

NEW INDUSTRIAL FACILITY W/ FRONTAGE ON FM 1788

5620 FM 1788 (Lot 2), Midland, TX 79706

INDUSTRIAL FOR SALE AND FOR LEASE



DAKOTA FLOWERS

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NRG REALTY GROUP

NRGREALTYGROUP.COM



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EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Sale Price: | \$3,339,375 |
| Price / SF: | \$195.00 |
| Lease Rate: | \$29,968.75 /Mo (NNN) |
| Building Size: | 17,125 SF |
| Lot Size: | 5.849 Acres |
| Year Built: | 2025 |
| Zoning: | Outside City Limits |

PROPERTY OVERVIEW

This first-class industrial facility comprises 17,125 SF of total building area situated on 5.849 Acres, offering a highly functional layout tailored for heavy industrial users. The 2,000 SF office area is configured with 7 private offices, a conference room, and a kitchenette. The 2,000 SF mezzanine can be used as additional office, breakroom, or storage. The 13,125 SF shop measures 75'x175'x32' and is 10-ton crane ready, ideal for fabrication, maintenance, or service operations. The shop is equipped with (8) 14'x16' grade-level doors, allowing efficient drive-through access and cross-ventilation. Serviced with approximately 20 GPM water capacity and 3-Phase power, the property delivers exceptional utility for energy, construction, or logistics users seeking prime frontage and accessibility along FM 1788. Contact Dakota Flowers or Amy Brasher Barnett for additional details.

LOCATION OVERVIEW

This property is strategically positioned on FM 1788 with quick access to I-20 and SH 191, offering seamless connectivity between Midland, Odessa, and the greater Permian Basin. Its location provides excellent visibility, efficient logistics routes, and balanced access to both major markets. Infrastructure improvements in the corridor further enhance long-term accessibility and growth potential.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 17,125 SF on 5.849 Acres
- 2,000 SF Office | 13,125 SF Shop
- 2,000 SF Mezzanine Space
- 10-ton Crane Ready
- (8) 14'x16' Overhead Doors
- 3-Phase Power | 20 GPM Water Capacity
- AT&T Fiber Internet in Area



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ADDITIONAL PHOTOS



DAKOTA FLOWERS

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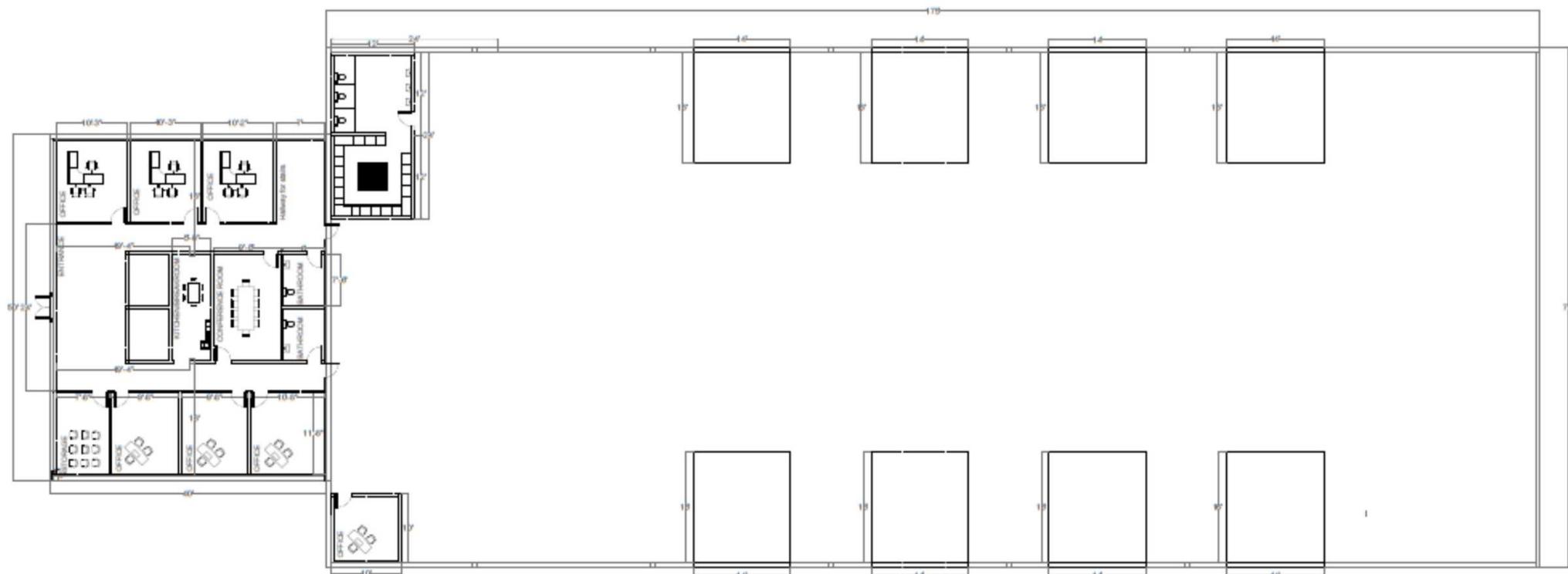
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NEW INDUSTRIAL FACILITY W/ FRONTAGE ON FM 1788

FLOOR PLAN

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ADDITIONAL LOTS AVAILABLE



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RETAIL 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.



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@nrgrealtygroup.com | 2145347976 |
| 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 |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Dakota Flowers | 823743 | dakota.flowers@nrgrealtygroup.com | 432-895-5656 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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CONTACT BROKERS:

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