

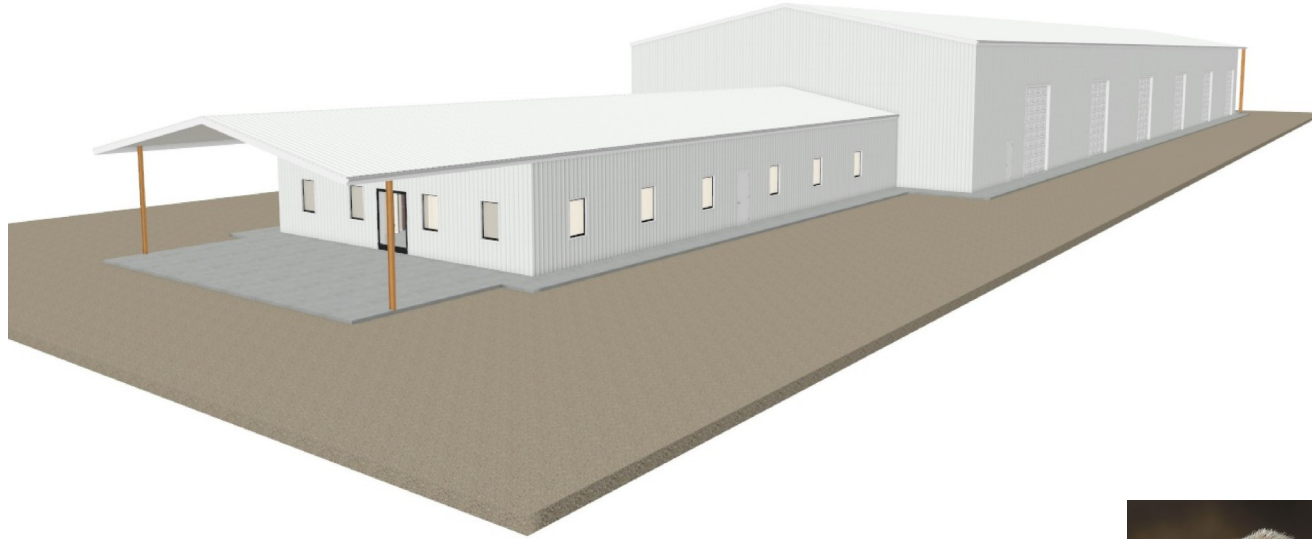
STRAHAN COMMERCIAL

INDUSTRIAL PROPERTY

EXPECTED COMPLETION of CONSTRUCTION: SEPTEMBER '26

STRAHANCOMMERCIALPROPERTIES.COM / KIRK STRAHAN, BROKER

3915 Tanglewood Ln, Odessa, TX, 79762 Office: (432)-366-5475



- Building for Lease
- +/- 33,000 SF (+/- 5,000 SF office, +/- 24,000 SF Shop), +/- 2,000 SF Covered Parking, +/- 2,000 SF Covered Wash Bay
- +/-5.84 acre site with IH20 Access Road frontage.
- Located In Saulsbury Industrial Park
- 480V/3-Phase Power on site
- In the City Limits– City Water & Utilities

ODESSA

3070 E IH20 , Odessa, TX, 79766



OFFICE + SHOP

W. IH-20 FRONTAGE

OVERVIEW

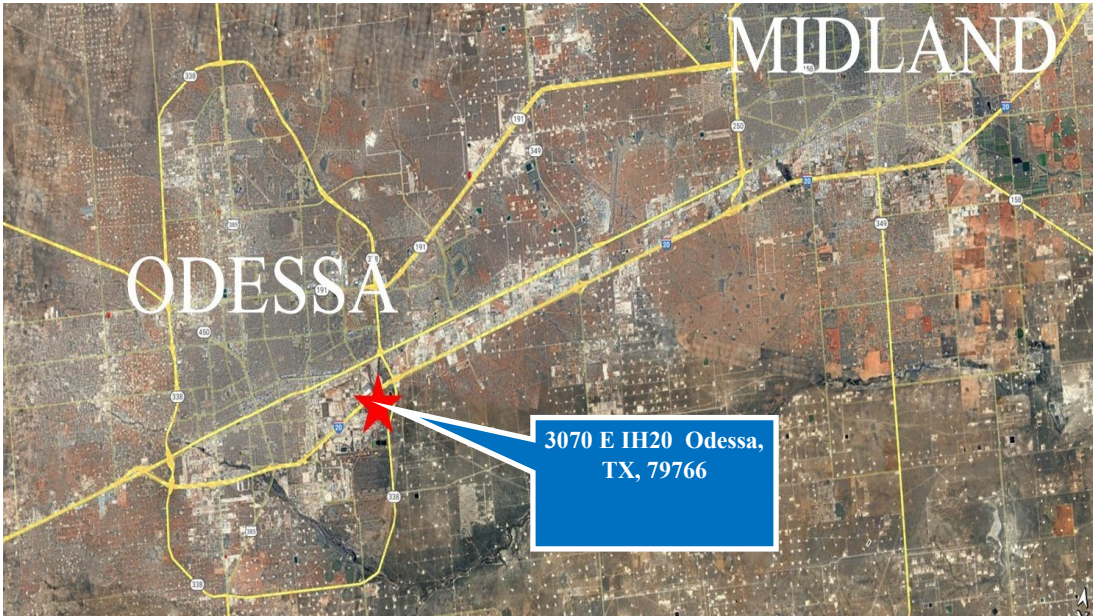
Office space to consist of 12 offices, a reception area, a large conference room, a men's and women's restroom, kitchen, break room, supply closet, print room, plus a shop restroom & shower. +/- 2,000 SF awning for covered parking at the front of the building. PLEASE ASK AGENT FOR CURRENT, UPDATED FLOORPLAN.

Shop features 6 drive-thru bays, with (13) 16' x 16' automatic overhead doors (one door in rear). Wash Bay on rear of shop. 600 amp, 480 v 3-Phase electricity on site.

Easy access to IH20 service road from JBS Parkway, close to Loop 338.



LOCATION HIGHLIGHTS



The property is located conveniently on the IH20 service road just west of its intersection with E Loop 338. Surrounding businesses include Dark Horse Energy, Natural Gas Power Solutions, Air Products, Saulsbury Industries and others, placing the site within a well-established and fast-growing industrial corridor.

The area map shows the property's ease of access to both Odessa and Midland, with direct connectivity to IH-20.

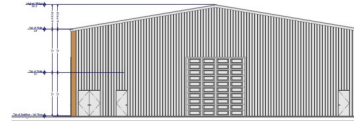
This location offers excellent access for transportation, distribution, and service operations throughout the Permian Basin.



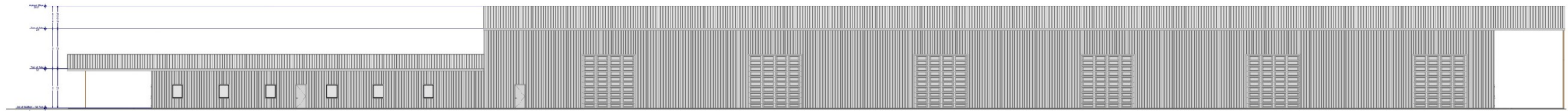
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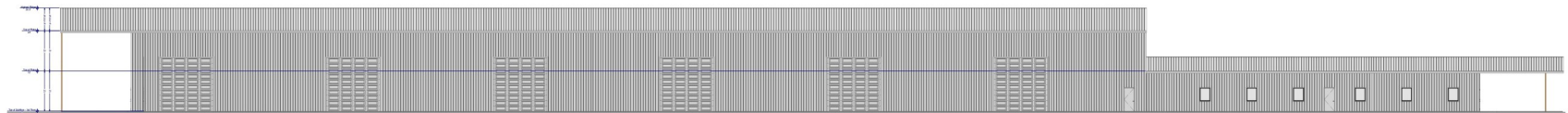
Exterior Elevation Front



Exterior Elevation Back

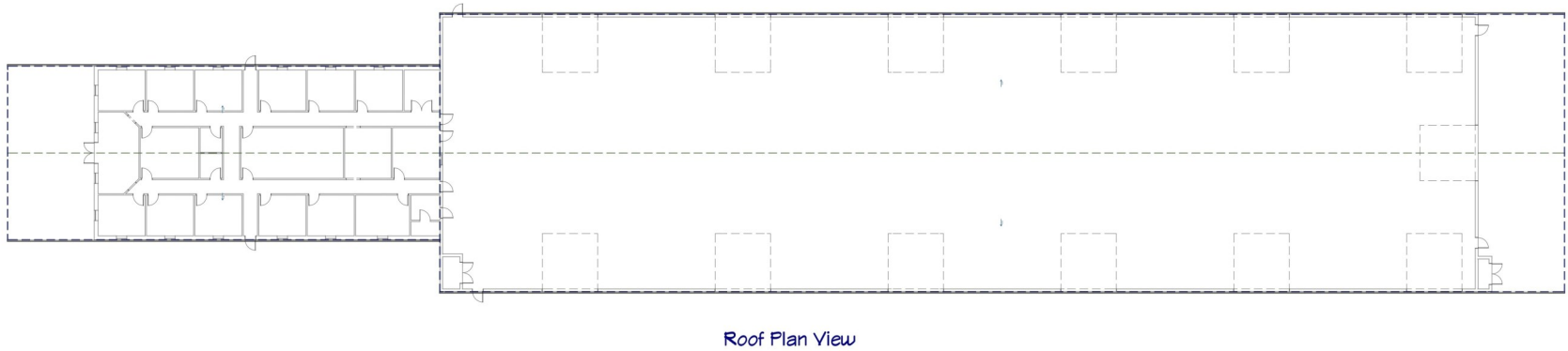
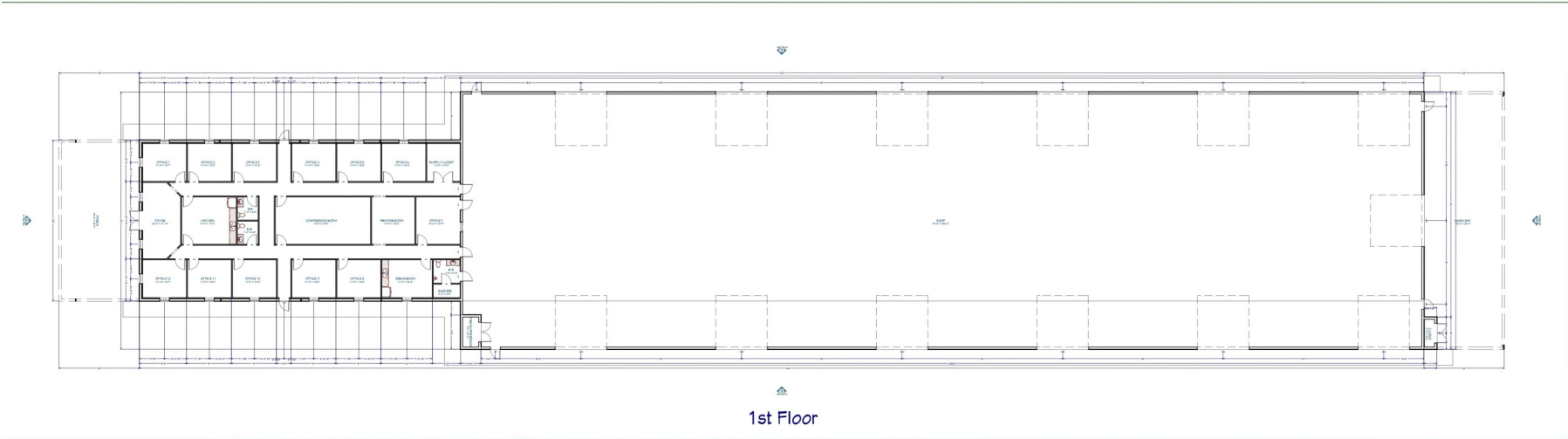


Exterior Elevation Right

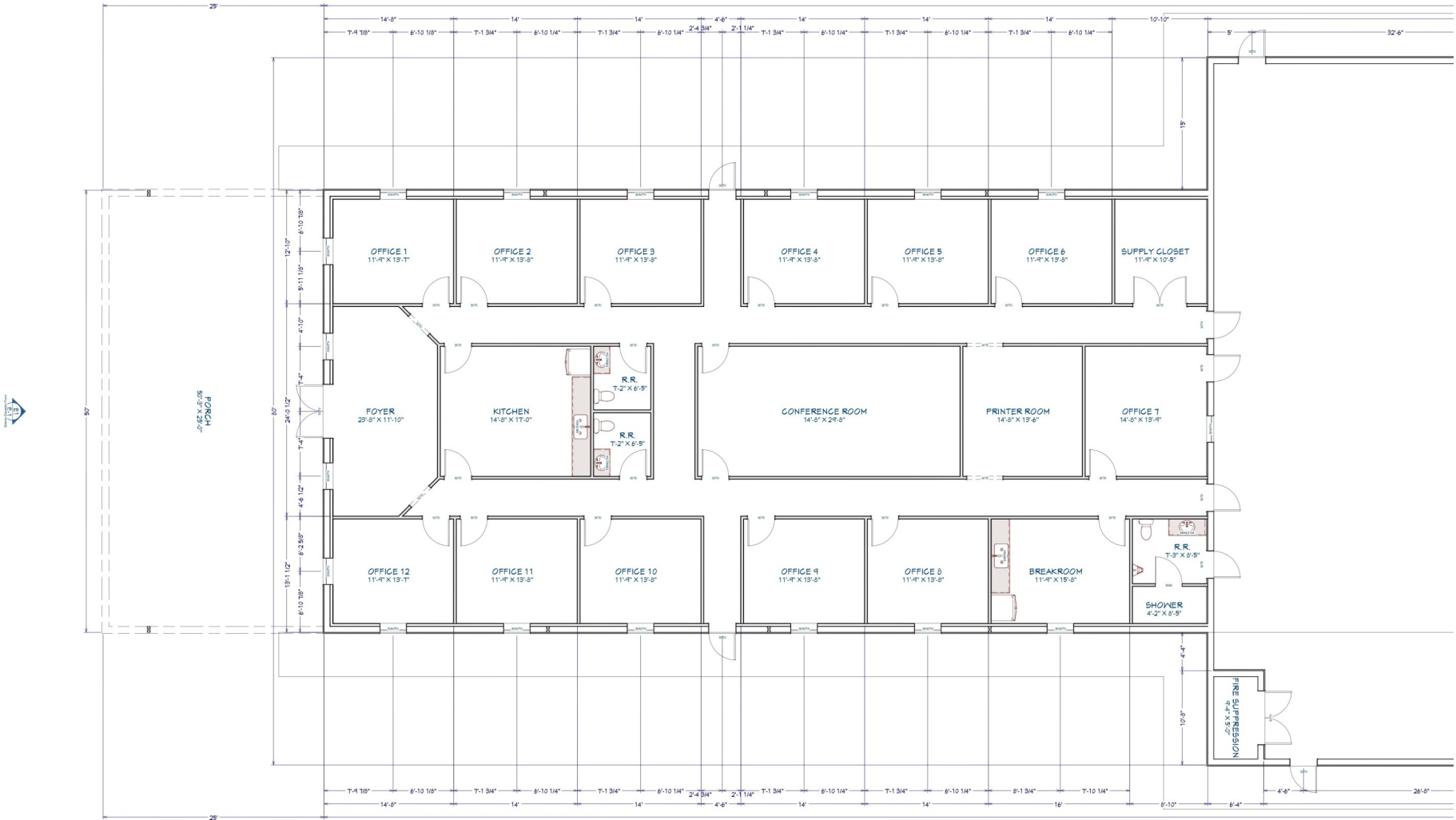


Exterior Elevation Left

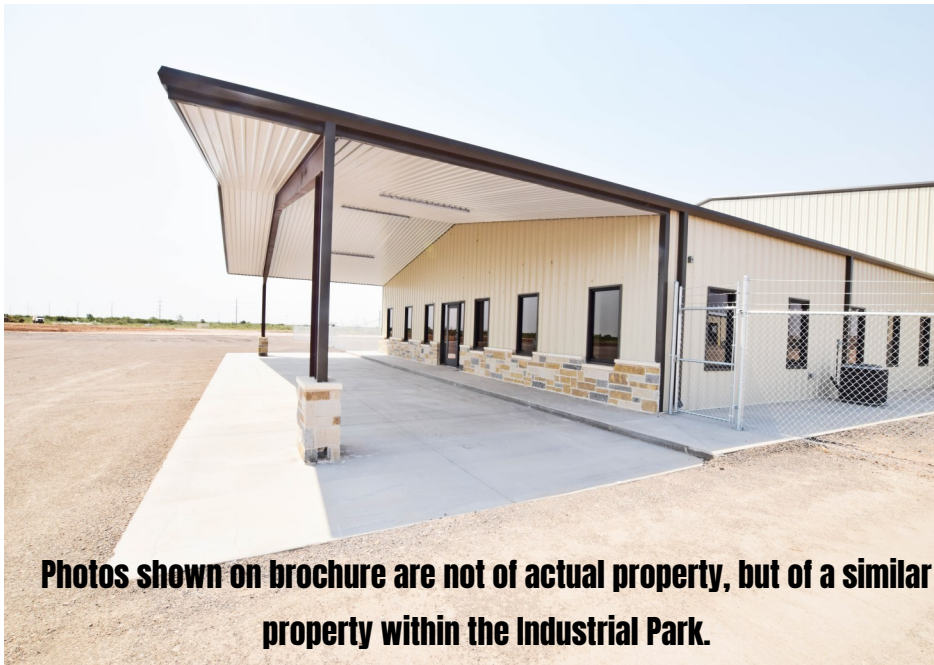
EXTERIOR SCHEMATICS



BUILDING FLOORPLAN

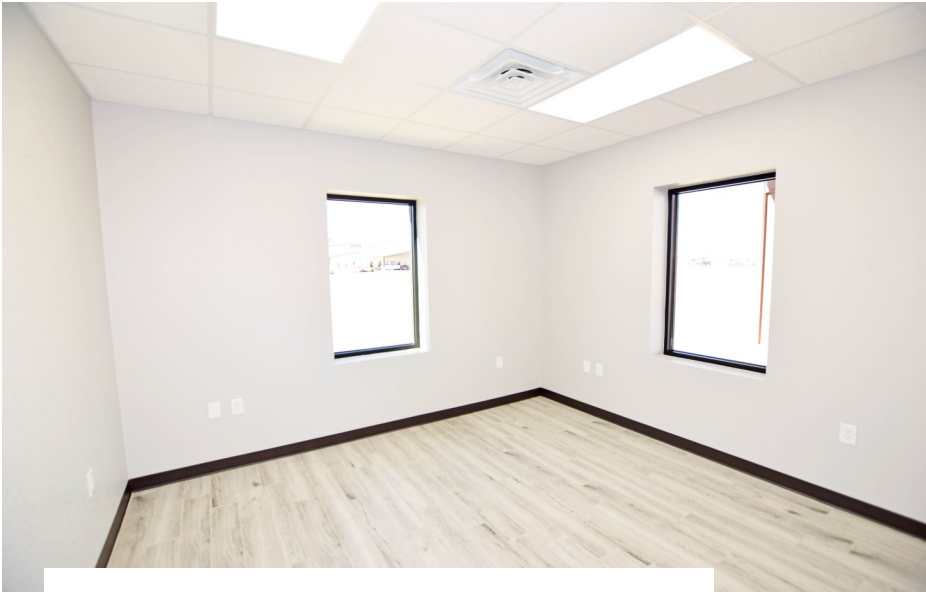


OFFICE FLOORPLAN



EXTERIOR PHOTOS

Photos shown on brochure are not of actual property, but of a similar property within the Industrial Park.



OFFICE PHOTOS

Photos shown on brochure are not of actual property, but of a similar property within the Industrial Park.



Photos shown on brochure are not of actual property, but of a similar property within the Industrial Park.

SHOP PHOTOS



Information About Brokerage Services

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:
 - 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 coincidental 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>Kirk Strahan Realty, LLC</u>	<u>536602</u>	<u>kirk@kirkstrahanrealty</u>	<u>(432)366-5475</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Steven Kirk Strahan</u>	<u>526602</u>	<u>kirk@kirkstrahanrealty</u>	<u>(432)366-5475</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Steven Kirk Strahan</u>	<u>536602</u>	<u>kirk@kirkstrahanrealty</u>	<u>(432)366-5475</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT

WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL
COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



TEXAS REAL ESTATE COMMISSION

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