



PRICE: \$1,300,000

4111 S CR 1276

Midland, TX 79711

John Elphick, CCIM
432.553.9253
john@moriahgroup.net

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Property Description

Built for the Permian. Central location. Robust construction. Office and lower 7' of shop is exposed aggregate concrete panels. 22' eave height in shop with 5Ton crane, heavy electricity, gas heaters, air, paint booth, skylights, 4 - 14'x16' OHDs. Yard and parking is all asphalt. 2 Bedroom, kitchen, bath, and garage living unit in line with office.

Property Highlights

- 6000 SF Fabrication facility with heavy electrical and 5T crane
- 5000 SF warehouse/assembly/parts
- 2500 SF office
- 2000 SF residential unit
- Easy access to I-20, Bus 20, and FM 1788

Location Description

Ideal central location south of the Midland International Airport, ½ mile east of FM 1788, one block north of I-20. Easy access to FM 1788, I-20 and Bus 20.

Offering Summary

Sale Price:	\$1,300,000
Lot Size:	2.8 Acres
Building Size:	15,336 SF

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 **MORIAH**
BROKERAGE SERVICES, LLC

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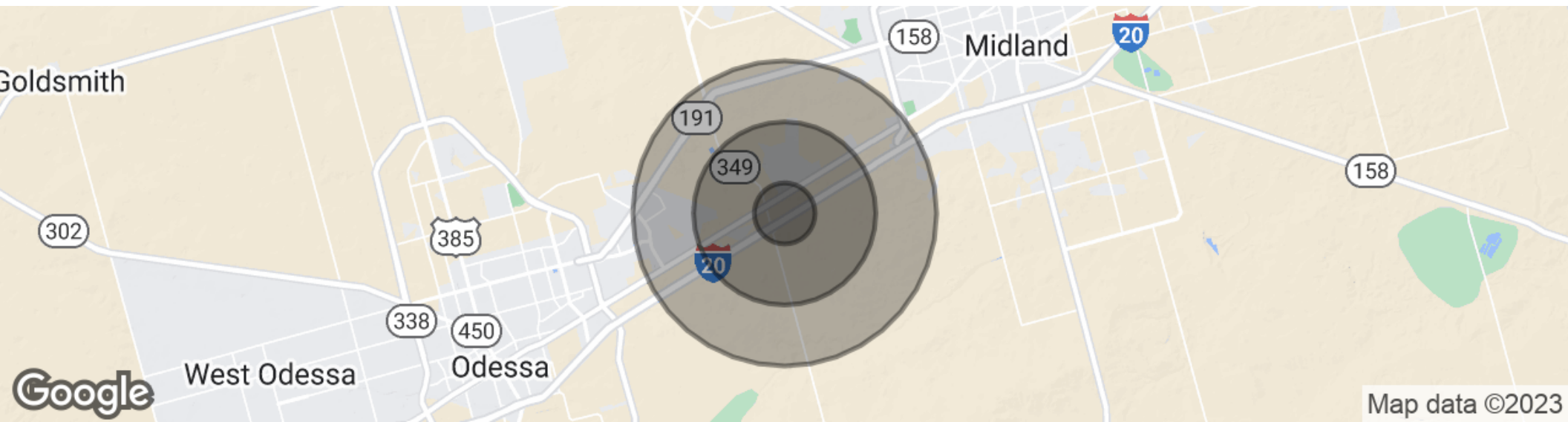
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Population	1 Mile	3 Miles	5 Miles
Total Population	328	2,469	10,069
Average Age	29.8	30.3	33.6
Average Age (Male)	29.1	29.1	32.7
Average Age (Female)	31.0	31.4	33.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	109	931	4,220
# of Persons per HH	3.0	2.7	2.4
Average HH Income	\$87,658	\$87,924	\$100,528
Average House Value	\$148,862	\$180,745	\$202,510

* Demographic data derived from 2020 ACS - US Census

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Contact Broker:

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