

**10,505 SF BUILDING W/ HEAVY POWER
ON 1.41 ACRES**

INDUSTRIAL FOR SALE OR LEASE

**9054 W UNIVERSITY
BLVD**

ODESSA, TX 79764

CONTACT BROKER:

BRIAN STEFFENILLA

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MOTIVATED OWNER!
FREE RENT ON LONG TERM LEASE | PRICE REDUCED

NRG REALTY GROUP
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OFFERING SUMMARY

Lease Rate:	\$7,000/Mo (NNN)
Sale Price:	\$1,290,000
Sale Price / SF:	\$122.79/SF
Building Size:	10,505 SF
Lot Size:	1.41 Acres
Year Built:	2015
Renovated:	2021
Zoning:	None

PROPERTY OVERVIEW

The property is 10,505 SF on ± 1.41 acres. The office is 1,000 SF with two private offices, a reception area, break area and restrooms with shower. The 9,505 SF Shop has gas heaters, (3) 14' x 12' overhead roll-up doors, (1) 8' x 12' overhead door, and (1) 10' x 12' automatic overhead door. 5,225 SF of the total shop space is fully climate controlled containing an additional 5 private offices. The yard is a combination of asphalt and asphalt millings. The property is serviced by heavy power (3-Phase/480V/600 Amp), Ector County water, and septic system. Property is outside of the city zoning. Owner motivated to sell or lease, offering free rent on a long term lease - Contact Brian Steffenilla for additional information.

LOCATION OVERVIEW

The property is located in West Odessa, TX with frontage on University Blvd. Approximately 0.14 miles west of the intersection of N. Tripp Ave and W. University Blvd. The property is situated in the middle of two major thoroughfares in West Odessa, being approximately 4.34 miles west of Loop 338 and 4.71 miles east of N. FM 866.

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PROPERTY HIGHLIGHTS

- 10,505 SF on 1.41 Acres
- 9,505 SF Warehouse
- (3) 14' x 12' Overhead Roll-Up Doors
- (1) 8' x 12' Overhead Door
- (1) 10' x 12' Automatic Overhead Door
- 5 Private Offices in Shop
- 1,000 SF Office Space
- 2 Private Offices
- Yard is Asphalt/Asphalt Millings
- Climate Controlled, Gas heaters
- County Water, Septic System
- 3-Phase/480V/600 Amp Power
- Built 2015/Renovated 2021



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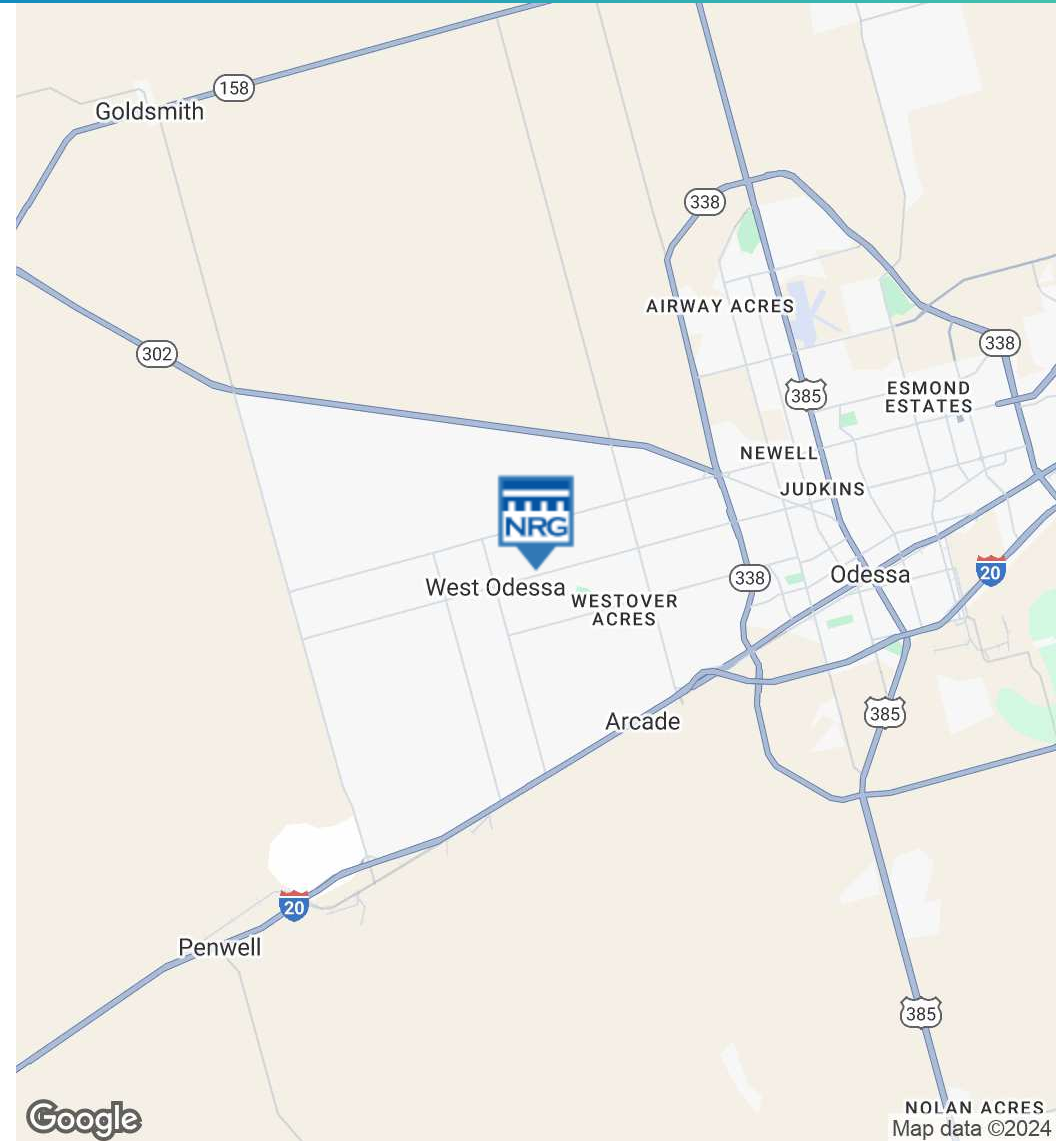
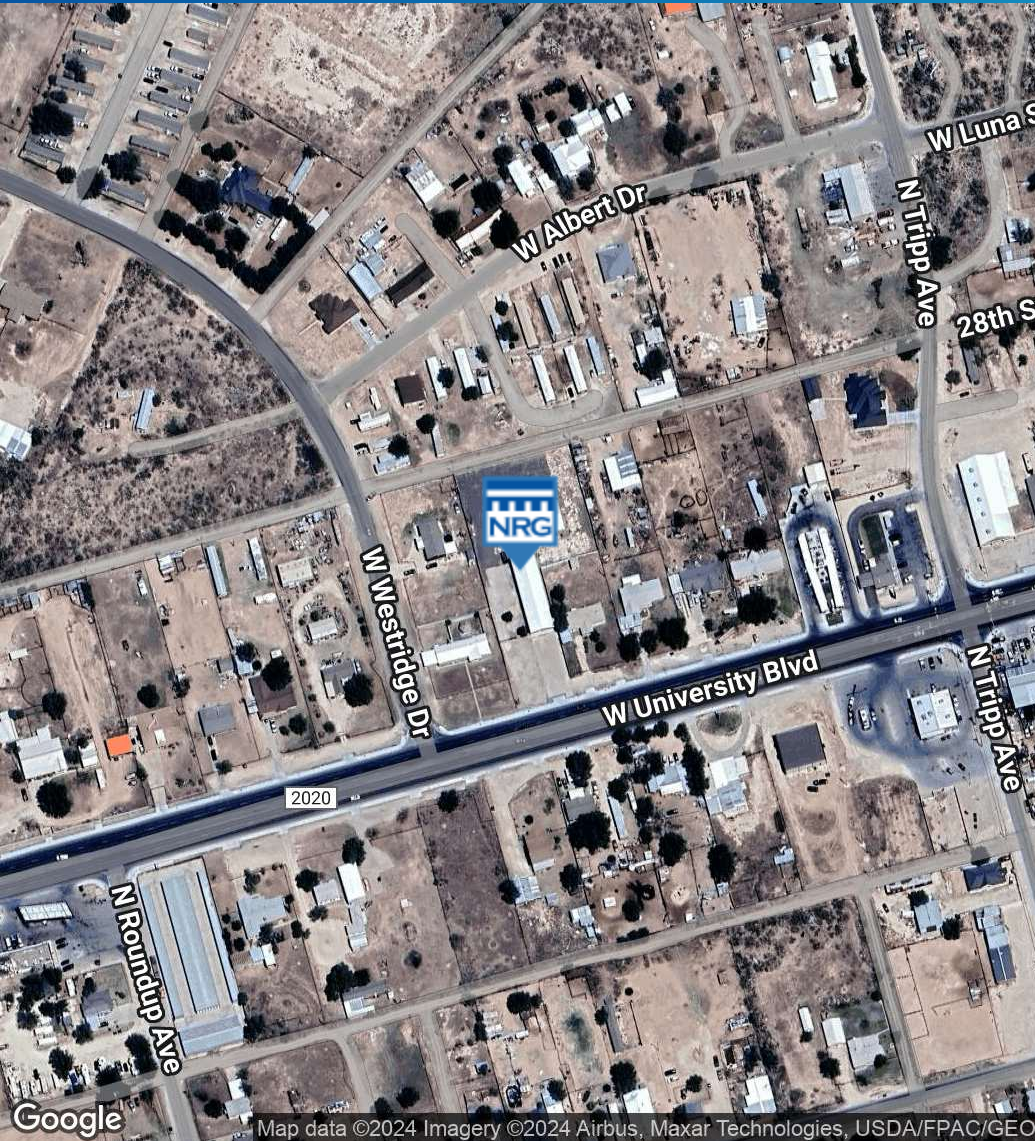
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Information About Brokerage Services

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



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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CONTACT BROKERS:

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