

STANDALONE OFFICE BUILDING DOWNTOWN MIDLAND

808 W Indiana Ave, Midland, TX 79701

OFFICE FOR SALE/LEASE



DYLAN TODD

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NRG REALTY GROUP

NRGREALTYGROUP.COM



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808 W INDIANA AVE, MIDLAND, TX 79701



OFFERING SUMMARY

Sale Price:	\$3,500,000
Price / SF:	\$278.66
Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	12,560 SF
Lot Size:	0.515 Acres
Year Built:	1978
Renovated:	2025
Zoning:	CB

VIRTUAL TOUR

PROPERTY OVERVIEW

Fully remodeled in 2025, this standalone, 2-story office building offers 12,560 SF of useable office space. Beautiful marble and wood details bring class and function to the space. Some of the new renovations include fresh pavement, new elevator, flooring, HVAC, network cable, and appliances such as the ice maker, refrigerator, and microwave. This building hosts multiple private offices, expansive conference rooms, and bathrooms. A newly installed access control system comes with an alarm system providing excellent security. Service by ATT fiber optic internet, city water, city sewer, and TXU electricity. This spacious office building can host 1 or 2 tenants comfortably - contact Dylan Todd for more details on this flexible office space! View the Matterport 360 tour: <https://my.matterport.com/show/?m=2JJ9VjdcuR&mls=1>

LOCATION OVERVIEW

808 West Indiana Avenue is located in the West End neighborhood of Midland, TX - walking distance to the downtown area. The surrounding area is primarily residential mixed with various local businesses, including healthcare facilities, retail shops, and dining establishments, contributing to the community-oriented atmosphere of the neighborhood. This area is just a couple blocks away from major roadways such as W Wall St, Big Spring St, and Industrial Ave providing quick access around town.

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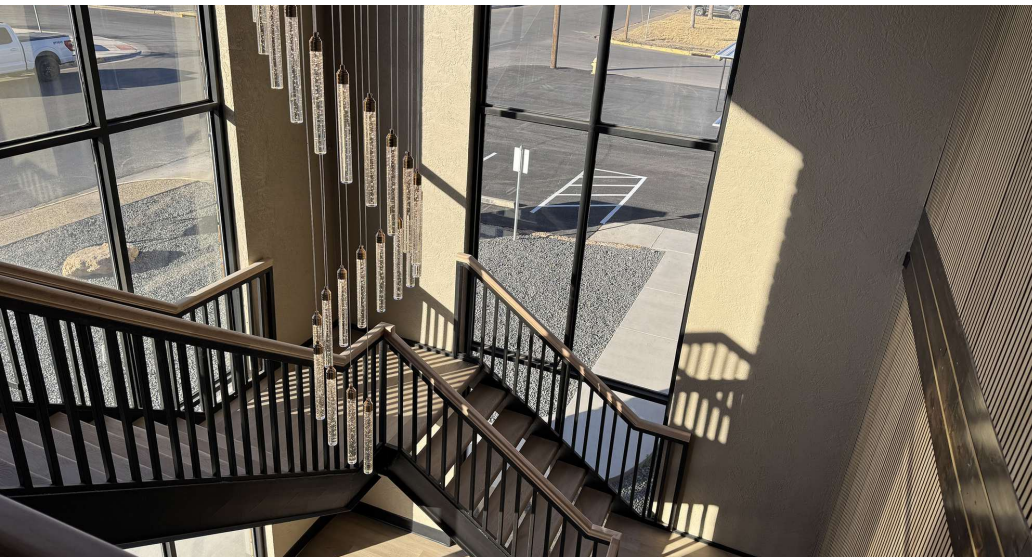
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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 12,560 SF Standalone Office Building
- Marble & Wood Details Throughout
- Fully Remodeled in 2025
- New Flooring, Lights, & Appliances
- New Reverse Osmosis System
- New Tankless Hot Water Heater
- New Access Control System with Alarm System
- New Elevator
- Can be Subdivided - Contact us for Details



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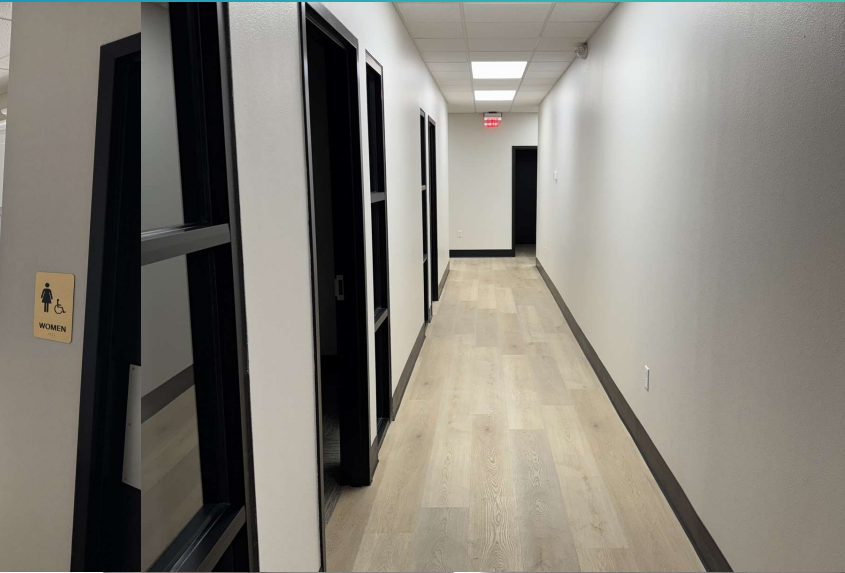
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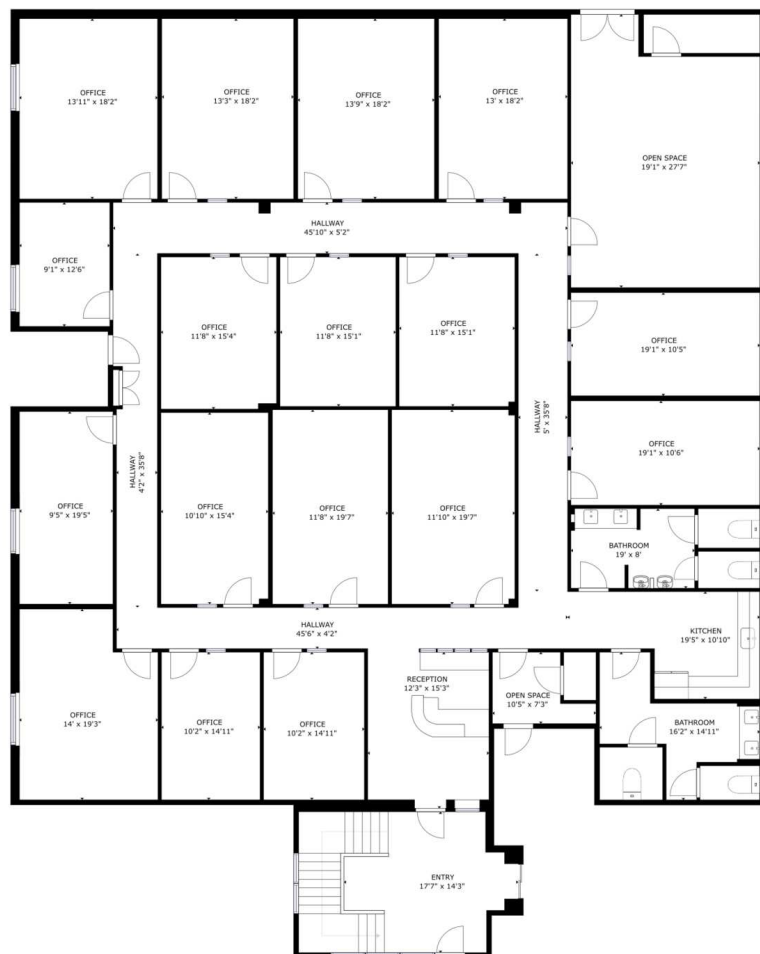
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GROSS INTERNAL AREA
FLOOR 1: 6084 sq ft, FLOOR 2: 6183 sq ft
TOTAL: 12267 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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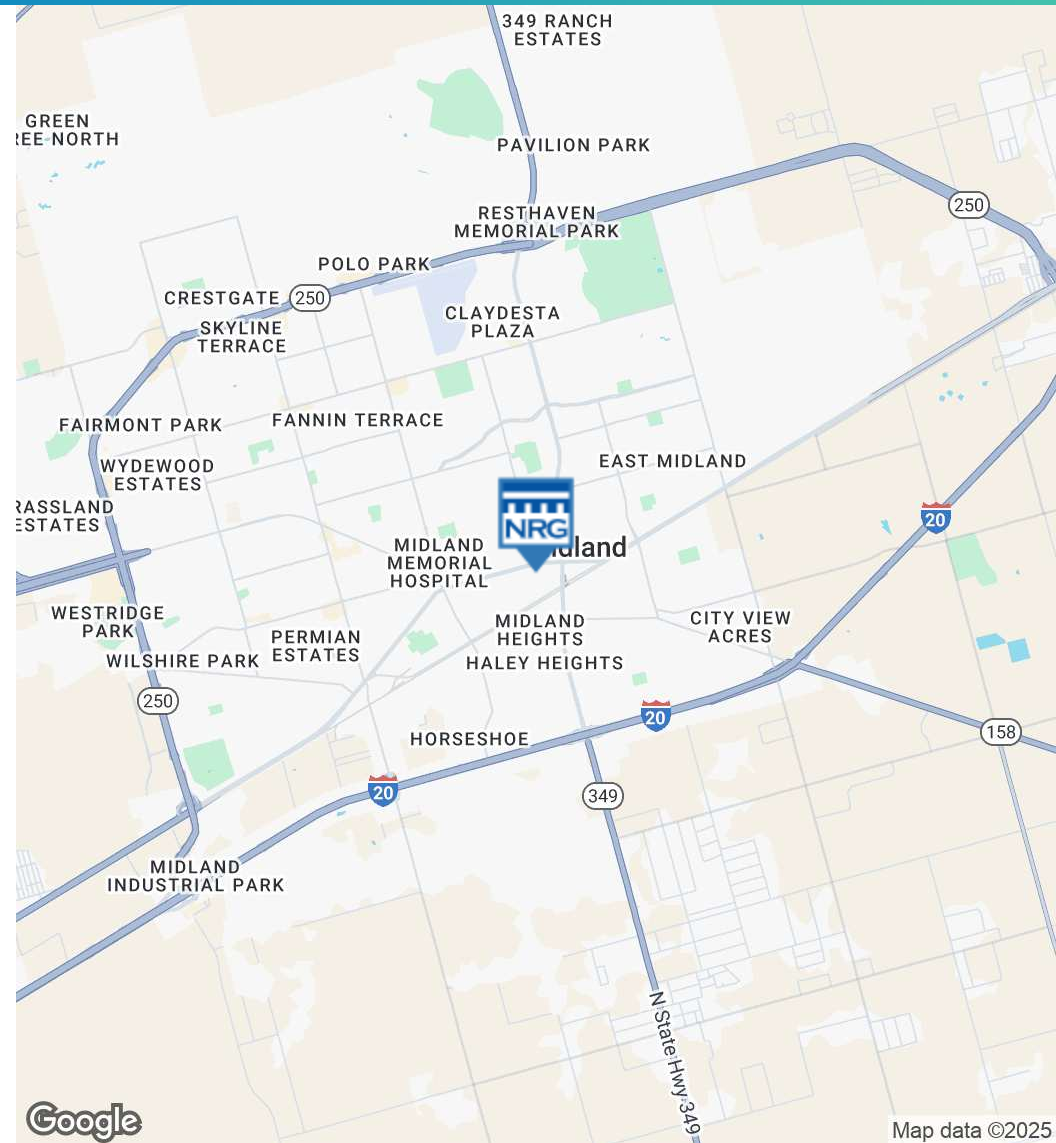
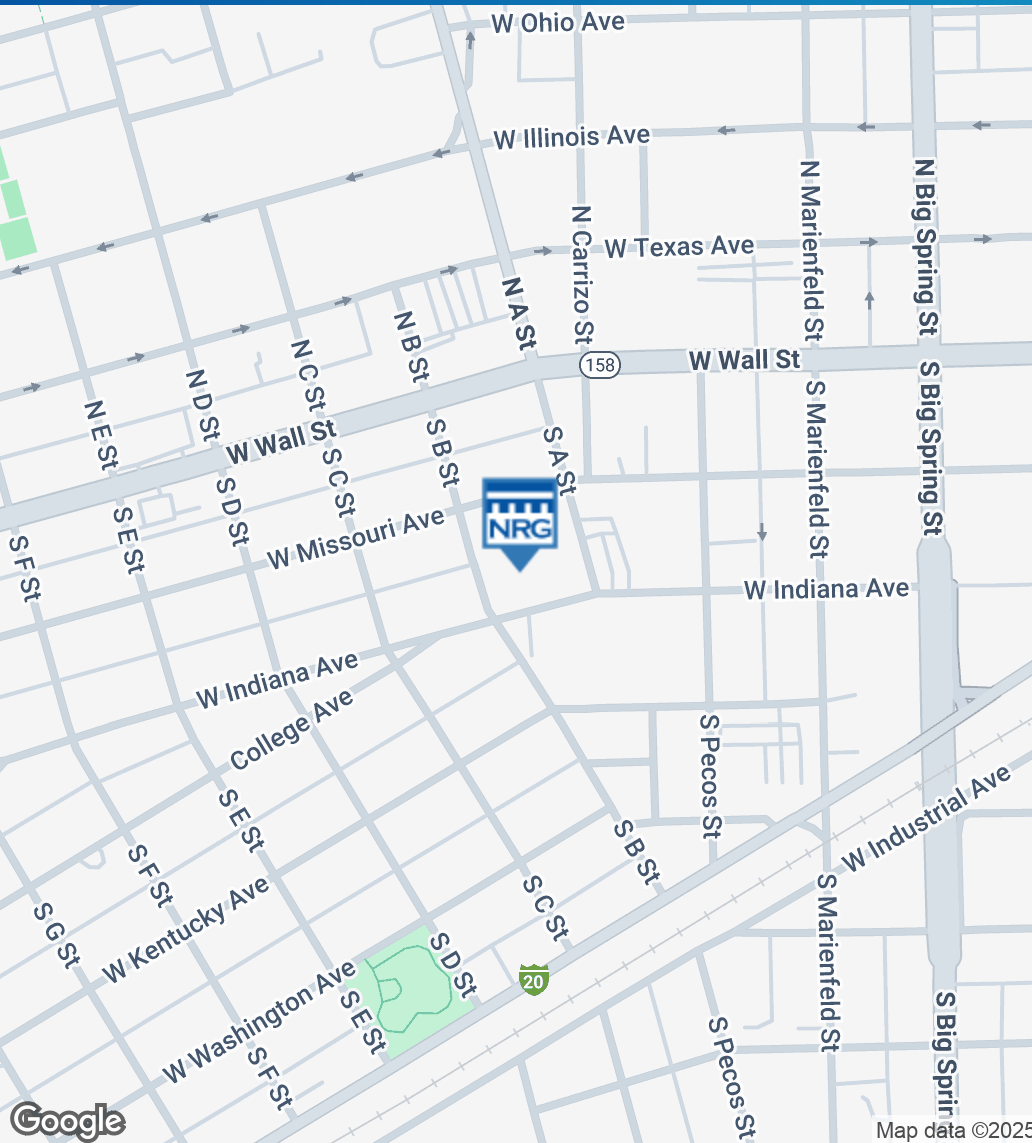
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dylan Todd	0833631	Dylan@NRGRealtygroup.com	(432)234-1881
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

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CONTACT BROKERS:

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