

# MODERN, EXECUTIVE OFFICE BUILDING ON TX-349

OFFICE FOR SALE

**6718 TEXAS 349**

MIDLAND, TX 79705

## CONTACT BROKER

**AMY BARNETT**

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**NRG REALTY GROUP**

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





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## OFFERING SUMMARY

Sale Price:	\$1,400,000
Price / SF:	\$303.82
Building Size:	4,608 SF
Lot Size:	0.783 Acres
Year Built:	2015
Zoning:	01 - Office

## PROPERTY OVERVIEW

Drive up to your beautiful stone facade office building where you're greeted by a waving American flag. Inside, you'll find wood vaulted ceilings and a welcoming reception area leading to a spacious waiting area with a fireplace. The building includes 14 offices, 2 conference rooms, 2 showrooms, and an open work space with built-ins. There are 2 kitchens, one with an island, featuring granite and stone finishes. The property also has 3 bathrooms and a large covered patio with fans. This space is designed for both functionality and comfort ideal for your business needs. The lot offers east and west parking and entry, making it convenient for employees and visitors.

## LOCATION OVERVIEW

Prime frontage on TX-349 in Midland, TX! Approximately 2.5 miles North of Loop 250, 6 miles to Centennial Park in Downtown Midland, and 7.6 miles to Interstate 20. This section of TX-349 is up the road from the Midland Country Club and includes strip malls, retail spaces like Dollar General, two conveniently located gas stations, and residential neighborhoods boasting over 3,000 homes.

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## PROPERTY HIGHLIGHTS

- Gorgeous wood, vaulted ceilings | Beautiful reception area
- Spacious waiting area with fire place
- 14 private offices | 2 conference rooms | 2 showrooms
- 2 kitchens with granite and beautiful stone finishes/built-ins
- 3 bathrooms
- Open work space with built-ins
- Large covered patio with fans
- East and west parking and entry
- Gated area in the rear of the property for additional storage



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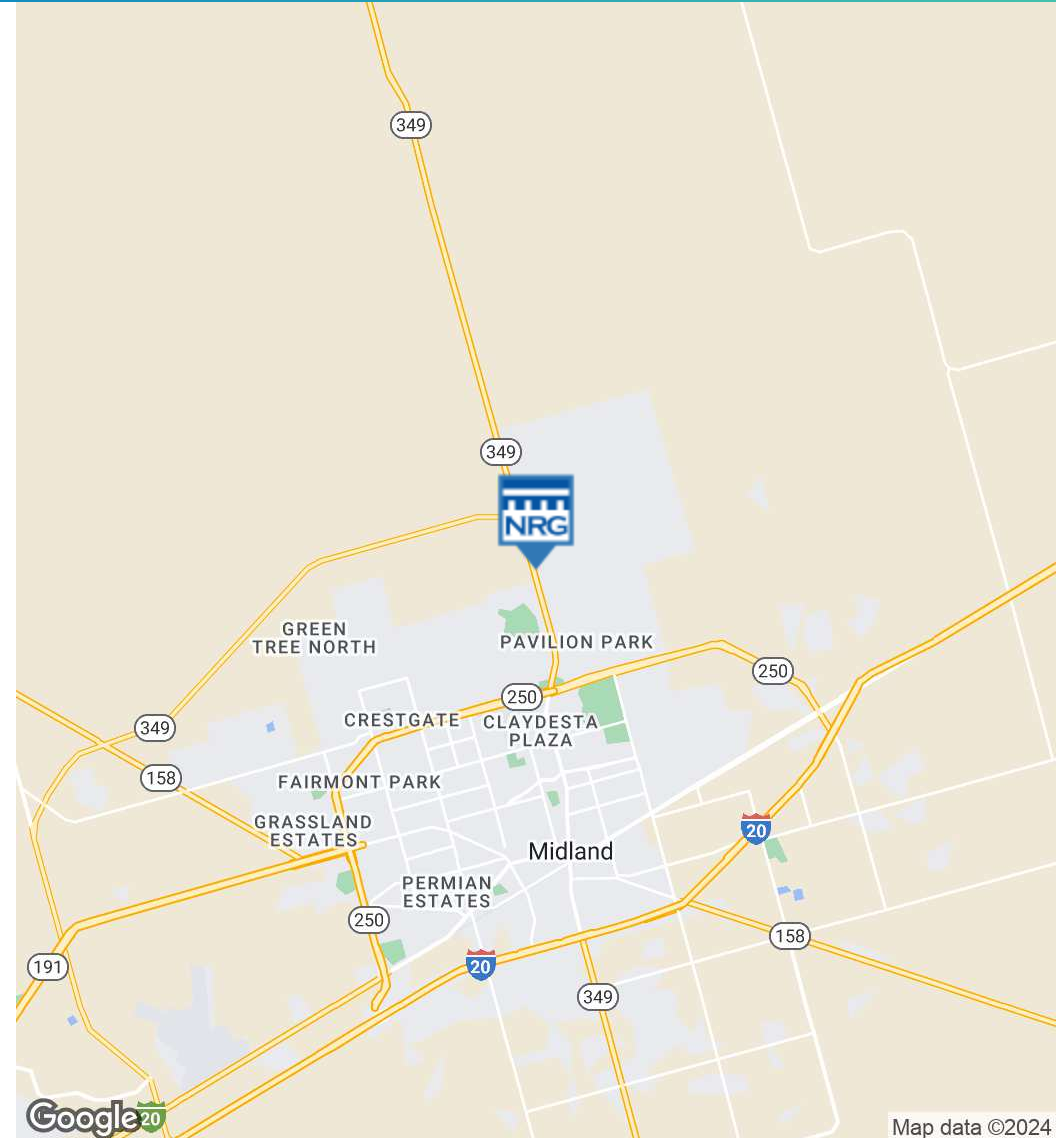
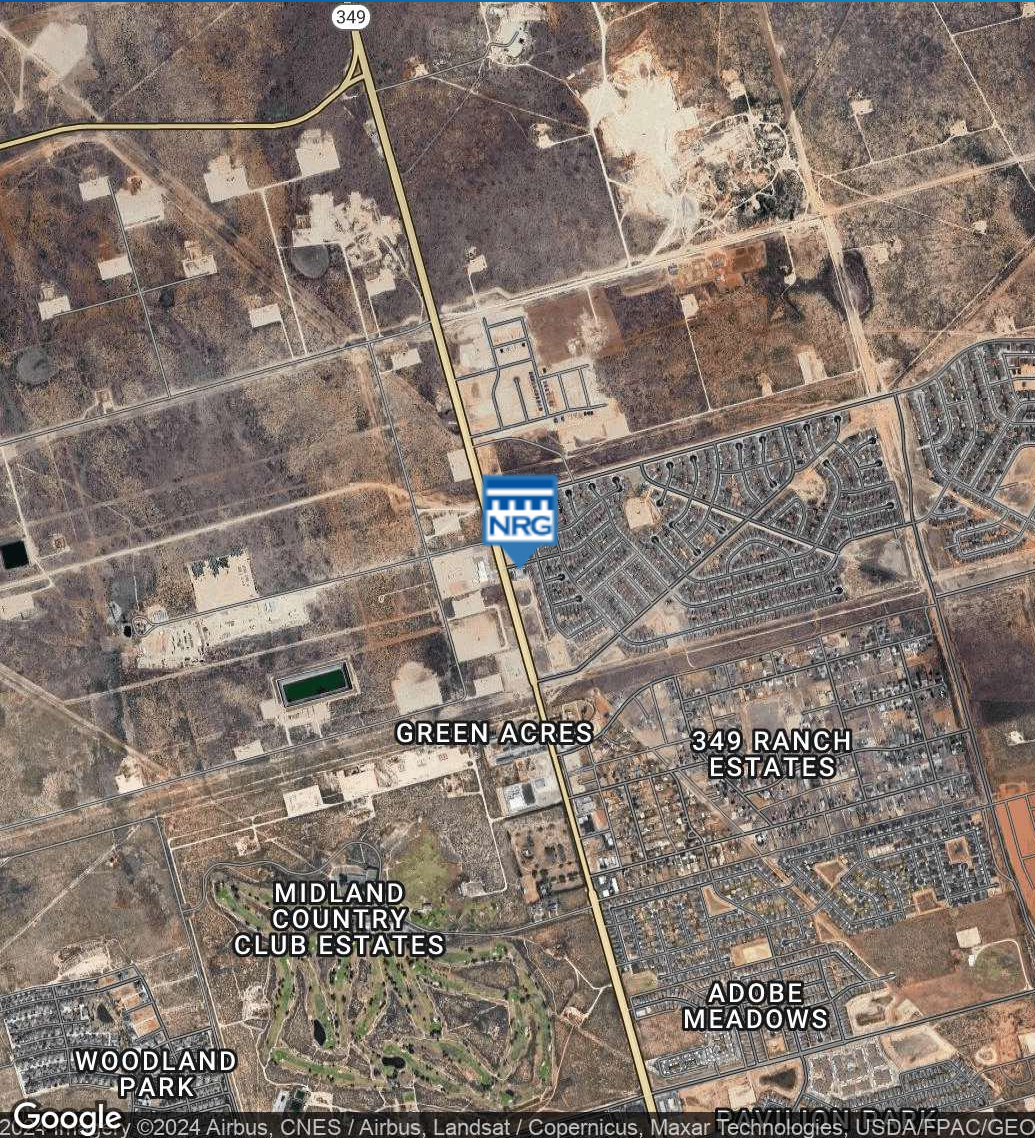
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# Information About Brokerage Services

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

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

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

\_\_\_\_\_  
Date



**6718 TEXAS 349 MIDLAND, TX 79705**

**CONTACT BROKERS:**

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