

1.8 ACRE RV PARK & STORAGE FRONTING HWY 385 - INCOME PRODUCING

114 Betty Lou Dr, Odessa, TX 79766

LAND FOR SALE



JOHN W. B. MCDANIEL, SIOR

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NRG REALTY GROUP

NRGREALTYGROUP.COM



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OFFERING SUMMARY

Sale Price:	\$825,000
Potential Rental Income:	\$20,000+/Mo
Lot Size:	1.81 Acres
RV Hookups:	36 Spots
Mini Storage Units:	55 Units
Zoning:	None

PROPERTY OVERVIEW

Explore the opportunity of this income producing mini storage and RV Park in South Odessa! The lot is 1.81 Acres featuring 55 mini storage units and 36 full RV hookups with water, septic, and electric. The site is secured by a 8' tall solid steel fence with 4 automatic electric gates. The 55 shipping containers measure 8' wide by 20' long - 13 of which are currently leased. Other amenities include city water to the property and (2) 6,000 gallon septic tanks. This property has the potential to produce over \$20,000/mo by renting the 36 RV spots and 55 mini storage units. Contact John McDaniel for more details on this opportunity.

LOCATION OVERVIEW

This property is located at the corner of Betty Lou Dr and U.S. Hwy 385, also known as S Grant Ave, in Odessa, TX. Approximately 2.7 miles South of Loop 338, 6 miles South of Interstate 20, and 18.7 miles to the Midland International Air & Space Port.

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PROPERTY HIGHLIGHTS

- 1.81 Acre RV Park & Storage
- 36 Full RV Hookups (Water, Septic, Electric)
- 8' Steel Security Fenced w/ 4 Automatic Electric Gates
- 55 Shipping Containers for Storage
- Potential Income of \$20,000/Mo
- City Water to Site
- (2) 6,000 Gallon Septic Tanks
- 5 Camera Video Recording System



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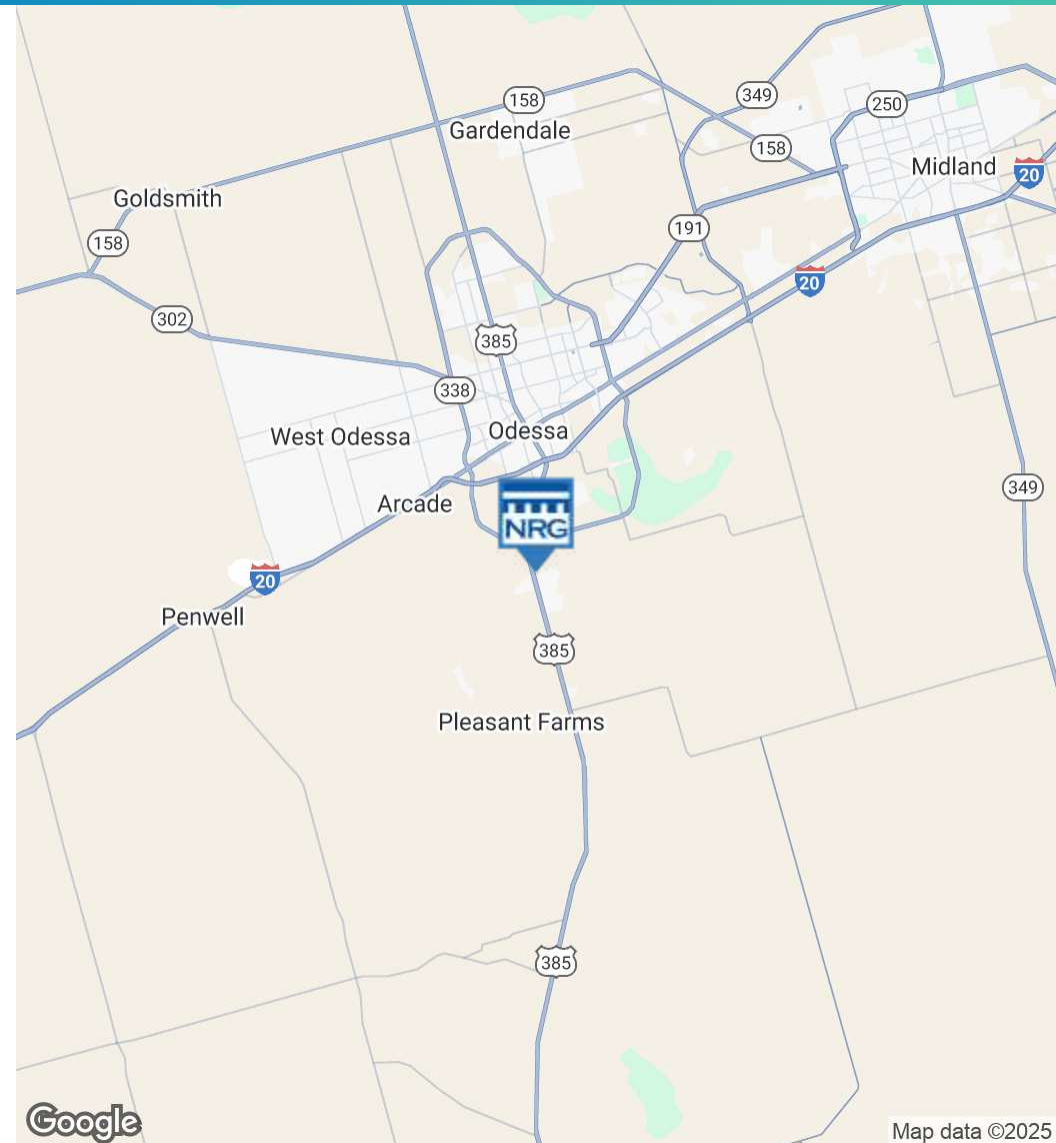
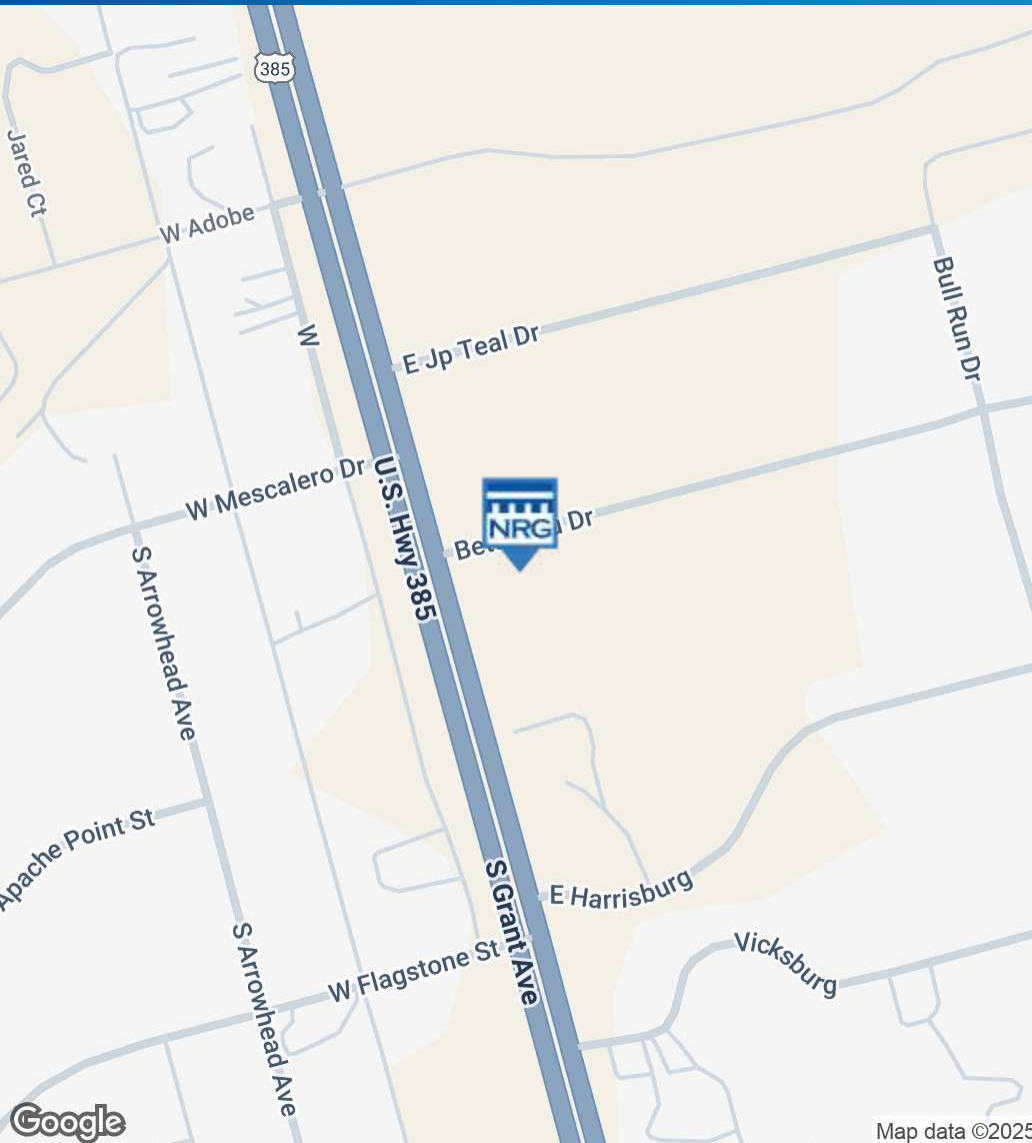
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Information About Brokerage Services

11/2/2015

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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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CONTACT BROKERS:

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