

OFFICE & SHOP SPACE W/ TRAILER HOOKUP

2501 W County Road 114, Midland, TX 79706

INDUSTRIAL FOR SALE



DAKOTA FLOWERS

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AMY BRASHER BARNETT

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,078,800
Price / SF:	\$50.00
Building Size:	21,576 SF
Lot Size:	2 Acres
Year Built:	2014
Zoning:	Outside City Limits

PROPERTY OVERVIEW

2501 W County Road 114 presents a 21,576 SF industrial facility situated on 2 acres in Midland County. Located outside city limits, the property offers a functional combination of office, shop, and yard space suitable for a variety of industrial users. The office area includes a reception area with service window, seven private offices, a conference room, kitchen, and an upstairs mezzanine that provides additional storage. Multiple shop buildings provide flexible workspace for equipment maintenance, fabrication, service operations, or contractor use. The property is improved by single-phase power, a variety of overhead doors ranging from 12' to 16', and ample covered workspace. The fenced yard is secured with a chain-link fencing and accessed through a manual entrance gate. The site is served by two water wells, including a well house with a 1,000-gallon holding tank, and also includes utility connections for a mobile home. Contact Dakota Flowers or Amy Brasher Barnett for more details on this well establish Midland County location.

LOCATION OVERVIEW

From Midland International Air & Space Port, travel east on La Force Blvd to Interstate 20 Business East. Continue east before turning south on County Road 1250 and proceeding to the Interstate 20 Frontage Rd. Follow the frontage road east to S Garfield St, then continue south to Cotton Flat Rd. Travel west on Cotton Flat Rd before turning onto W County Rd 114, where the property is located.

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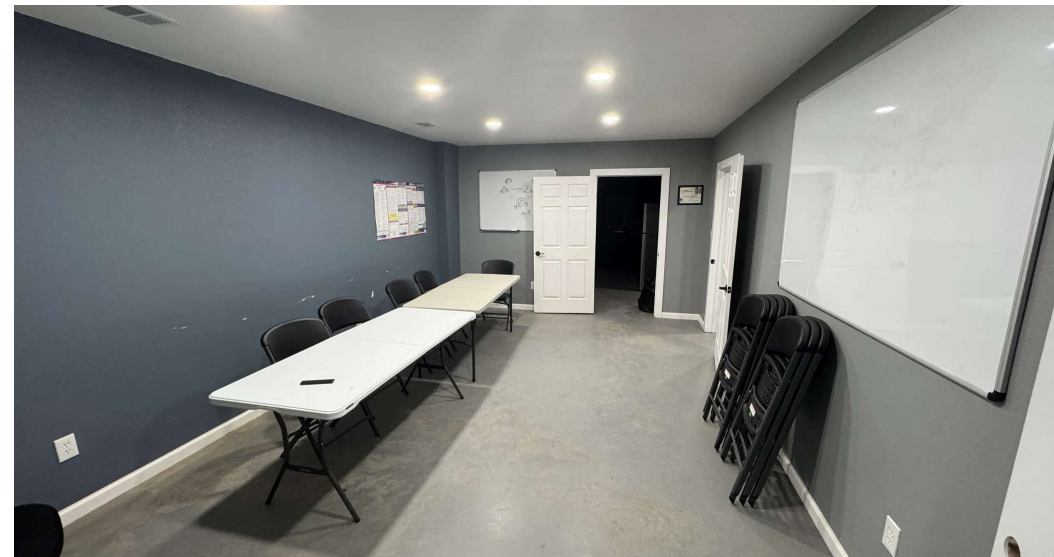
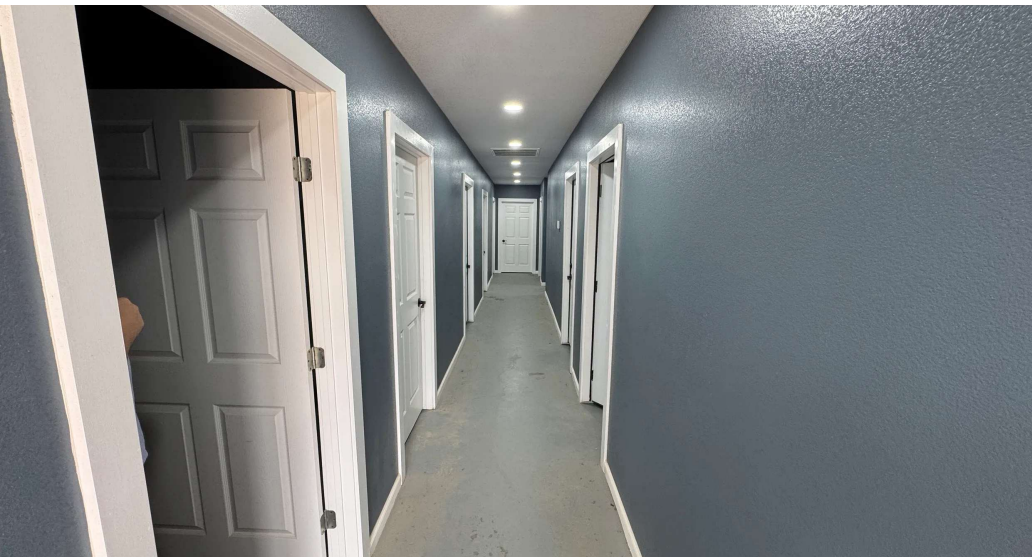
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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 21,576 SF on 2 Acres
- Reception Area, 7 Offices, Conference Room
- Kitchen, Mezzanine Storage above Office
- Multiple Shop Buildings
- (1) 14x12 bay
- (2) 14x16 bays 50x40x20 open door w dividing wall to 14x16 70x50x20
- (3) 4x12 bay doors 60x50x20
- (4) 14x12 bay doors (1) 14x16 120x50x20 and 50x40x20
- Fully Fenced with Manual Gated Entrance
- (2) Water Wells, Well House with 1,000-gallon Holding Tank
- Single Phase Power | Outside City Limits



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ADDITIONAL PHOTOS



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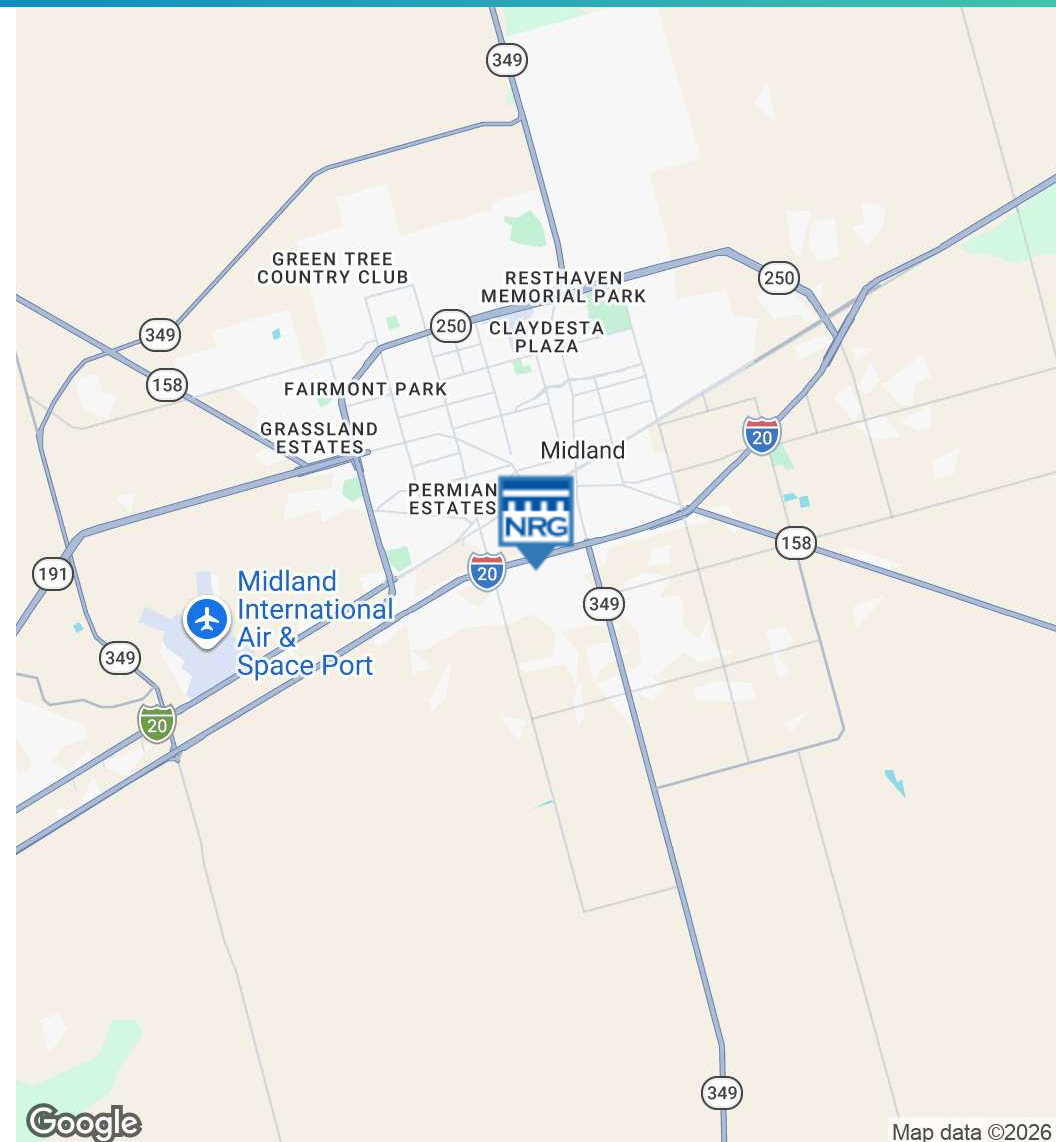
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Information About Brokerage Services

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	License No.	Email	Phone
Primary Assumed Business Name			
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N/A	N/A	N/A	
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
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

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Total Directional

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