

11756 TX-152 | PAMPA, TX 79065

COMMERCIAL INDUSTRIAL COMPLEX

For Sale



Formerly operating as the "Miami Roustabout," an oilfield roustabout company, this property boasts vast opportunities for commercial and industrial use. The warehouses come equipped with bathrooms and office spaces. With a total area of 46,675 square feet, there's plenty of room for RV/camper storage rentals, providing an additional income stream.

About The Property

This property boasts two robust steel commercial warehouses covering an impressive 46,675 square feet. The entrance is secured with motorized gate access, and the entire property is fenced, ensuring maximum security. The warehouses are well-equipped with six overhead cranes, further enhancing their functionality. Additionally, the east warehouse features a semi-loading ramp.

Property Features

- 31.7 Acres Fenced & Gated
- 2 Steel Warehouses
- Overhead Cranes
- Semi Loading Dock

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LISTED AT:

\$ 3,750,000



Sabre L. Cofer, REALTOR
@livingtexasstyle.com



sabre.cofer@exprealty.com
(806) 683.7026



EAST WAREHOUSE

E

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This industrial commercial building was built in Steel, on 16' concrete slab with 10' x 10' deep concrete sections at each steel beam. Overhead Doors on each end. Clear Height of Building is 20' feet.

Septic installed in building.
Offices & Restrooms.
RV/Camper Storage Opportunity.
Warehouse equipped with Semi-loading Ramp.

ABOUT WAREHOUSE EAST

SQUARE FEET: 24,840 SF

BUILDING CLASS: L

TYPE: INDUSTRIAL

Built in 1976

Clear Height: 20 FT

Semi loading ramp available



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WEST WAREHOUSE

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WAREHOUSE WEST

SQUARE FEET: 21,835 SF

BUILDING CLASS: L

TYPE: INDUSTRIAL

Built in 1976

Clear Height: 20 FT

Bay Doors:

OVERHEAD CRANES INSTALLED: (6) TOTAL


(4) -1 TON, (1) 5 TON, (1) 12.5 TON

*****Offices & Bathrooms equipped**



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ACREAGE

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Sabre L. Cofer, REALTOR 
[@livingtexasstyle.com](https://www.livingtexasstyle.com)

Contact Us
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PHOTOS



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LOCATION



Pampa Business Directory



Pampa is a city in Gray County, Texas, United States. Its population was 16,867 as of the 2020 census. Pampa is the county seat of Gray County and is the principal city of the Pampa micropolitan statistical area, which includes both Gray and Roberts Counties. Pampa is named after the Pampas Lowlands in Argentina, Uruguay, and southern Brazil.

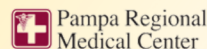
Wikipedia

2021 Census

	16,474
Males	51%
Females	49%
Median Resident Age	35.3Years
Estimated Median Household Income	\$48,010
Median Home Value (1st Qtr. 2015)	\$80,600
Median Travel Time To Work	16.6min

MAJOR EMPLOYERS

- Pampa ISD 508 Employed
- Pampa Regional Medical Center 325 Employed
- Texas Dept. of Criminal Justice 322 Employed
- Hunting 264 Employed
- Wal-Mart 227 Employed
- City of Pampa 183 Employed
- United Supermarket 150 Employed
- Gray County 140 Employed
- Cabot Corporation 125 Employed



Airport
Perry-Lefors Airfield

(806) 665-1881



The nearest International airport is in Amarillo, approx. 60 miles southwest of Pampa.



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CONTACT BROKER

Private Tours Available by Appointment Only!

Phone: (806) 683.7026

Email: sabre.cofer@exprealty.com



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PSA, SRS, TRLP



Sabre L. Cofer, REALTOR 
[@livingtexasstyle.com](https://www.livingtexasstyle.com)

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IABS



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:
 - 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.

<u>EXP REALTY, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>603392</u> License No.	<u>TX.BROKER@EXPREALTY.COM</u> Email	<u>(888) 519-7431</u> Phone
<u>TONY KING</u> Designated Broker of Firm	<u>622946</u> License No.	<u>TX.BROKER@EXPREALTY.COM</u> Email	<u>(888) 519 - 7431 X 101</u> Phone
<u>TONY KING</u> Licensed Supervisor of Sales Agent/ Associate	<u>622946</u> License No.	<u>TX.BROKER@EXPREALTY.COM</u> Email	<u>(888) 519 - 7431 X 101</u> Phone
<u>Sabre L. Cofer</u> Sales Agent/Associate's Name	<u>613825</u> License No.	<u>sabre.cofer@exprealty.com</u> Email	<u>806-683-7026</u> 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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Sabre L. Cofer, REALTOR
[@livingtexasstyle.com](https://www.livingtexasstyle.com)



Contact Us
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