

UNDERGOING RENOVATIONS: OFFICE/WAREHOUSE WITH MAN CAMP

9507 FM 307, Greenwood, TX 79706

INDUSTRIAL FOR LEASE



JUSTIN DODD
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NRG REALTY GROUP
NRGREALTYGROUP.COM



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EXECUTIVE SUMMARY

9507 FM 307, GREENWOOD, TX 79706



OFFERING SUMMARY

Lease Rate:	\$7,500.00 /Mo (NNN)
Building Size:	5,369 SF
Lot Size:	4.13 Acres
Year Built:	2013
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Don't miss this excellent opportunity to set up shop and house employees just East of Midland in Greenwood, TX. Newly managed by NRG Realty Group, this property is undergoing updates and expansions to better suit industrial companies in the Permian Basin. The existing main building will feature a new 25'x40' wash-bay making this property 5,369 SF total. The office includes a reception area, 4 private offices, kitchenette, and bathroom. The 60'x40' shop features (2) 12'x14' insulated doors (1 manual, 1 automatic). There is a 12'x23' buildout in the shop forming a storage room and a laundry room with W/D hookups. The building is serviced by single phase power. A 750 SF storage warehouse hosts a water well, 2 pressure tanks, and poly tanks for providing water to the trailer hookups. The site includes 14 hookups for 4- or 5-bedroom trailers (water and power for each). Contact Justin Dodd for more details.

LOCATION OVERVIEW

This property is located on FM 307 in Greenwood, TX which is just outside of Midland, TX. The area is a few miles from Interstate 20 and TX-158.

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PROPERTY HIGHLIGHTS

- 5,369 SF on 4.13 Acres
- 4 Private Offices, Reception, Kitchenette
- 60'x40' Shop | Single Phase Power
- (2) 12'x14' Insulated Overhead Doors
- 12'x23' Shop Buildout for Storage & Laundry Room
- New 1,000 SF Wash-Bay
- Bonus 1,000 SF Covered Parking
- 14 Hookups for 4- or 5-bedroom Trailers (Water & Power)
- 750 SF Storage Warehouse
- Fully Fenced & Secured Yard



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ADDITIONAL PHOTOS

9507 FM 307, GREENWOOD, TX 79706



JUSTIN DODD

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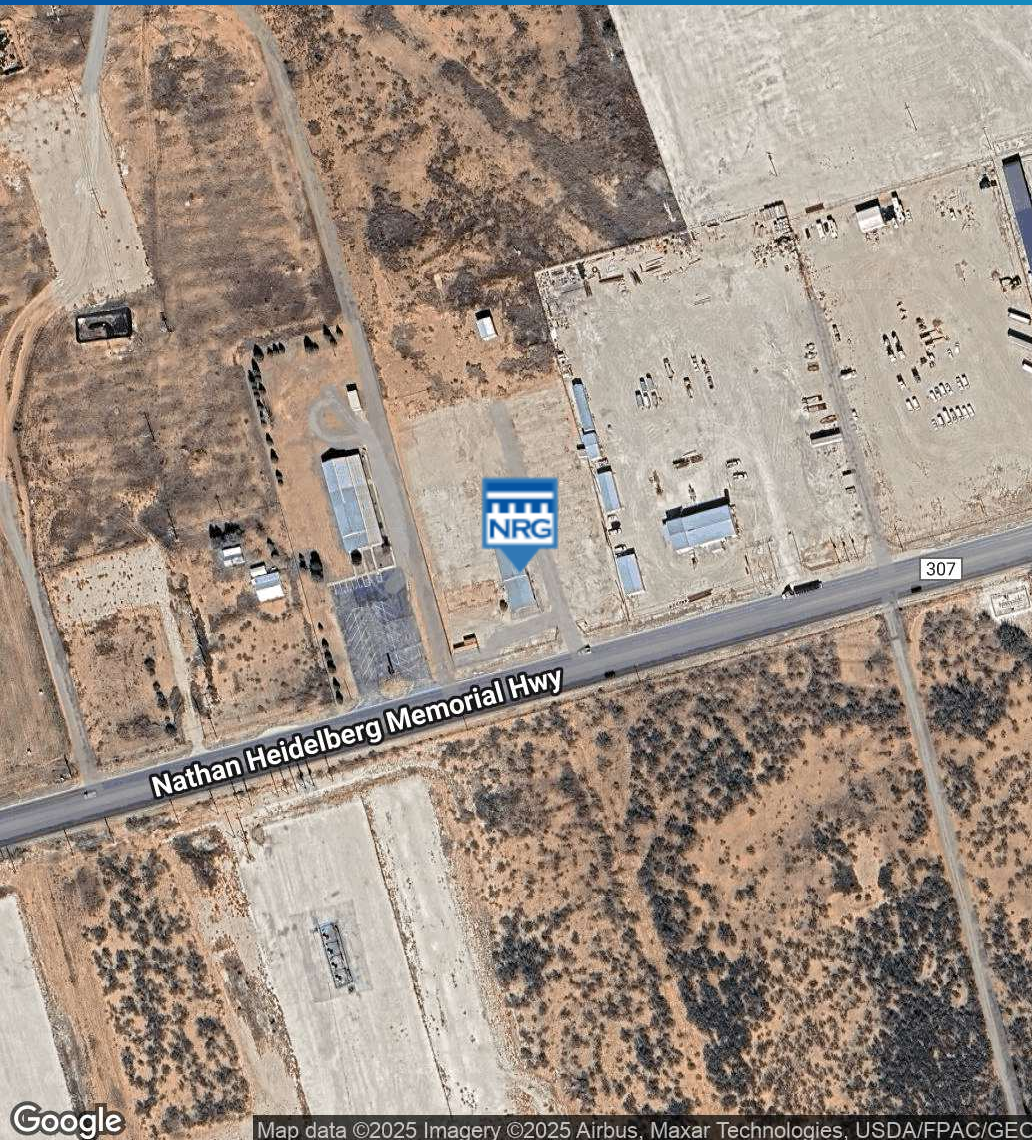
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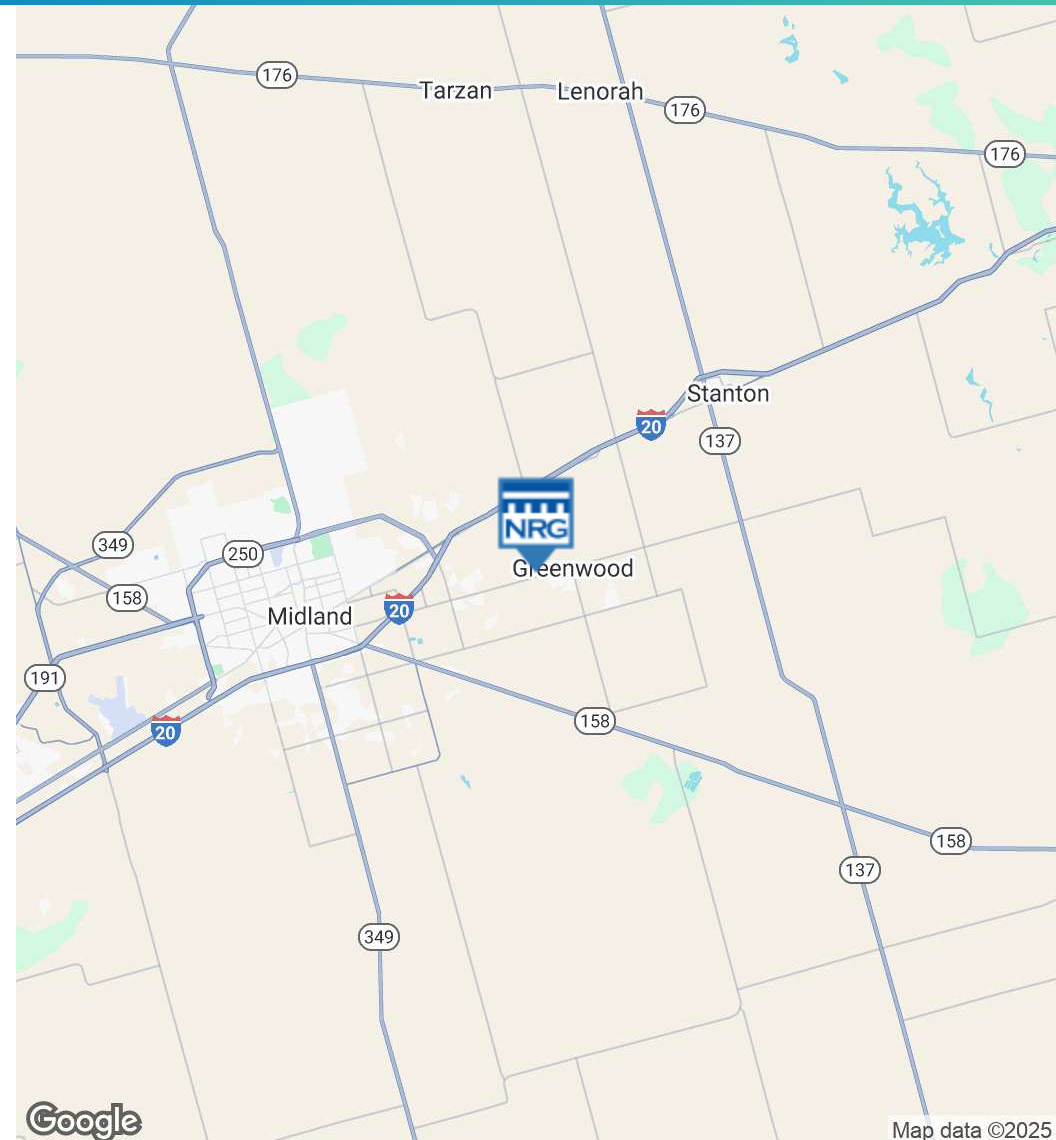
LOCATION MAP

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Google

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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.

NRG Realty Group LLC	9004023	Justin@NRGRealtygroup.com	(214)534-7976
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Justin Dodd	0601010	Justin@NRGRealtygroup.com	(214)534-7976
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

Phone: (214)534-7976

Fax:

Total Directional

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com



9507 FM 307, GREENWOOD, TX 79706

25'x40' WASH-BAY
TO BE ADDED

CONTACT BROKERS:

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NRG REALTY GROUP

DALLAS OFFICE

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