

# FULLY REMODELED OFFICE & CRANE READY WAREHOUSE

INDUSTRIAL FOR SALE OR LEASE

**8126 N COUNTY RD W**

ODESSA, TX 79764

## CONTACT BROKERS:

**JOSH TARDY**

806.681.7710

[josh@nrgrealtgroup.com](mailto:josh@nrgrealtgroup.com)

**TUCKER SCHNEEMANN**

432.661.4880

[tucker@nrgrealtgroup.com](mailto:tucker@nrgrealtgroup.com)



**NRG REALTY GROUP**

[NRGREALTYGROUP.COM](http://NRGREALTYGROUP.COM)



# FULLY REMODELED OFFICE & CRANE READY WAREHOUSE

8126 N COUNTY RD W, ODESSA, TX 79764



## OFFERING SUMMARY

Sale Price:	\$425,000
Price / SF:	\$138.44
Lease Rate:	\$4,401.86 /Mo (NNN)
Building Size:	3,070 SF
Lot Size:	0.609 Acres
Year Built:	1959
Renovated:	2024
Zoning:	Commercial

## PROPERTY OVERVIEW

Perfect fit for a oilfield service company - elevate your operations in this fully renovated property featuring office and warehouse space. The 570 SF remodeled office features contemporary finishes that create an inviting atmosphere to impresses clients. There are two spacious offices, a conference room, a large lobby/reception area, kitchenette, and 2 restrooms. The 2,500 SF warehouse is built crane ready with two brand new 16' grade-level doors, and an 18' eave height perfect for all your storage and operational needs. The property is nestled on 0.609 Acre corner lot offering outdoor space for expansion or additional storage. The whole property has been cleaned, contact Josh Tardy for more details or to schedule a tour.

## LOCATION OVERVIEW

This parcel is a corner lot on N County Rd W (FM 1882) & W 83rd St between Loop 338 and Highway 385 in Odessa, TX. This area is in the NE quadrant of Odessa near the Odessa-Schlemeyer Field Airport.

### JOSH TARDY

806.681.7710

josh@nrgrealtgroup.com

### TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealtgroup.com



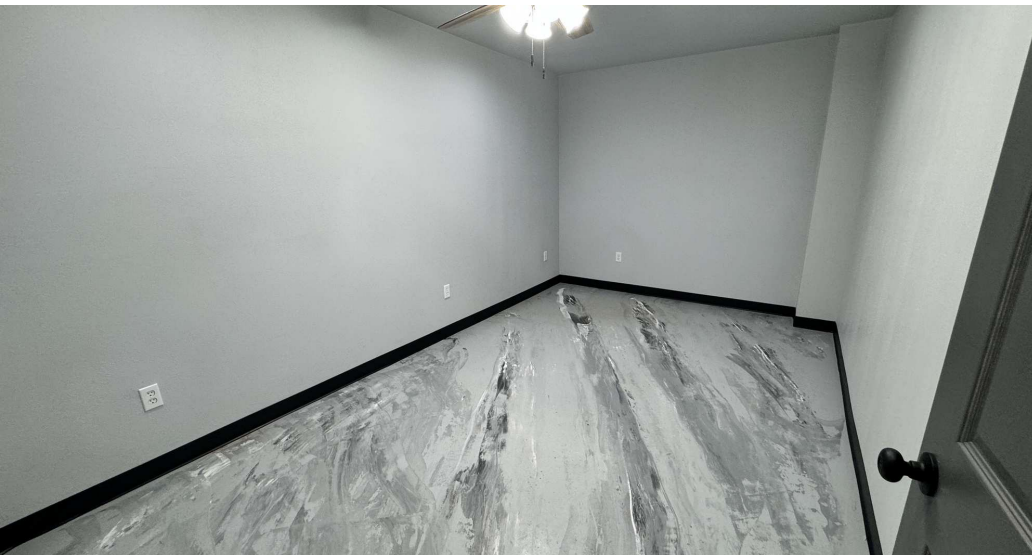
# FULLY REMODELED OFFICE & CRANE READY WAREHOUSE

8126 N COUNTY RD W, ODESSA, TX 79764



## PROPERTY HIGHLIGHTS

- 3,070 SF on 0.609 Acres
- Remodeled in 2024
- 570 SF Office | Brand New Cabinets
- 2 Spacious Offices
- Conference Room
- 2 Restrooms
- Large Lobby/Reception Area
- 2,500 SF Warehouse
- (2) 16' Grade-Level Doors - Brand New!
- 18' Eave Height | Bridge Crane Ready
- Corner Lot with Yard Access on W 83rd St



**JOSH TARDY**

806.681.7710

josh@nrgrealtgroup.com

**TUCKER SCHNEEMANN**

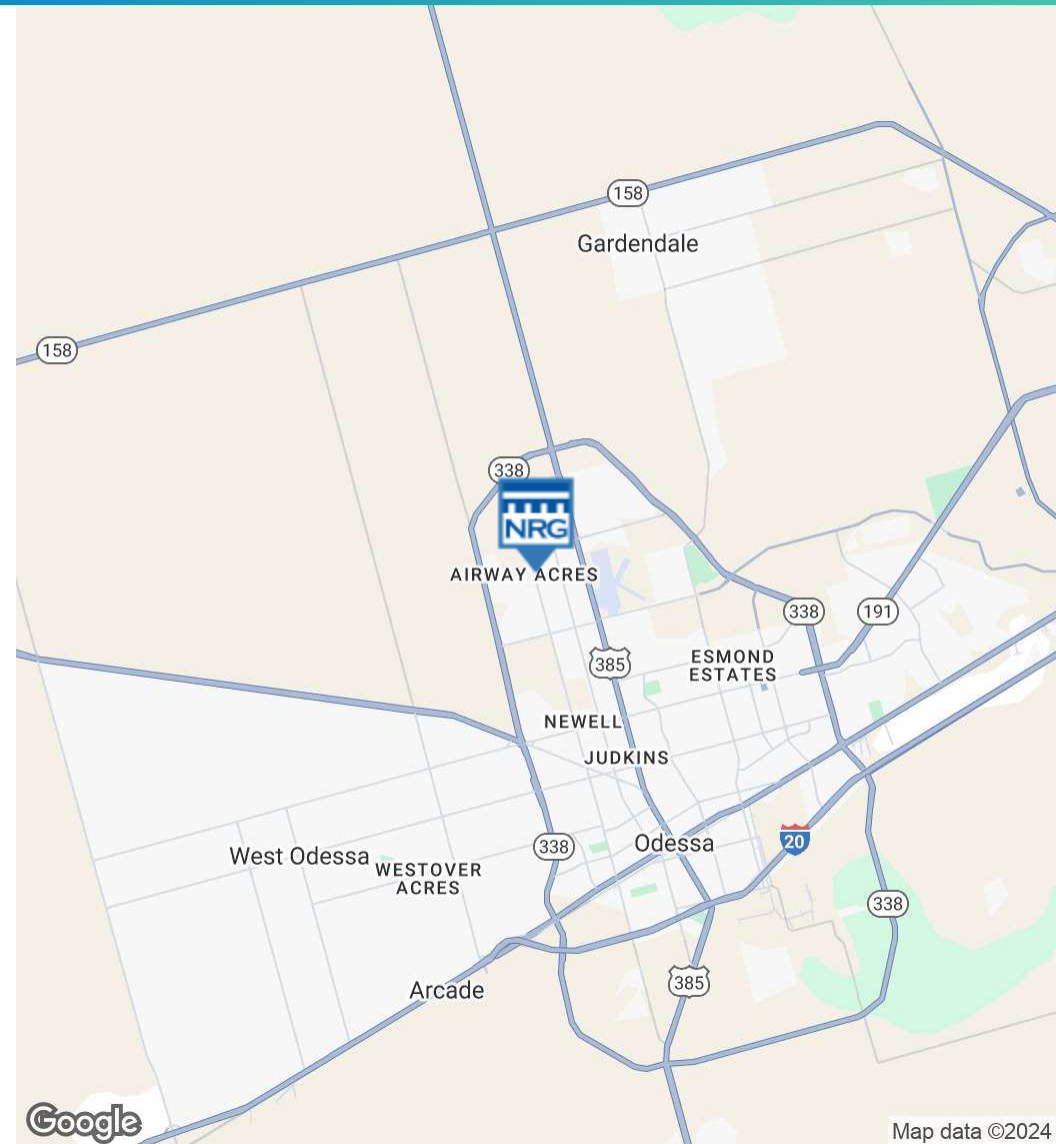
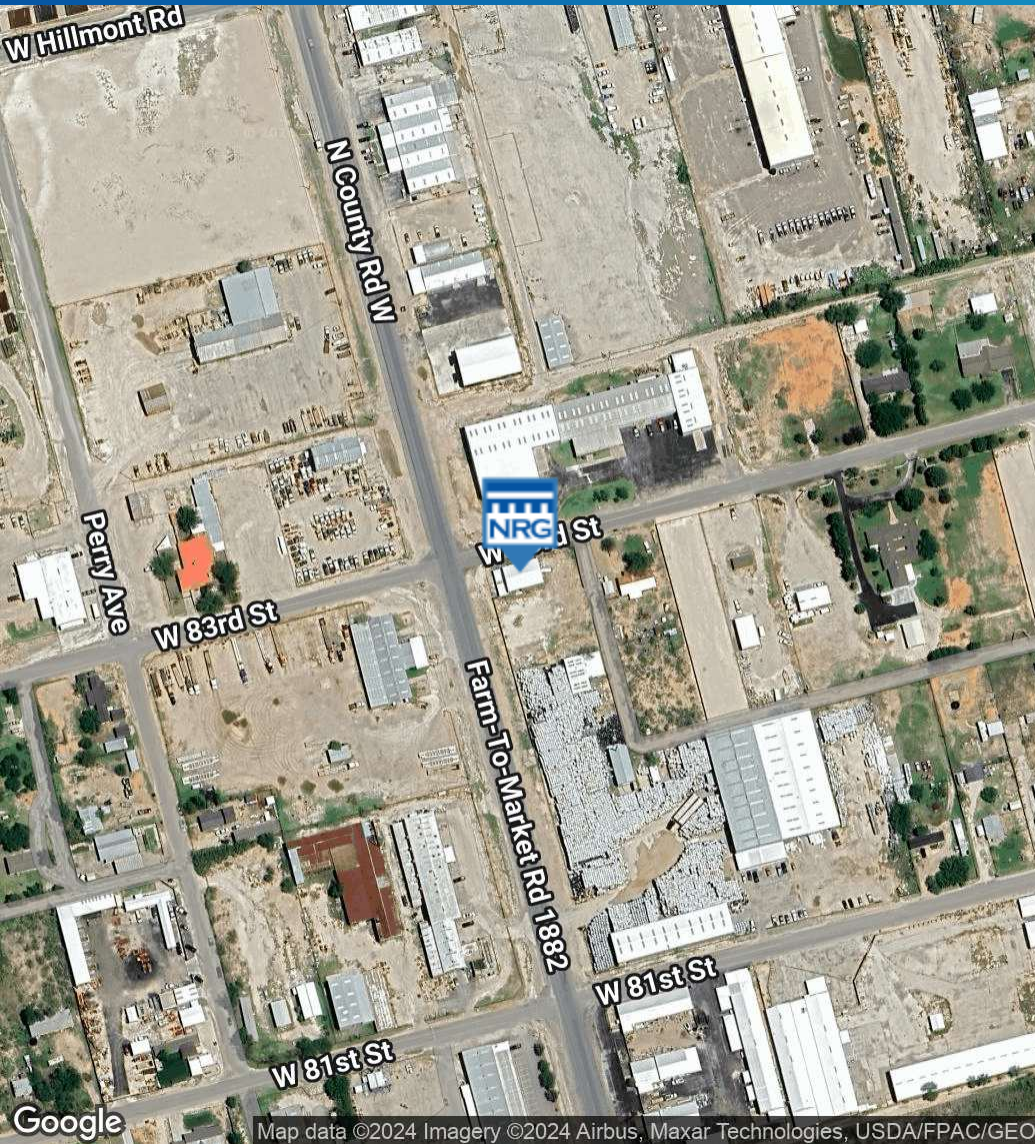
432.661.4880

tucker@nrgrealtgroup.com



# FULLY REMODELED OFFICE & CRANE READY WAREHOUSE

8126 N COUNTY RD W, ODESSA, TX 79764



**JOSH TARDY**

806.681.7710

josh@nrgrealtygroup.com

**TUCKER SCHNEEMANN**

432.661.4880

tucker@nrgrealtygroup.com





# 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.

<b>NRG Realty Group LLC</b>	<b>9004023</b>	<b>Justin@NRGRealtygroup.com</b>	<b>(214)534-7976</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Justin Dodd</b>	<b>0601010</b>	<b>Justin@NRGRealtygroup.com</b>	<b>(214)534-7976</b>
Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Justin Dodd</b>	<b>0601010</b>	<b>Justin@NRGRealtygroup.com</b>	<b>(214)534-7976+-</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TXR-2501

IABS 1-0 Date

NRG Realty Group, LLC, 6191 Highway 161, Suite 430 Irving TX 75038  
Justin Dodd

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



**8126 N COUNTY RD W ODESSA, TX 79764**

**CONTACT BROKERS:**

**JUSTIN DODD**

214.534.7976  
justin@nrgrealtgroup.com

**JOSH TARDY**

806.681.7710  
josh@nrgrealtgroup.com

**TUCKER SCHNEEMANN**

432.661.4880  
tucker@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.