

FOR SALE



5735 SW 7000, Andrews, TX, Andrews, TX 79714

DIVERSIFIED ENERGY COMPANY

BILL SCOTT

432.682.1111

bill@midlandtexasrealestate.com



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All

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PROPERTY INFORMATION

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5735 SW 7000, Andrews, TX | Andrews, TX 79714

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located at 5735 SW 7000 in Andrews, TX, this industrial property offers a practical opportunity for an owner-user or investor seeking functional commercial space with strong operational potential. The property is designed to support a range of industrial uses, with a layout that can accommodate storage, distribution, light manufacturing, or service-oriented operations. Its straightforward configuration and flexible industrial zoning appeal to buyers looking for efficiency and long-term utility.

PROPERTY HIGHLIGHTS

- Industrial property suited for owner-user or investor acquisition
- Flexible layout supports multiple operational uses
- Ideal for storage, distribution, or light manufacturing
- 17,945 SF office space & 5,536 SF warehouse/shop
- 64.33 acres, 5.0 acre fenced and lighted laydown yard

OFFERING SUMMARY

Sale Price:	\$2,635,000.00
Lot Size:	64.33 Acres
Building Size:	23,841 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	0	0	3
Total Population	0	2	12
Average HH Income			\$161,677

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LOCATION DESCRIPTION

Discover the ideal location for Industrial/Manufacturing investment at Andrews, Texas. Positioned in the heart of the Permian Basin, this thriving area is renowned for its robust energy sector, with major companies like Exxon Mobil and Chevron making substantial investments. The strategic location provides easy access to major transportation routes, including Highway 385 and Interstate 20, making logistics a breeze. Andrews offers a supportive business environment, a skilled workforce, and a pro-business local government, making it an attractive prospect for investors. The area also boasts a strong sense of community and a range of amenities, ensuring a high quality of life for employees and residents.

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Two (2) prefabricated metal skin over steel frame buildings. One office and one warehouse/shop
- 64.33 acres
- 5.0 acre fenced and lighted laydown yard
- 17,945 SF of office and multi-use space
- 5,536 SF shop/warehouse
- No zoning restrictions
- Effective age 9 years, built in 2017
- 81,473 SF of asphalt for ample parking
- Terrific cafe for employee dining
- Large auditorium style meeting room
- Individual offices and cubicle areas
- Training or meeting room

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LOCATION INFORMATION

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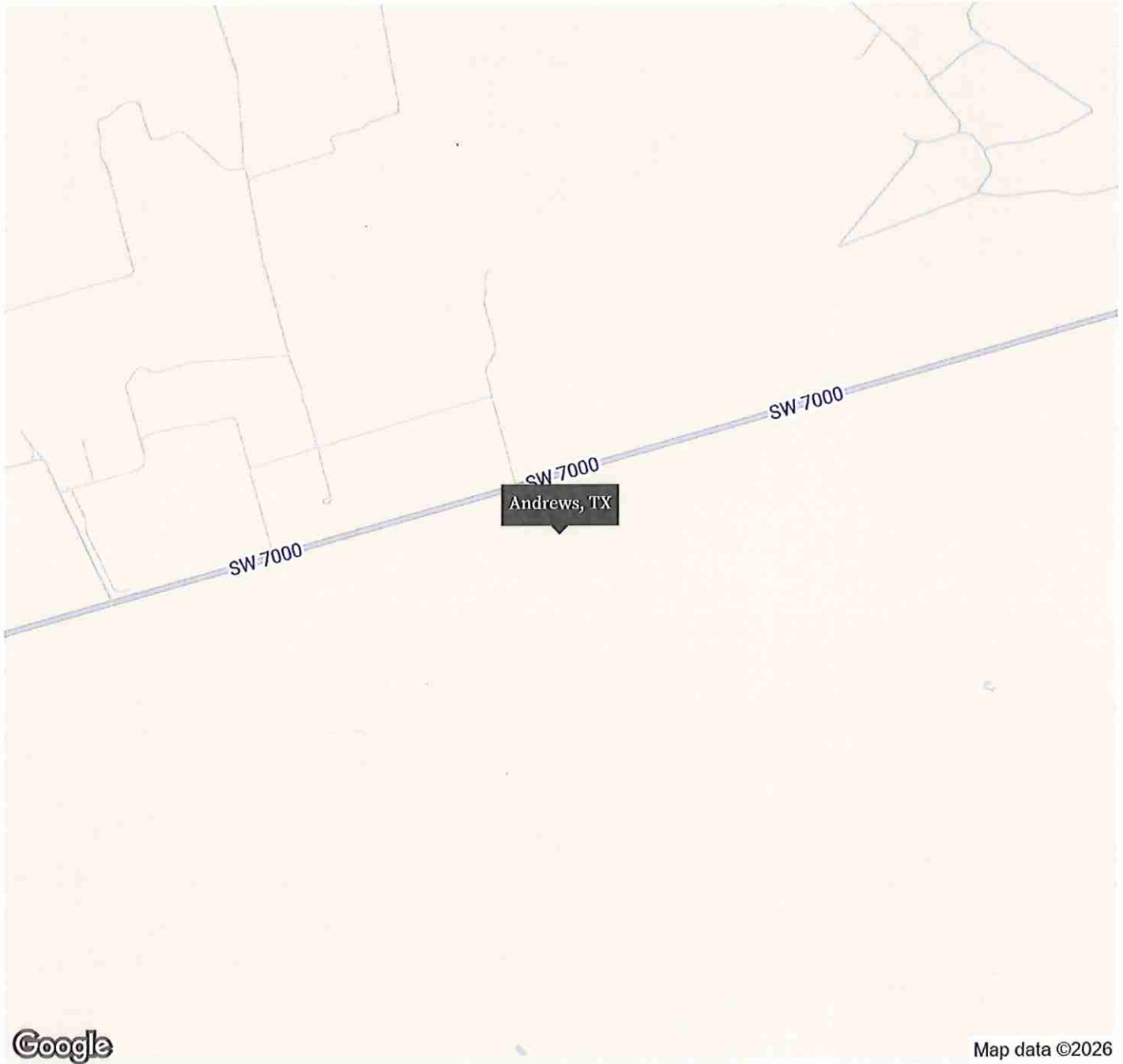
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REGIONAL MAP



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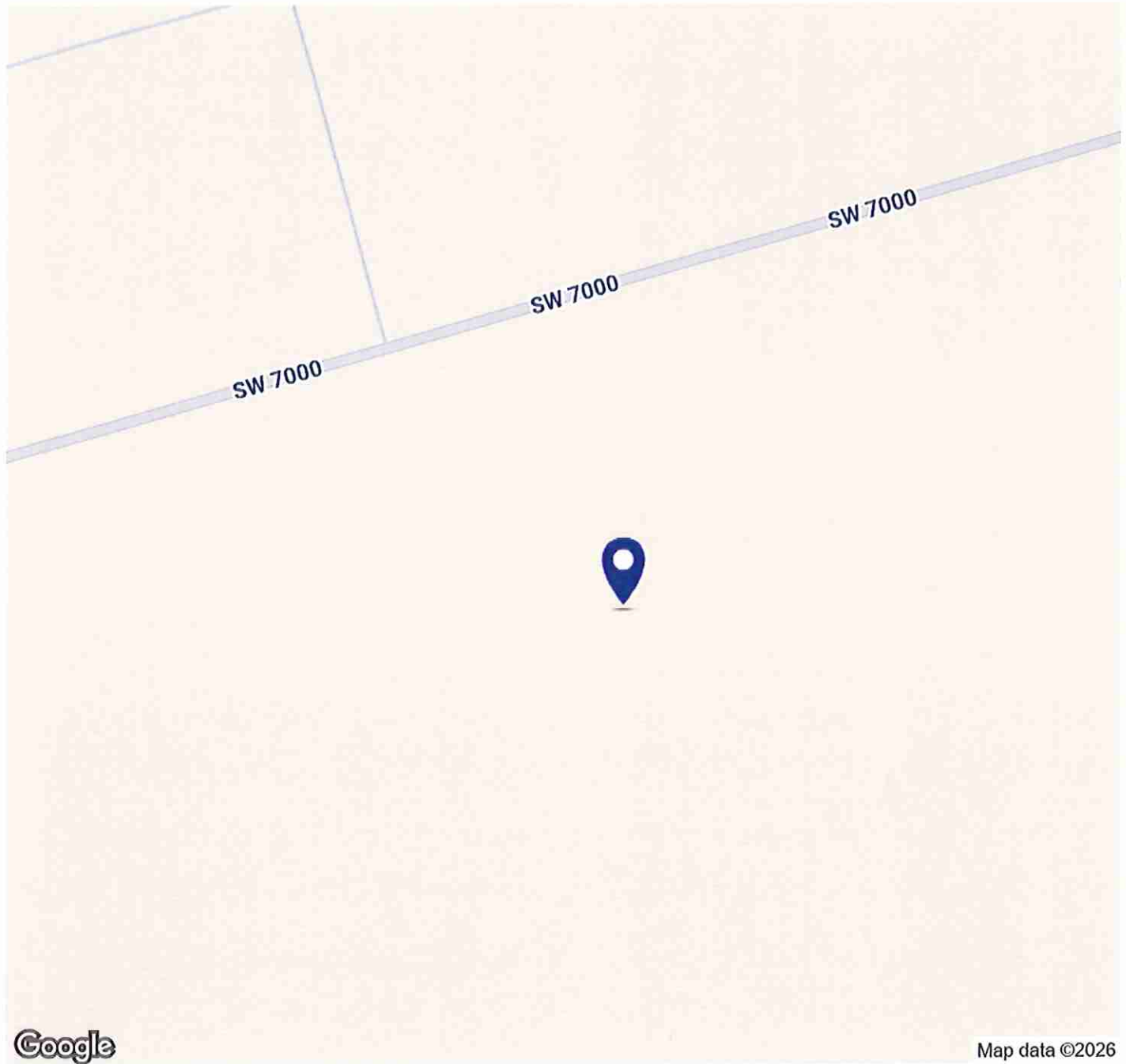
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LOCATION MAP



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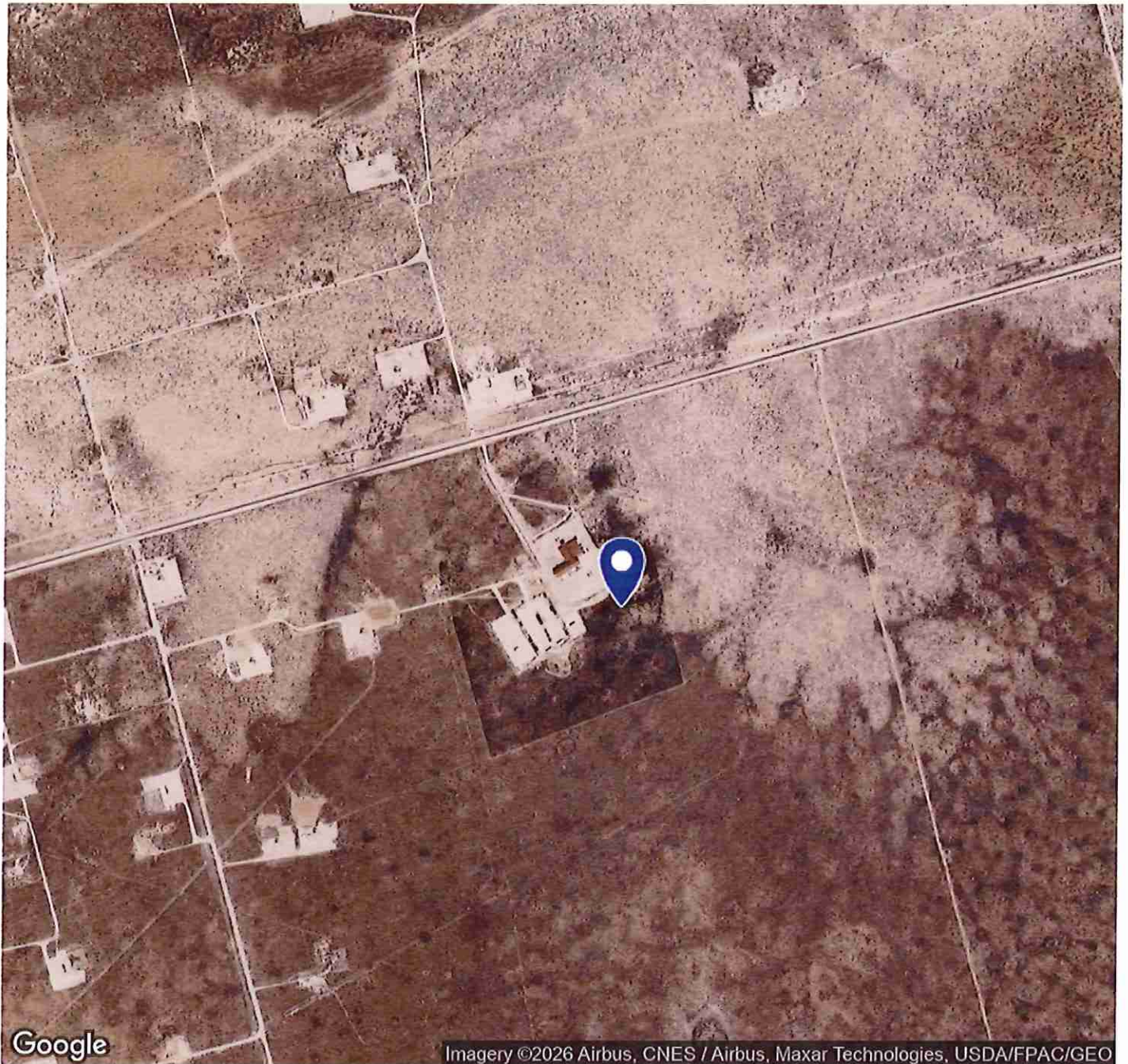
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AERIAL MAP



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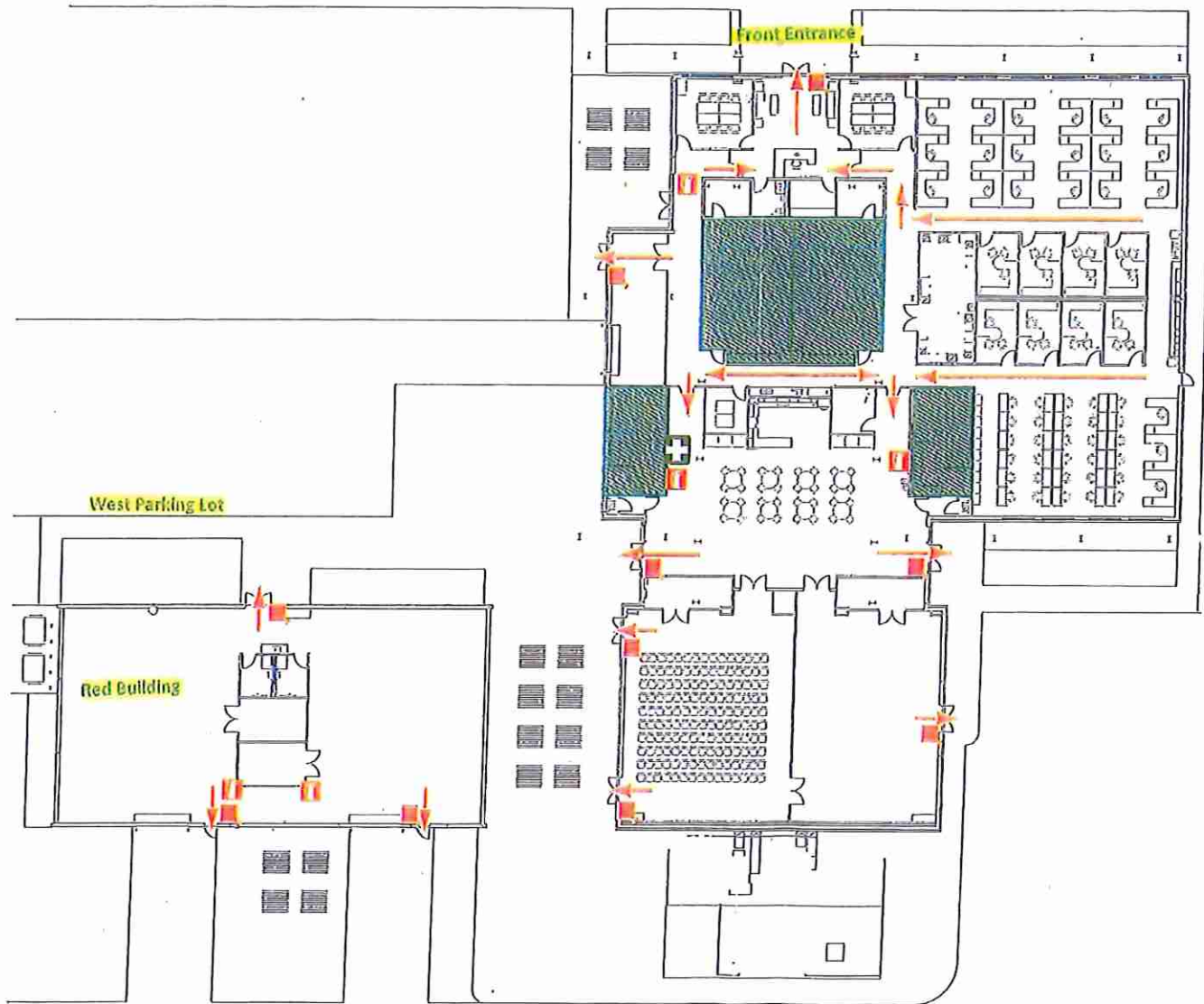
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SITE PLANS



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