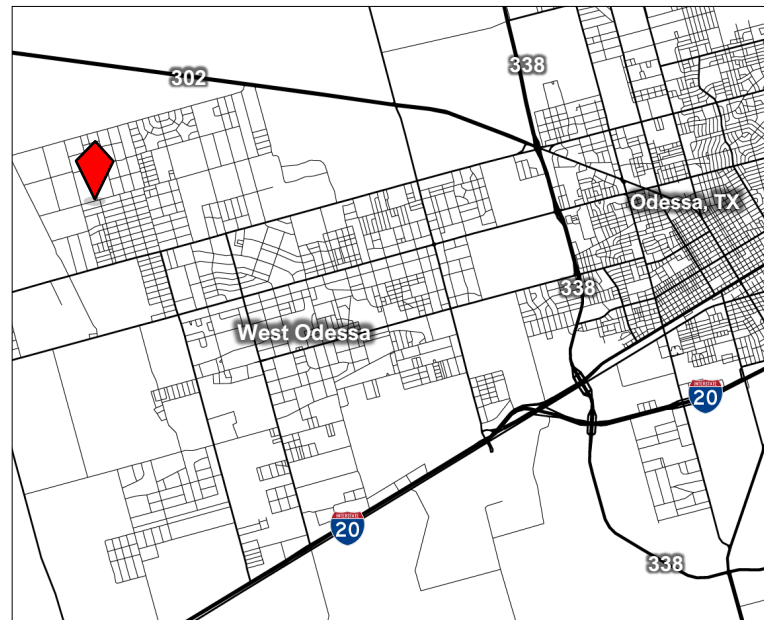
Owner to convey personal property in the form of the following:

- 1 RV Trailer and 4 Park Model Temporary Housing Quarters
- Truck, Trailer, Tanks & Pumps for Water Transportation and Storage

*No water on site. There is an agreement in place with ECUD to obtain water from a hydrant approximately 2 blocks away.

Property Location

Property is located in West Odessa on the Northwest Corner of North Ranch Avenue and West 57th Street.



DAN WEAVER
Agent

Phone: (432) 582-2250
Dan.Weaver@havensgroup.net



CORY BYNUM
Agent

Phone: (432) 582-2250
Cory.Bynum@havensgroup.net

6010 East Hwy 191, Ste. 145 | Odessa, TX 79762 | Office: 432.582.2250 | www.havensgroup.net

DISCLAIMER

The information contained herein was obtained from sources believed to be reliable; however, The Havens Group, Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or denotations prior to sale or lease, or withdrawal without notice.

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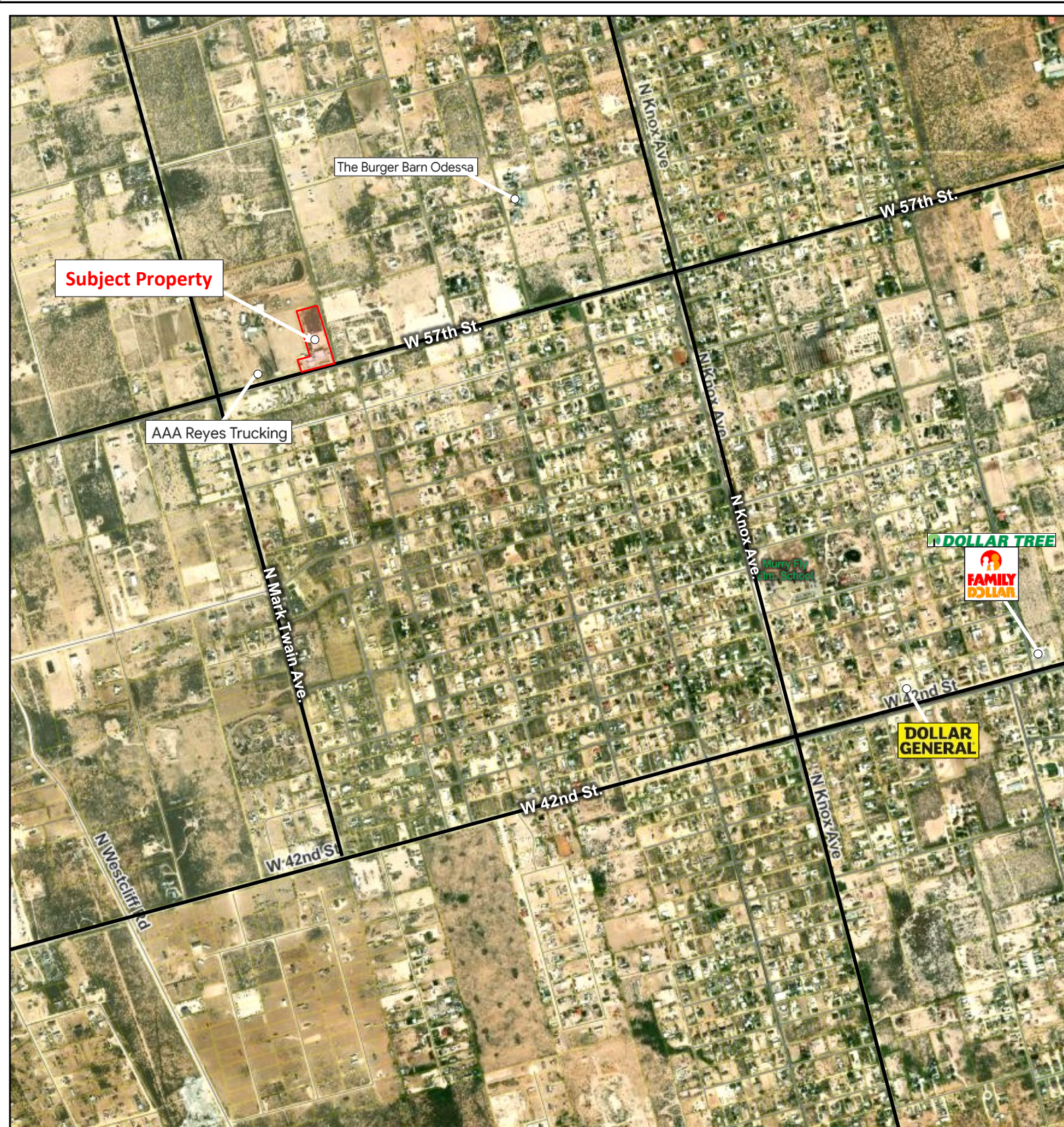
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Information About Brokerage Services

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:

- 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.

The Havens Group Inc.	523430		(432)582-2250
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Janice Havens	441019	Janice.Havens@havensgroup.net	(432)582-2250
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dan Weaver	489947	Dan.Weaver@havensgroup.net	(432)638-2929
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR-2501

The Havens Group, Inc. 6010 E Hwy 191, Suite 145 Odessa, TX 79762
Janice Havens

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (432)582-2250

Fax: (432)335-8534

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