

INCOME PRODUCING INDUSTRIAL COMPLEX

2011 S Crane Avenue, Odessa, TX 79766

INDUSTRIAL FOR SALE



TUCKER SCHNEEMANN

432.661.4880

tucker@nrgrealtygroup.com



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2011 S CRANE AVENUE, ODESSA, TX 79766

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Contact Broker
Price / SF:	-
Building Size:	13,402 SF
Lot Size:	5.45 Acres
Year Built:	2011
Zoning:	Outside City Limits

PROPERTY OVERVIEW

This value-add investment opportunity features 10,186 SF on 4.15 Acres. Building A is 6,930 SF total including 1,200 SF first floor office, and 1,200 SF second floor that can be used as living quarters or more office space, and efficient shop space. This property also features a 930 SF (30'x30') covered area used as an equipment washing area on the adjacent concrete slab with a drain. Building B is 3,256 SF equipped with 2 overhead doors with drive-in access plus 2 shop offices and a restroom. Other amenities include a fully fenced yard and 3-Phase power. Currently undergoing renovations including new office flooring, interior and exterior paint, and LED lighting. Building C is currently leased through July 2029 but available in the sale. Contact Tucker Schneemann for additional details.

LOCATION OVERVIEW

This property is located on S Crane Ave in Odessa, TX, less than half a mile South of Interstate 20 and 0.7 miles North of US Hwy 385.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 13,402 SF on 5.45 Acres
- Building A: 6,930 SF
- 30' x 30' (930 SF) covered wash-bay area
- Concrete slab w/ drain
- 1,200 SF 1st Floor Office | 1,200 SF 2nd Floor Office
- 2nd story can be used as living quarters or office space
- New floors, interior & exterior paint, LED lights
- Building B: 3,256 SF
- 2 Overhead Doors | 2 Drive-in Bays
- 2 Shop Offices | Shop Restroom
- 3-Phase Power
- Building C: 3,216 SF - leased through July 2029
- Lot D: 1.4 Acres



BUILDING C: LEASED

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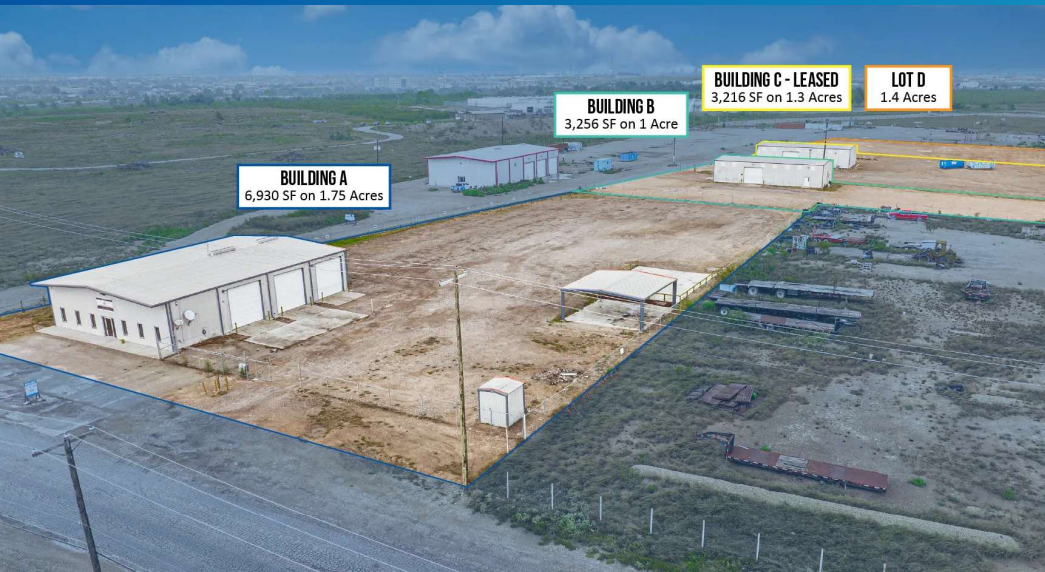
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ADDITIONAL PHOTOS



TUCKER SCHNEEMANN

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ADDITIONAL PHOTOS



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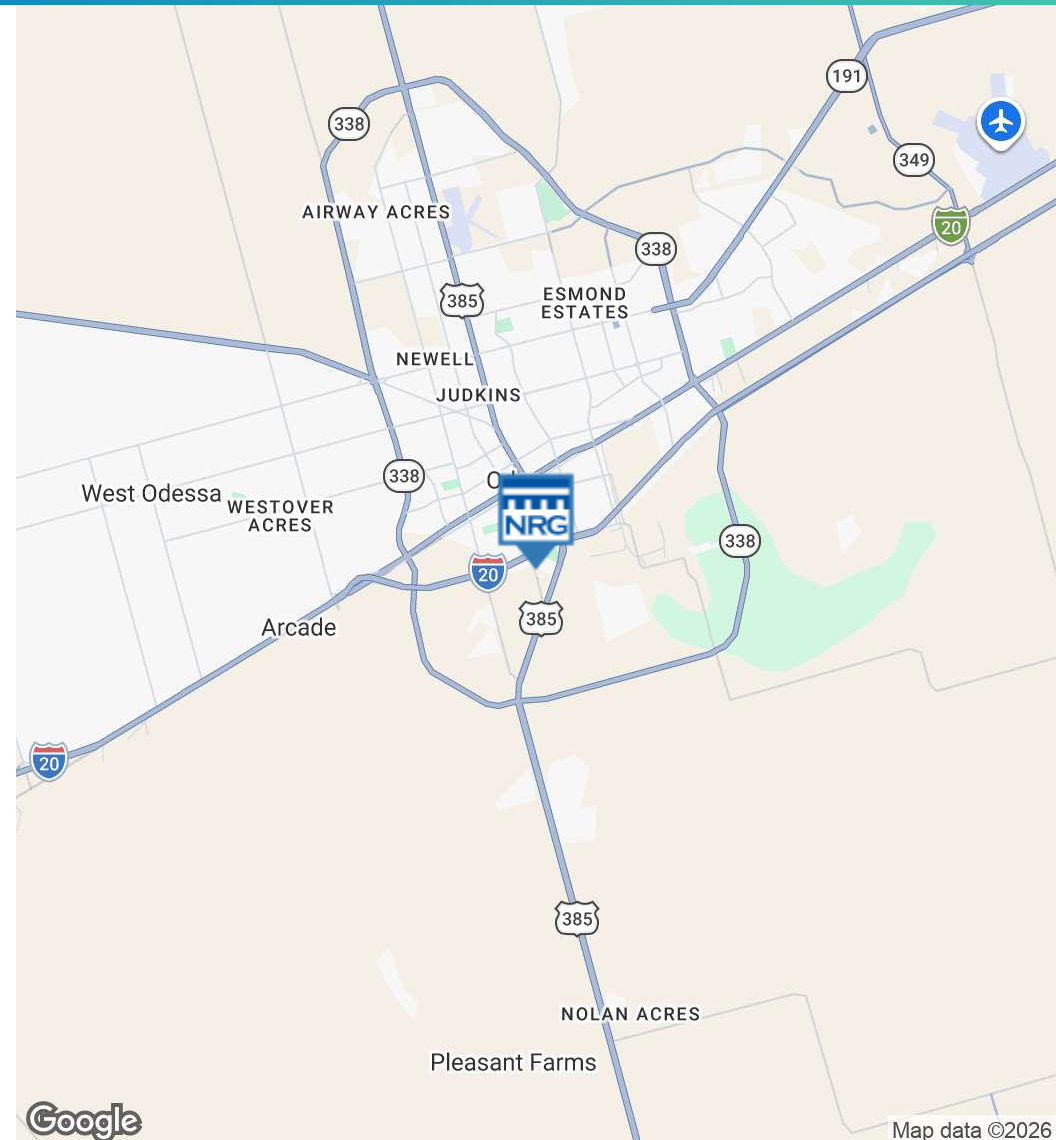
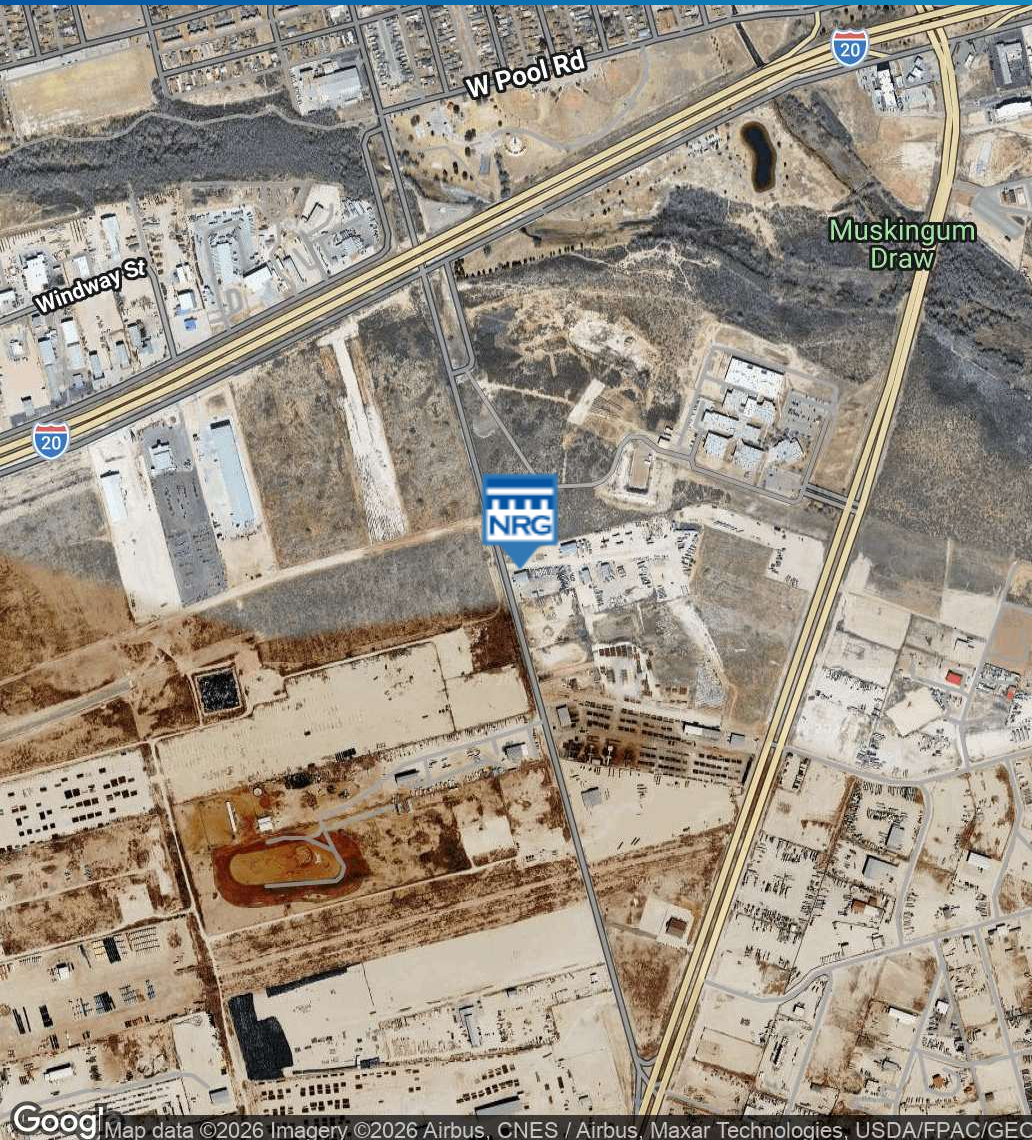
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LOCATION MAP



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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.

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:
 - 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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Associate			
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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CONTACT BROKERS:

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