

# OFFICE/WAREHOUSE ON 3 ACRES NEAR HWY 385

1207 NW Mustang Dr, Andrews, TX 79714

INDUSTRIAL FOR SALE



**BRIAN STEFFENILLA**

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brian@nrgrealtgroup.com

**NRG REALTY GROUP**

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





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1207 NW MUSTANG DR, ANDREWS, TX 79714

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$999,999
Price / SF:	\$112.36
Building Size:	8,900 SF
Lot Size:	3 Acres
Year Built:	1980
Zoning:	NZ

### PROPERTY OVERVIEW

This versatile 8,900 SF industrial facility on 3 Acres is well-designed for office and field operations, featuring a balanced mix of professional office space and functional shop area. The office portion includes multiple executive offices, a large conference room, and a spacious open entryway ideal for a reception or product display area. A sizable open workspace provides ample room for IT, dispatch, or collaborative workstations. Additional amenities include a full kitchen, a large break room, and a janitor's closet with an industrial sink. The shop area offers two large bays with 14' overhead doors, along with dedicated restrooms for shop personnel. Outside, the property includes 2,000 SF of covered parking, providing abundant yard space to accommodate a variety of oilfield service operations or equipment storage needs. Contact Brian Steffenilla for additional details.

### LOCATION OVERVIEW

This property is located on NW Mustang Drive in Andrews, TX, just 0.8 miles from Highways 176 and 115, and 2 miles from Highway 385. The site offers convenient access and connectivity throughout Andrews and the greater West Texas region.

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## PROPERTY HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- 8,900 SF on 3 Acres
- Multiple Private Offices, Large Conference Room, Reception Area
- Full Kitchen, Break Room, IT Space
- Industrial Sink
- 14' Overhead Doors
- 2,000 SF Covered Parking



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ADDITIONAL PHOTOS



**BRIAN STEFFENILLA**

214.998.8675

[brian@nrgrealttygroup.com](mailto:brian@nrgrealttygroup.com)

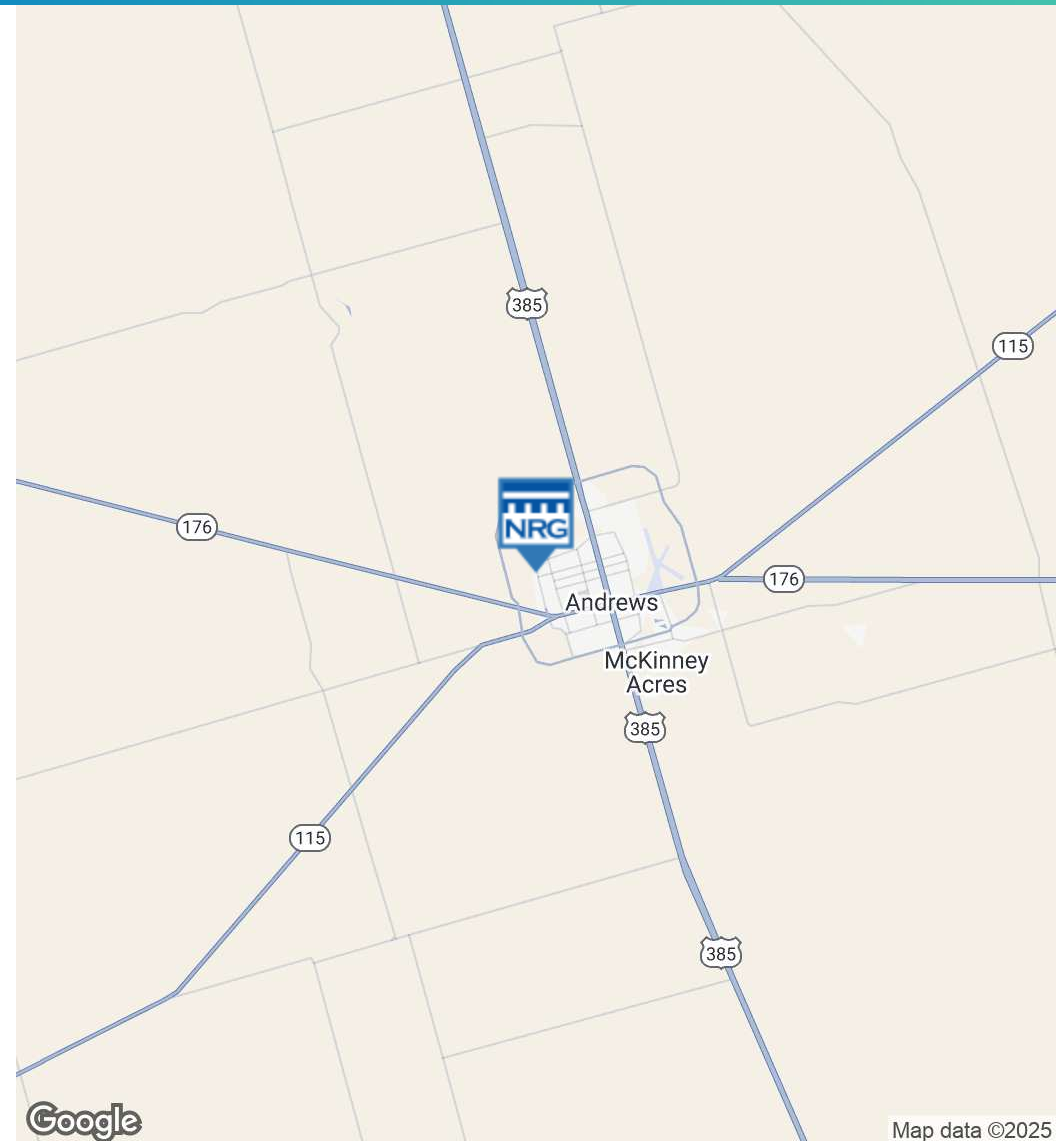
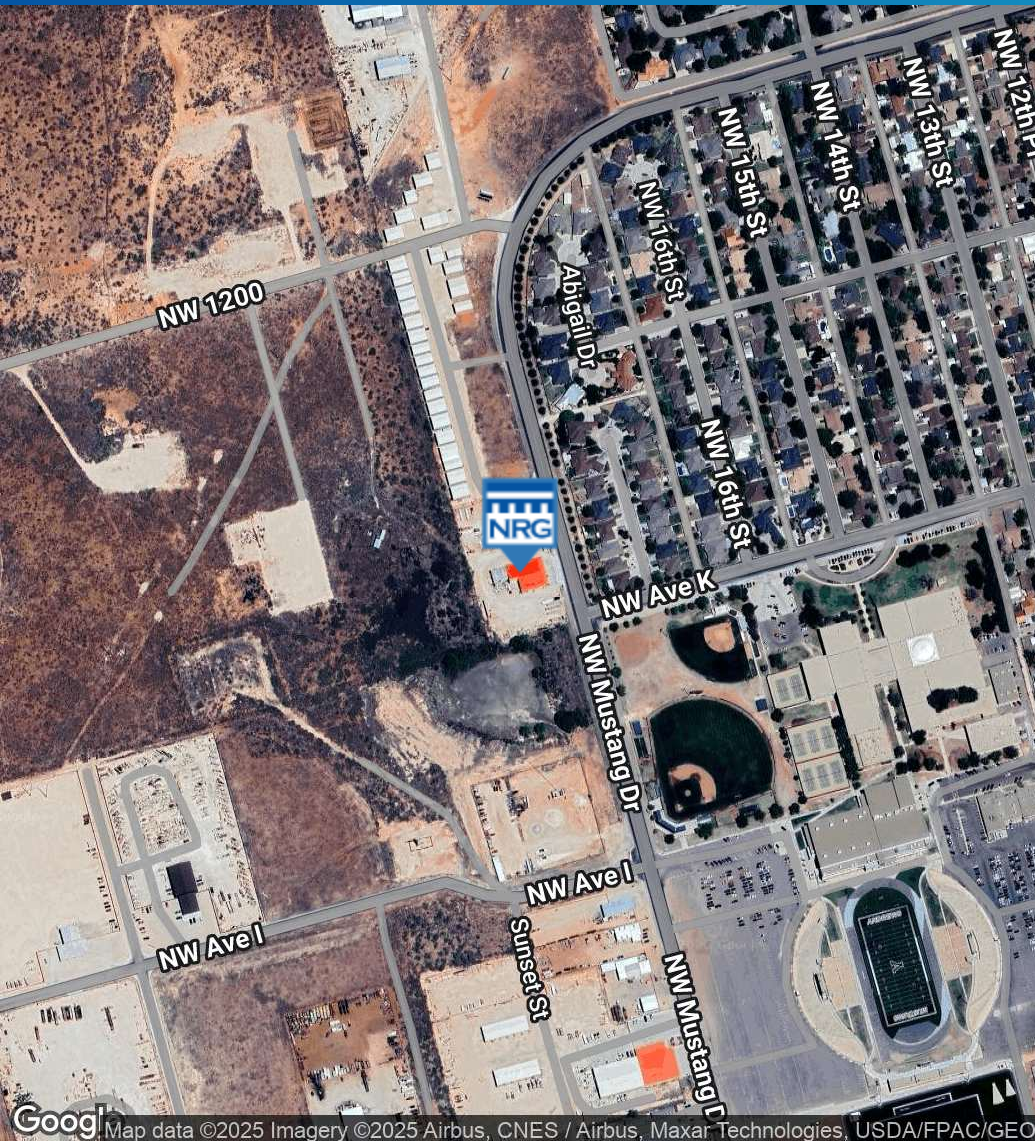




# OFFICE/WAREHOUSE ON 3 ACRES NEAR HWY 385

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LOCATION MAP



**BRIAN STEFFENILLA**

214.998.8675

[brian@nrgrealtygroup.com](mailto:brian@nrgrealtygroup.com)





## 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
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JUSTIN DODD	0601010	justin@nrgrealtygroup.com	2145347976
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
BRIAN STEFFENILLA	822999	brian@nrgrealtygroup.com	214-998-8675
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





**1207 NW MUSTANG DR, ANDREWS, TX 79714**

**CONTACT BROKERS:**

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