

4 DRIVE-THROUGH BAY SHOP

9519 E County Road 97, Midland, TX 79706

INDUSTRIAL FOR LEASE



DAKOTA FLOWERS

432.895.5656

dakota.flowers@nrgrealtygroup.com

AMY BRASHER BARNETT

432.352.6714

amy.barnett@nrgrealtygroup.com



4 DRIVE-THROUGH BAY SHOP

9519 E COUNTY ROAD 97, MIDLAND, TX 79706

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12,717.00 /Mo (NNN)
Building Size:	8,500 SF
Lot Size:	3.334 Acres
Year Built:	2017

PROPERTY OVERVIEW

This 8,500 SF industrial facility features a functional office and shop layout designed for service-oriented users. The office component includes four private offices, one restroom, and a dedicated IT room. Ceiling heights throughout the shop areas are ± 18.5 feet, allowing for efficient vertical clearance for equipment and vehicle servicing. The property includes two separate shop buildings connected by a drive-through wash-bay. Shop Building 1 measures $\pm 70' \times 40'$ and is equipped with (4) $14' \times 14'$ overhead doors. The wash-bay measures $\pm 20' \times 40'$ and maintains the same 18.5' clear height, making it suitable for full-size trucks and equipment. Shop Building 2 measures $\sim 50' \times 40'$ and also includes four $14' \times 14'$ overhead doors. This layout lends itself well to operators needing dedicated service bays with a centralized wash and transition area separating primary workspaces. The site is 3.334 Acres fully fenced. This property is available for sublease through 4/30/2027. Contact Amy or Dakota for more details.

LOCATION OVERVIEW

From the intersection of I-20 and E Loop 250, head southeast on Loop 250 for ~ 0.2 miles, then continue onto N County Road 1130 for about 0.5 miles. Stay on S County Road 1130 for roughly 1.0 mile before turning left onto Nathan Heidelberg Memorial Highway and proceeding for ~ 4.0 miles. Turn left onto S County Road 1090 and continue for 0.3 miles, then turn left onto E County Road 97. The destination will be on the right after ~ 0.2 miles.

DAKOTA FLOWERS

432.895.5656
dakota.flowers@nrgrealtgroup.com

AMY BRASHER BARNETT

432.352.6714
amy.barnett@nrgrealtgroup.com



4 DRIVE-THROUGH BAY SHOP

9519 E COUNTY ROAD 97, MIDLAND, TX 79706

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 8,500 SF on 3.334 Acres
- 4 Offices, 1 Bathroom
- 4 Drive-Through bays
- (8) 14'x14' Overhead Doors
- Wash-Bay
- Sublease Term Through April 30, 2027



DAKOTA FLOWERS

432.895.5656

dakota.flowers@nrgrealtygroup.com

AMY BRASHER BARNETT

432.352.6714

amy.barnett@nrgrealtygroup.com



4 DRIVE-THROUGH BAY SHOP

9519 E COUNTY ROAD 97, MIDLAND, TX 79706

ADDITIONAL PHOTOS



DAKOTA FLOWERS

432.895.5656

dakota.flowers@nrgrealtygroup.com

AMY BRASHER BARNETT

432.352.6714

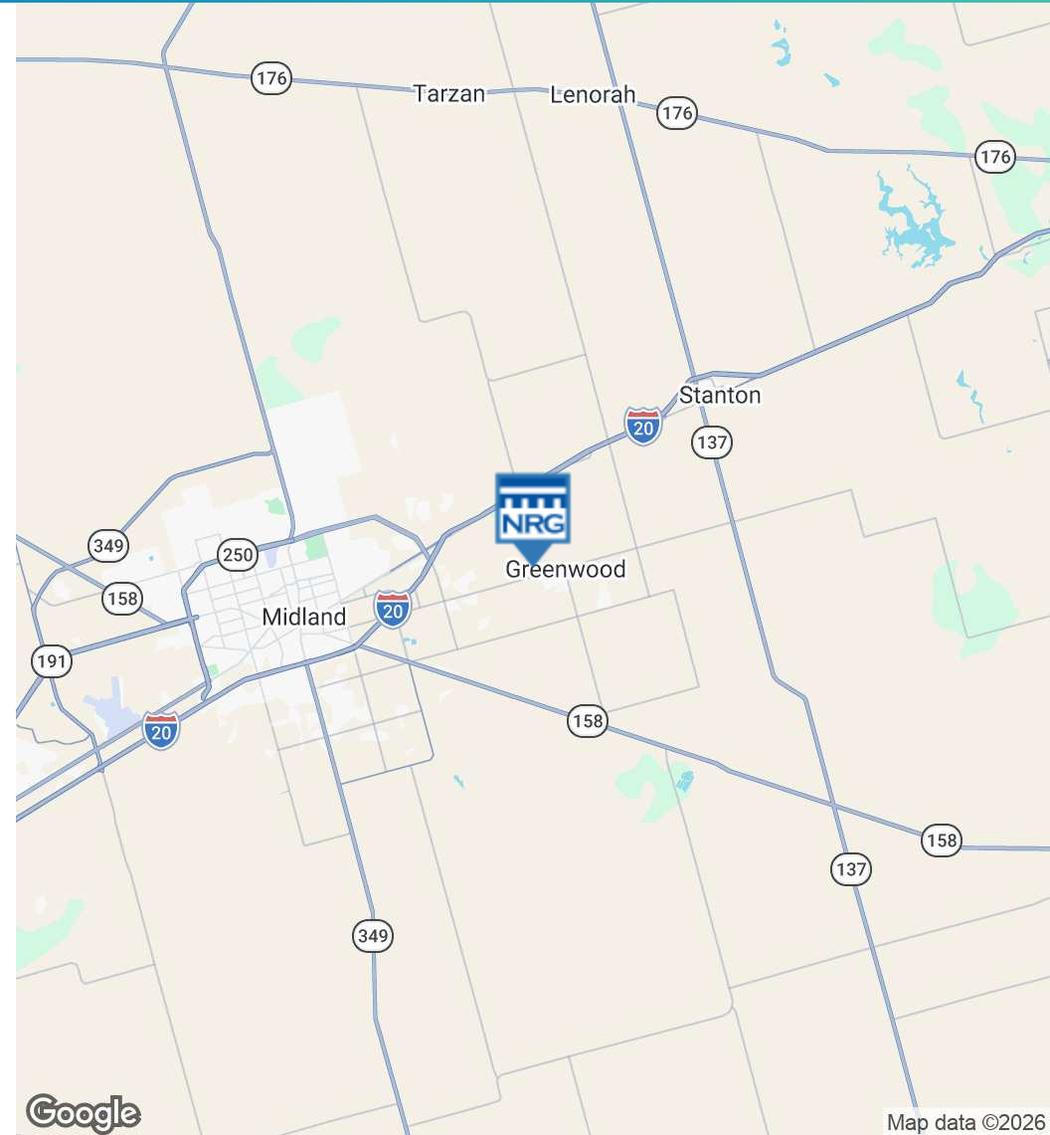
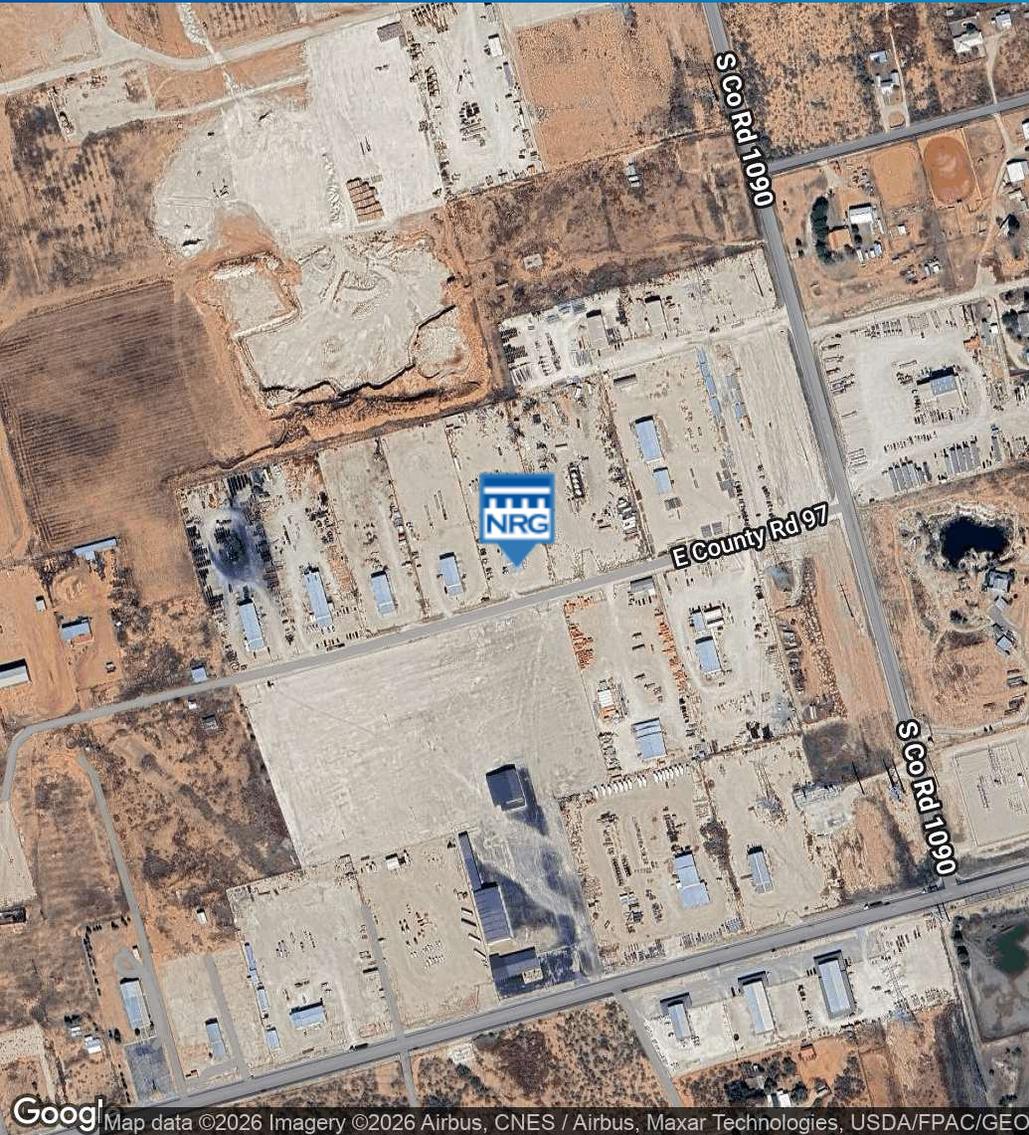
amy.barnett@nrgrealtygroup.com



4 DRIVE-THROUGH BAY SHOP

9519 E COUNTY ROAD 97, MIDLAND, TX 79706

LOCATION MAP



DAKOTA FLOWERS

432.895.5656

dakota.flowers@nrgrealtygroup.com

AMY BRASHER BARNETT

432.352.6714

amy.barnett@nrgrealtygroup.com





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.

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:
 - 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.

NRG REALTY GROUP LLC	9004023	justin@nrgrealtgroup.com	2145347976
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JUSTIN DODD	0601010	justin@nrgrealtgroup.com	2145347976
Designated Broker of Firm	License No.	Email	Phone
Dakota Flowers	823743	dakota.flowers@nrgrealtgroup.com	432-895-5656
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



9519 E COUNTY ROAD 97, MIDLAND, TX 79706

CONTACT BROKERS:

JUSTIN DODD

214.534.7976

jus_n@nrgrealtgroup.com

DAKOTA FLOWERS

432.895.5656

dakota.flowers@nrgrealtgroup.com

AMY BRASHER BARNETT

432.352.6714

amy.barnett@nrgrealtgroup.com

NRG REALTY GROUP

DALLAS OFFICE

6191 State Hwy 161, Suite 430, Irving, TX

214.432.7930

MIDLAND OFFICE

1611 W Illinois Ave, Midland, TX 79701

432.363.4777

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.