

4.6-6.8 ACRE LOTS ON INTERSTATE 20 FOR CUSTOM BUILD TO SUIT!

TBD Interstate 20, Midland, TX 79706

INDUSTRIAL FOR LEASE



JUSTIN DODD

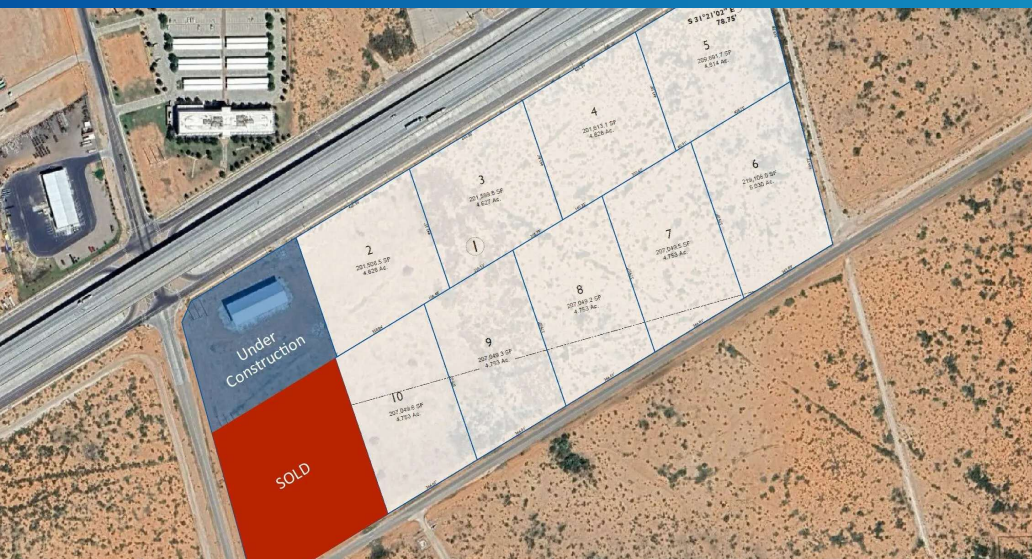
214.534.7976

justin@nrgrealtygroup.com



4.6-6.8 ACRE LOTS ON INTERSTATE 20 FOR CUSTOM BUILD TO SUIT! EXECUTIVE SUMMARY

TBD INTERSTATE 20, MIDLAND, TX 79706



OFFERING SUMMARY

Lease Rate:	Depends on Scope
Build to Suit:	Depends on Scope
Building Size:	14,000 to 80,000+ SF
Lot Sizes:	4.25 to 6.864 Acres
Year Built:	2025
Zoning:	Outside City Limits

[VIEW VIDEO](#)

PROPERTY OVERVIEW

Take advantage of these premium land lots! Part of this 47.67 Acre tract, these lots have a combined ~2,320 feet of frontage along Interstate 20, providing excellent visibility and access. This developer is known for their large foot print, modern industrial service facilities and can build a custom solution for your needs from 14,000 to 80,000 SF. 20-ton cranes, wash-bays, executive office space, and more. The lots are located outside the city limits and features mostly level terrain, making it ideal for industrial or commercial use. Lots can be leased as shown or combined for more acreage to suit the user's needs. Available for lease or build-to-suit offering flexibility for a variety of development opportunities. Developer is building a 16,000 SF state-of-the-art spec building on Lot 1 - available now! Contact Justin Dodd to set up shop in this premium location to service the Midland-Odessa community. Click "View Video" button to see a 360 map view of the property!

LOCATION OVERVIEW

This property features nearly 2,320' of frontage on Interstate 20, is bordered on the West side by S County Rd 1250, bordered on the East side by a access road, and backs up to the freshly paved Cholla Rd. This area of Midland, TX has seen significant growth over the past few years being in a high traffic, high visibility section of I-20 between FM 1788 and the start of Loop 250.

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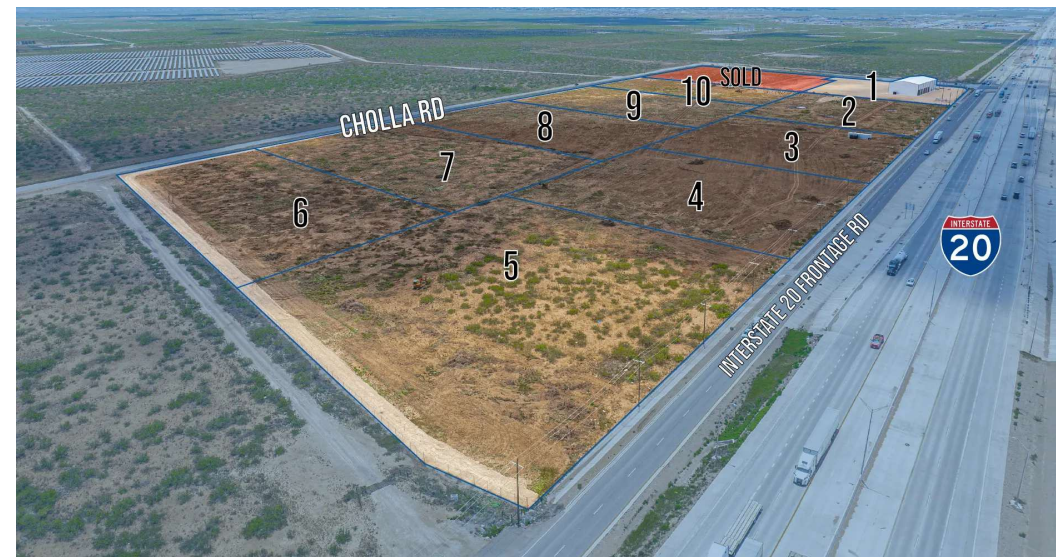
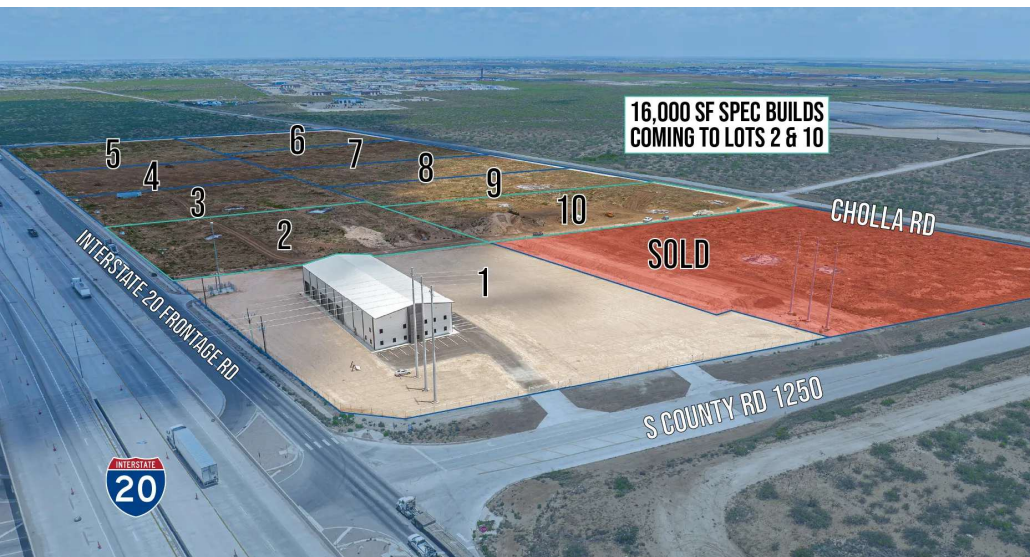
4.6-6.8 ACRE LOTS ON INTERSTATE 20 FOR CUSTOM BUILD TO SUIT! PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- Custom Build Here! 14,000 to 80,000 SF Facilities
- Lots Ranging from 4.626 to 6.817 Acres
- ~2,320' of Frontage on Interstate 20 Available
- Can be leased as shown or combined for more acreage
- Modern Amenities & Finishes
- Add a high-capacity crane, wash-bay, & more!
- Outside City Limits
- Take advantage of these premium land lots! Part of this 47.67 Acre tract, these lots have a combined ~2,320 feet of frontage along Interstate 20, providing excellent visibility and access. This developer is known for their large foot print, modern industrial service facilities and can build a custom solution for your needs from 14,000



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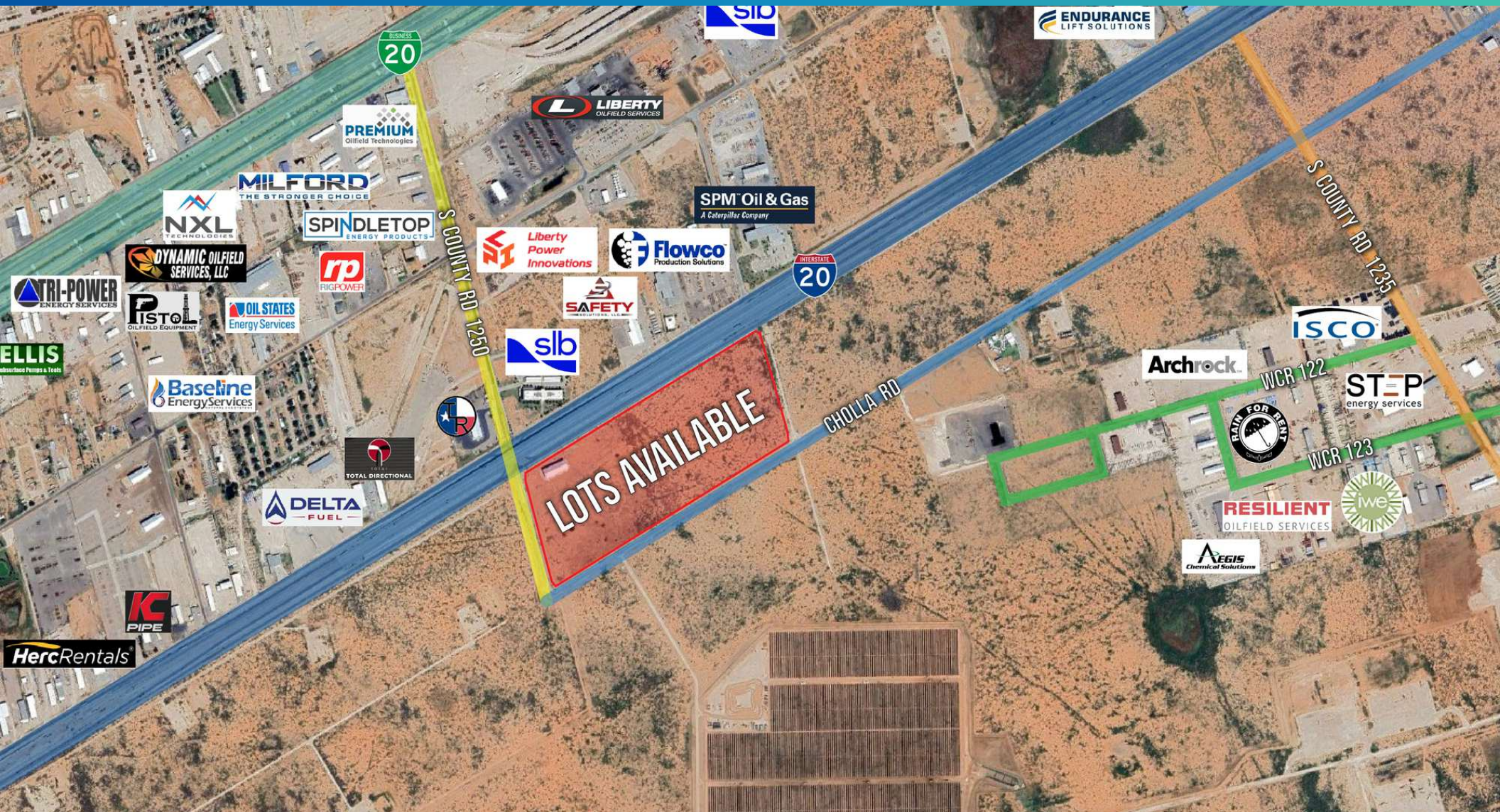
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4.6-6.8 ACRE LOTS ON INTERSTATE 20 FOR CUSTOM BUILD TO SUIT! NEIGHBORHOOD MAP

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ADDITIONAL PHOTOS

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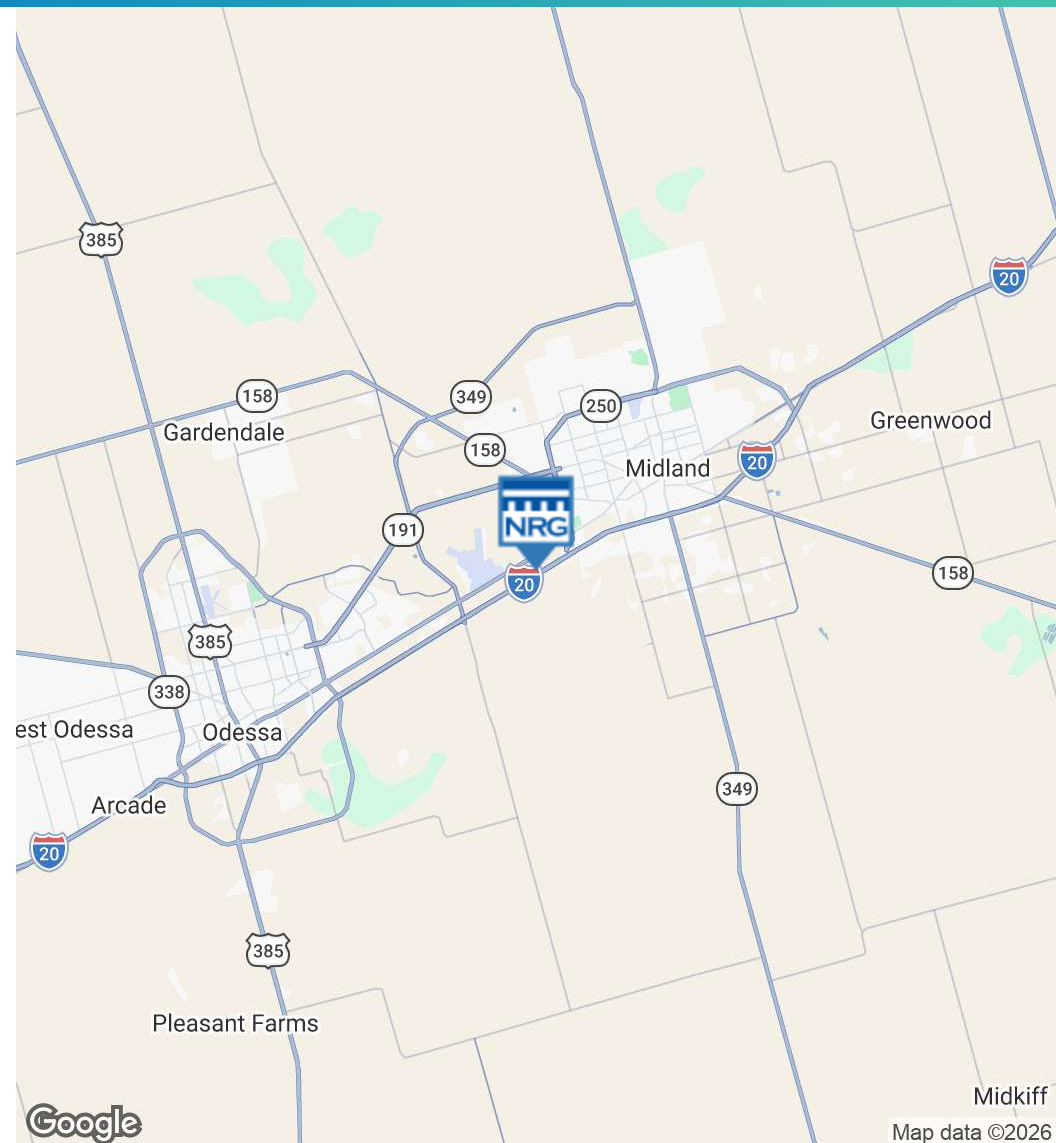
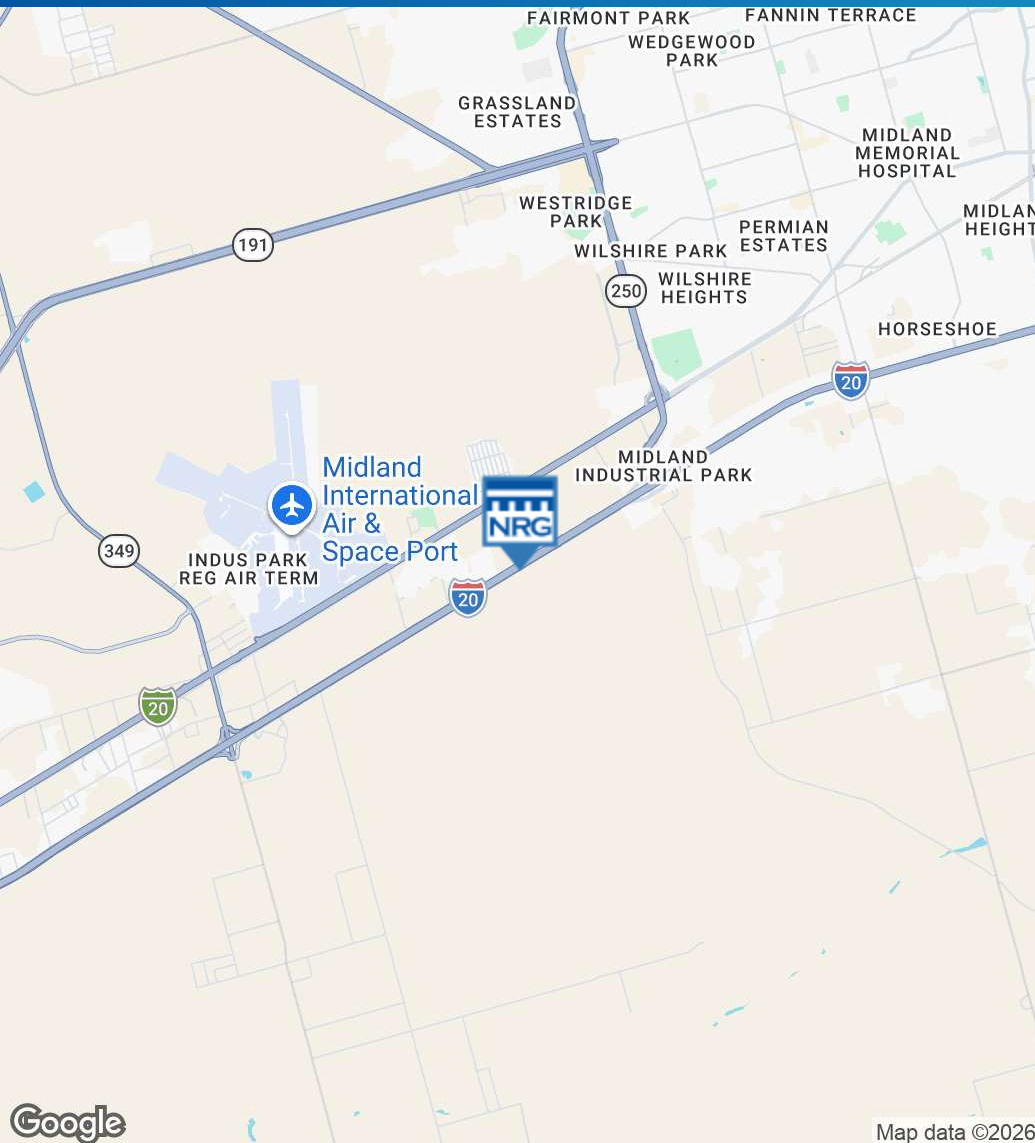
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LOCATION MAP

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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.

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Designated Broker of Firm	License No.	Email	Phone
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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

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Total Directional

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TBD INTERSTATE 20, MIDLAND, TX 79706

16,000 SF SPEC BUILDS
COMING TO LOTS 2 & 10



S COUNTY RD 1250

CHOLLA RD

CONTACT BROKERS:

JUSTIN DODD

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NRG REALTY GROUP

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Lot outlines approximated for marketing purposes only