

100+ BED MAN CAMP & OFFICE/SHOP/WASH-BAY

4311 E County Rd 45, Midland, TX 79705

INDUSTRIAL FOR LEASE



JUSTIN DODD

214.534.7976

justin@nrgrealtygroup.com

TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealtygroup.com



100+ BED MAN CAMP & OFFICE/SHOP/WASH-BAY

4311 E COUNTY RD 45, MIDLAND, TX 79705

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	14,000 SF
Lot Size:	6.5 Acres
Year Built:	2018
Zoning:	Outside City Limits

[VIEW VIDEO](#)

PROPERTY OVERVIEW

Incredibly unique opportunity for the service business looking to maximize the bottom line! This property features the ability to house 100+ employees & perform all functions of business operations with a 5,000 SF office, 7,000 SF shop, and 2,000 SF wash-bay on 6.5 acres! Employee housing features (3) nicer 2 bed/1 bath skid houses with kitchenettes, (3) 12 bed units and (2) 10 bed units that surround a bath house with 4 showers & 8 toilets, (2) 4 bed/1 bath pusher side units, (8) 4 bed/1 bath driver's side units, (1) 3 bed/2.5 bath trailer, and (2) 3 bed/2 bath trailers. In addition to the included housing units, there are utility hook ups for additional man camp trailers of your choosing. Most bedrooms can be modified to host single or double occupancy as needed. Each room has it's own minisplit system. The man camp is fabricated out of steel conex boxes for longevity, includes key fob access throughout, and secured with a camera system. The 5,000 SF office features a Class A finish out with numerous offices, meeting rooms, and reception area. The office building will remain fully furnished including desks, chairs, conference tables, and IT equipment including phone and security system with cameras. The 7,000 SF shop has (5) 14' overhead doors, HVLS fans and secured parts storage. The yard is fenced & secured with a portion containing asphalt millings to control dust. 3 additional trailers could be made available at an additional cost. Owner can add a commercial kitchen and/or additional warehouse space as needed. NRG Realty Group offers facility management services to maintain property (janitorial, pest, landscape, maintenance). Contact Tucker Schneemann or Justin Dodd to harness the opportunity of this offering!

JUSTIN DODD

214.534.7976
justin@nrgrealtygroup.com

TUCKER SCHNEEMANN

432.661.4880
tucker@nrgrealtygroup.com



100+ BED MAN CAMP & OFFICE/SHOP/WASH-BAY

4311 E COUNTY RD 45, MIDLAND, TX 79705

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 14,000 SF office/warehouse/wash-bay
- 12,055 SF of covered living quarters
- 100+ beds across 18 different units (Single/Double Occupancy)
- Bath house with 4 showers & 8 toilets
- Utility connections for 3 additional trailer spots
- 7,000 SF Shop
- (5) 14' Overhead Doors | HLVS fans in shop
- Secured Parts Storage
- 5,000 SF Office Building - Will Remain Fully Furnished
- Phone System, Security System w/ Cameras
- 3 additional trailers available at an additional cost
- 2 Fuel Tanks staying: (1) 6,000 gallon diesel tank & (1) 3,000 gallon gasoline tank
- NRG Realty Group offers facility management services to maintain property



JUSTIN DODD

214.534.7976

justin@nrgrealtygroup.com

TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealtygroup.com



100+ BED MAN CAMP & OFFICE/SHOP/WASH-BAY

4311 E COUNTY RD 45, MIDLAND, TX 79705

SITE PLAN



JUSTIN DODD

214.534.7976

justin@nrcrealtygroup.com

TUCKER SCHNEEMANN

432.661.4880

tucker@nrcrealtygroup.com



100+ BED MAN CAMP & OFFICE/SHOP/WASH-BAY

4311 E COUNTY RD 45, MIDLAND, TX 79705

ADDITIONAL PHOTOS



JUSTIN DODD

214.534.7976

justin@nrgrealitygroup.com

TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealitygroup.com



100+ BED MAN CAMP & OFFICE/SHOP/WASH-BAY

4311 E COUNTY RD 45, MIDLAND, TX 79705

ADDITIONAL PHOTOS



JUSTIN DODD

214.534.7976

justin@nrgrealtygroup.com

TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealtygroup.com



100+ BED MAN CAMP & OFFICE/SHOP/WASH-BAY

4311 E COUNTY RD 45, MIDLAND, TX 79705

ADDITIONAL PHOTOS



JUSTIN DODD

214.534.7976

justin@nrgrealtygroup.com

TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealtygroup.com



100+ BED MAN CAMP & OFFICE/SHOP/WASH-BAY

4311 E COUNTY RD 45, MIDLAND, TX 79705

OFFICE BUILDING FLOOR PLAN



FLOOR PLAN

JUSTIN DODD

214.534.7976

justin@nrgrealtygroup.com

TUCKER SCHNEEMANN

432.661.4880

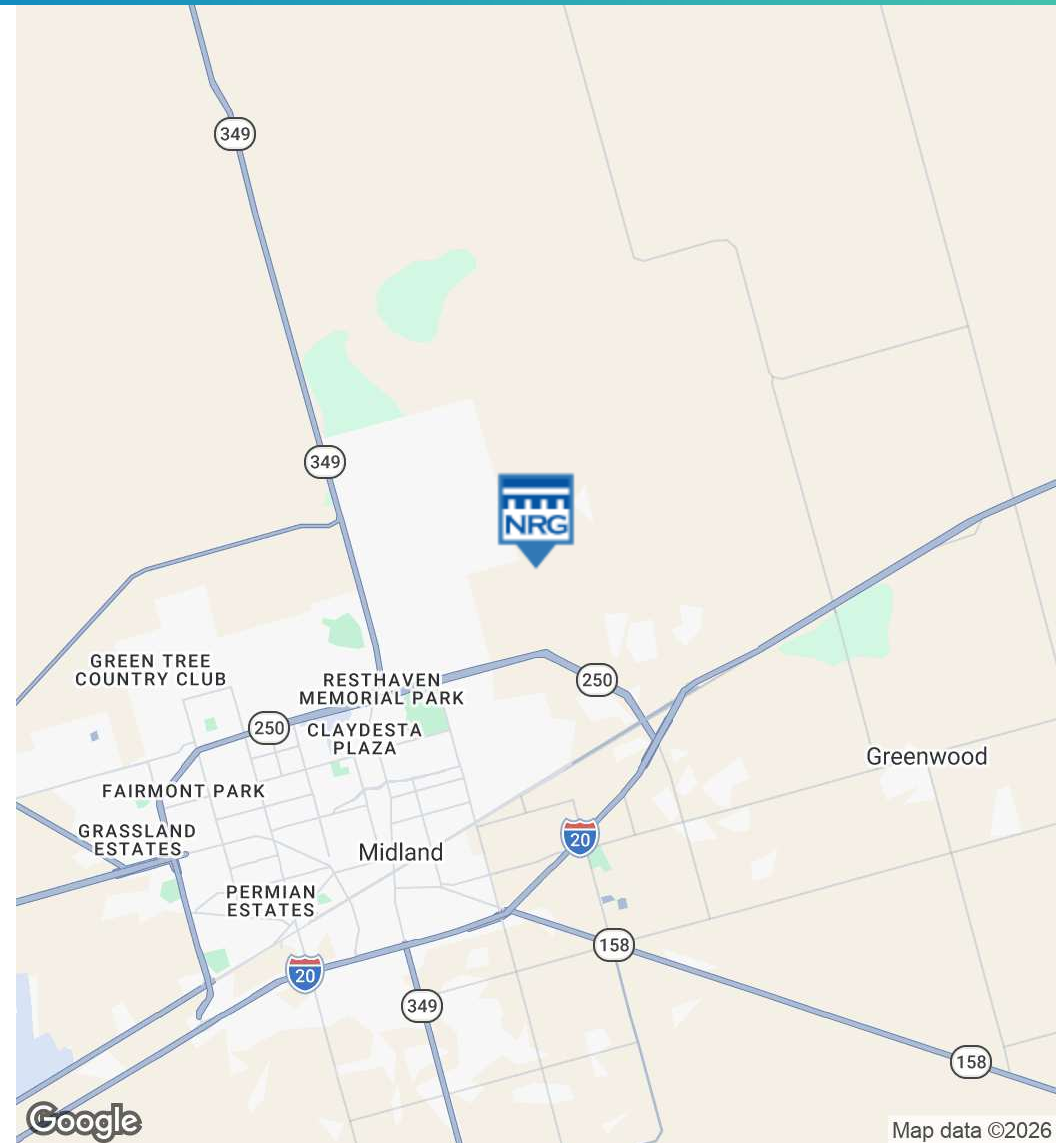
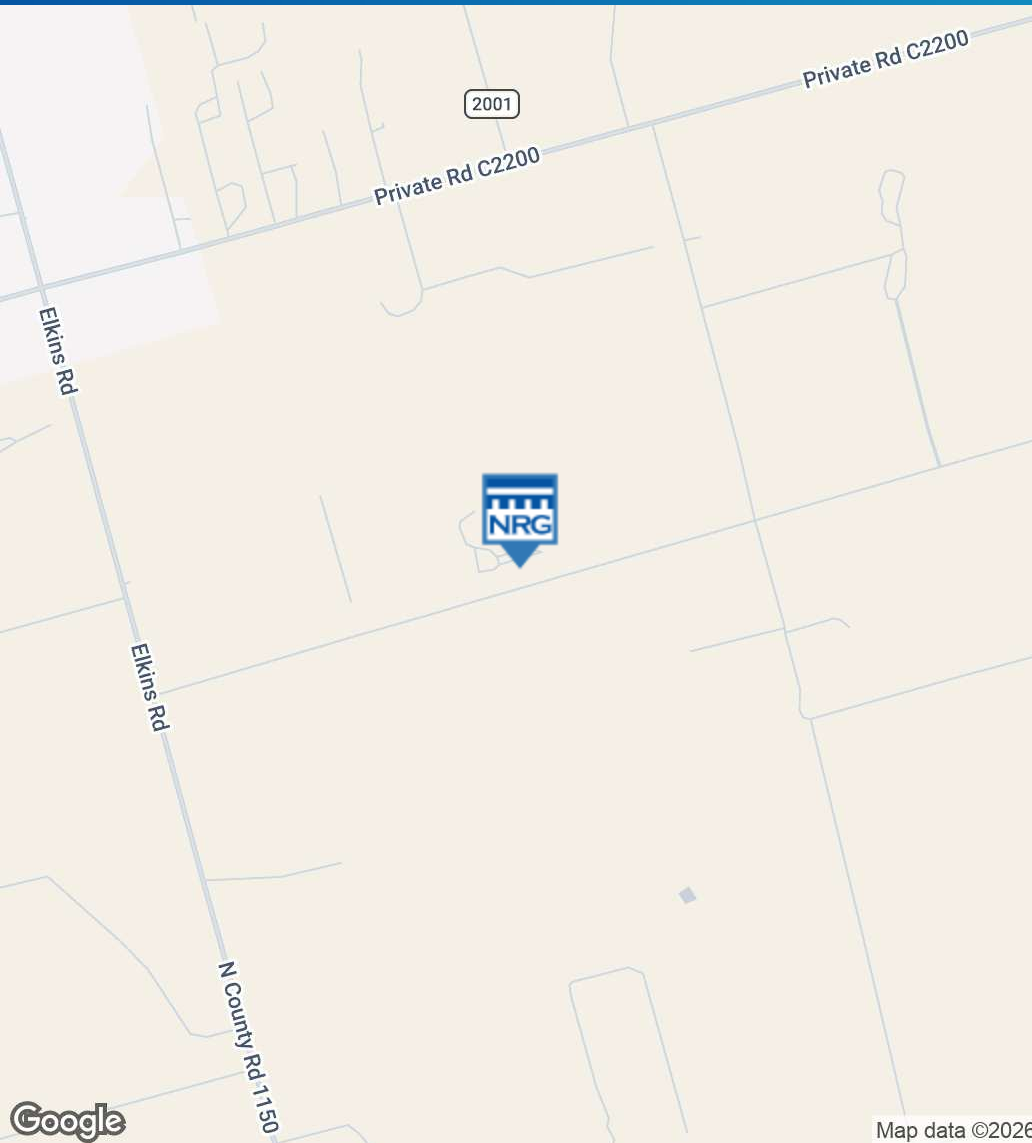
tucker@nrgrealtygroup.com



100+ BED MAN CAMP & OFFICE/SHOP/WASH-BAY

4311 E COUNTY RD 45, MIDLAND, TX 79705

LOCATION MAP



JUSTIN DODD

214.534.7976

justin@nrcrealtygroup.com

TUCKER SCHNEEMANN

432.661.4880

tucker@nrcrealtygroup.com





Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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.

NRG Realty Group LLC	9004023	Justin@NRGRealtygroup.com	(214)534-7976
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Justin Dodd	0601010	Justin@NRGRealtygroup.com	(214)534-7976
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Justin Dodd	0601010	Justin@NRGRealtygroup.com	(214)534-7976+-
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

NRG Realty Group, LLC, 6191 Highway 161, Suite 430 Irving TX 75038
Justin Dodd

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (214)534-7976

Fax:

Total Directional

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com



4311 E COUNTY RD 45, MIDLAND, TX 79705

CONTACT BROKERS:

JUSTIN DODD

214.534.7976

justin@nrgrealtygroup.com

TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealtygroup.com

NRG REALTY GROUP

DALLAS OFFICE

6191 State Hwy 161, Suite 430, Irving, TX

214.432.7930

MIDLAND OFFICE

1611 W Illinois Ave, Midland, TX 79701

432.363.4777

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.