

3717 S County Rd 1232, Midland, TX 79706
NEW BUILD 11,600 SF OFFICE/WAREHOUSE

INDUSTRIAL FOR SALE AND FOR LEASE



LAYTON LOWRY
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NRG REALTY GROUP
NRGREALTYGROUP.COM



NEW BUILD 11,600 SF OFFICE/WAREHOUSE

3717 S COUNTY RD 1232, MIDLAND, TX 79706

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,650,000
Price / SF:	\$146.12
Lease Rate:	\$14,990.00 /Mo (NNN)
Building Size:	11,600 SF
Lot Size:	2 Acres
Additional Acreage:	Up to 5 Acres available
Year Built:	2025
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Brand new office/shop facility in one of the fastest growing areas in the Permian Basin! This 11,600 SF building features 2 drive-through bays with grade-level, roll-up doors. The shop is engineered for the capability to add a crane. The office features a welcoming covered entrance into the space which includes 12 Offices, kitchen/break room, conference room, mop sink, ADA bathrooms, and a shop bathroom with a shower. There is additional storage space throughout. The yard is currently fenced as 2 Acres with an electric gated entrance off Antelope Trail. There are 2 Acres to the North and 1 Acre on the South side of the parcel available at additional cost for a total of 5 Acres. Just outside city limits within Midland county, this site is serviced by 3-Phase power, water well (15+ GPM), and septic. Contact Layton Lowry to be a part of the booming development in the Antelope Trail area!

LOCATION OVERVIEW

This property is located on S County Rd 1232, also known as Antelope Trail, in the area of South Loop 250 and South of Interstate 20 in Midland, TX. This area has seen rapid growth in the past couple of years and will continue to develop.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 11,600 SF on 2 Acres
- Fenced as 2 Acres | Up to 5 Acres Available
- Electric Gated Entrance
- 2 Drive-Through Bays
- Engineered for Crane Capabilities
- 12 Offices | Conference Room | Kitchenette/Break Room
- ADA Bathrooms | Mop Sink | Shop Bathroom w/ Shower
- 3-Phase/480v Power
- Water Well & Septic
- Outside City Limits



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ADDITIONAL PHOTOS



LAYTON LOWRY

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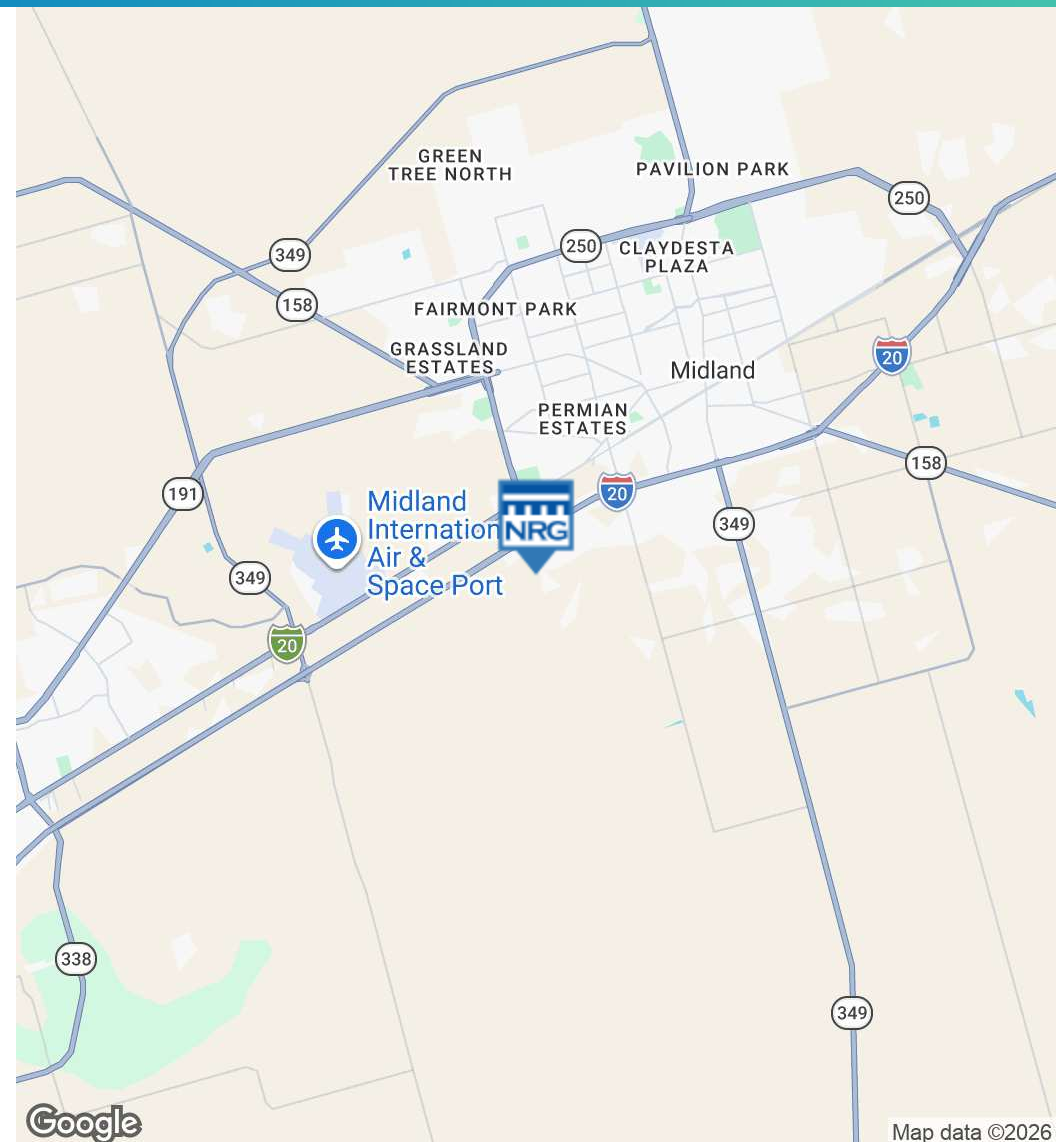
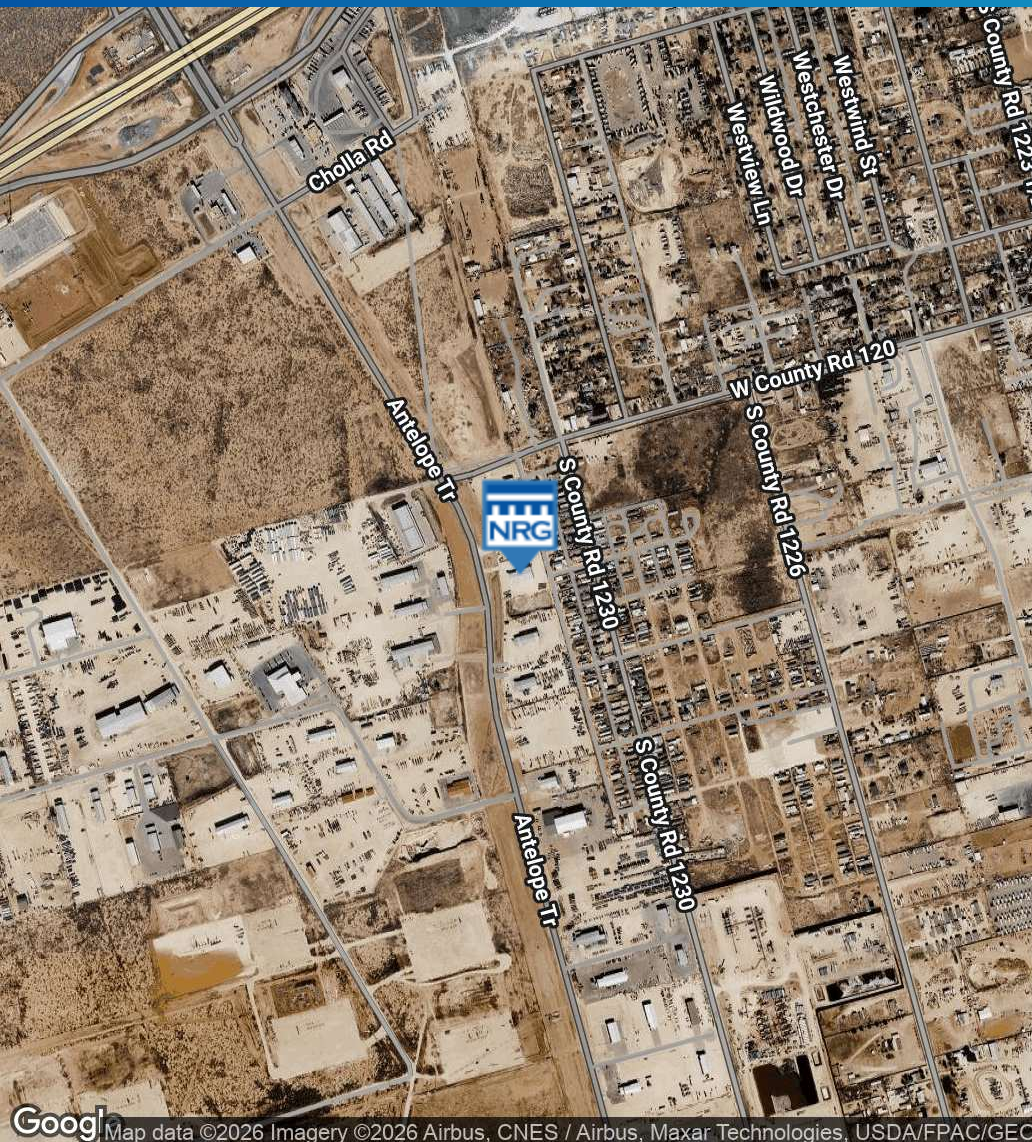
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LOCATION MAP



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>NRG Realty Group LLC</u>	<u>9004023</u>	<u>justin@nrgrealtygroup.com</u>	<u>(214)534-7976</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Justin Dodd</u>	<u>0601010</u>	<u>justin@nrgrealtygroup.com</u>	<u>(214)534-7976</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Layton Lowry</u>	<u>0725411</u>	<u>layton@nrgrealtygroup.com</u>	<u>(972)989-8611</u>
Licensed Supervisor of Sales Agent/ Associate 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

IABS 1-1



3717 S COUNTY RD 1232, MIDLAND, TX 79706

CONTACT BROKERS:

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