

15,200 SF OFFICE/WAREHOUSE WITH SALES COUNTER

1591 S Hwy 385, Andrews, TX 79714

INDUSTRIAL FOR SALE AND FOR LEASE

PRICE REDUCED!

U.S. HWY 385 SERVICE RD

JOHN W. B. MCDANIEL, SIOR

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1591 S HWY 385, ANDREWS, TX 79714

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,595,000
Price / SF:	\$104.93
Lease Rate:	\$14,500 /Mo (NNN)
Building Size:	15,200 SF
Lot Size:	Up to 4.31 Acres
Year Built:	2012
Zoning:	None

PROPERTY OVERVIEW

Available for sale or lease at a new price, this 15,200 SF office/shop property sits on 2.29 acres with hard-corner access and a large, fenced yard for equipment, fleet, pipe and material staging. Built in 2012 and well maintained, the property offers a functional mix of office, showroom and shop space. The 2,200 SF office area includes a showroom with sales counter, 5 private offices, conference room, break room and restroom. The 12,000 SF shop features a separate shop office, 2 restrooms with showers, a break area and (4) 12' x 14' overhead doors. A 2,200 SF mezzanine provides additional storage above the office, and a 1,000 SF insulated garage is also located on the property. The property is serviced by a water well, septic system, instant hot water heater and (2) 200-amp electrical panels. An additional 2,600 SF shop on 2.01 Acres directly behind the property is also available for sale or lease. The shop includes a 14' drive-in bay door and an 18' eave height providing additional capacity for operations, storage and expansion. Combining both properties would provide a total of 17,800 SF on 4.31 Acres. Contact John McDaniel for additional information.

LOCATION OVERVIEW

This property is located on S Hwy 385 in Andrews, TX. Approximately 1 mile South of Loop 1910 and 2 miles South of Main St. Andrews is approximately 30 miles away from Midland-Odessa in the heart of the Permian Basin.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 15,200 SF on 2.29 Acres
- 12,000 SF Shop | 2,200 SF Office
- 5 private offices, conference room, break room
- Showroom with counter sales
- (4) 12' x 14' OHD's
- 2,200 SF Mezzanine storage
- Shop office, 2 shop restrooms w/ shower
- 1,000 SF insulated garage
- Water well, septic, 200 amp
- 2,600 SF Shop on 2.01 Acres available behind the subject property
- 14' OHD, 18' eave height, restroom, additional storage
- 17,800 SF on 4.31 Acres total available



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ADDITIONAL PHOTOS



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15,200 SF OFFICE/WAREHOUSE WITH SALES COUNTER

ADDITIONAL SHOP & ACREAGE

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**AVAILABLE:
2,600 SF SHOP ON 2.01 ACRES**



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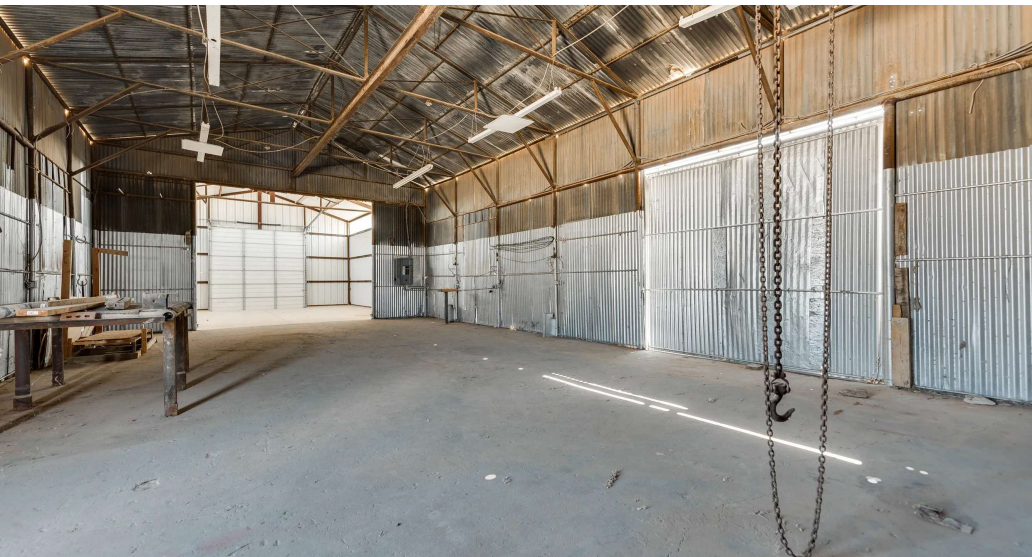


15,200 SF OFFICE/WAREHOUSE WITH SALES COUNTER

ADDITIONAL SHOP & ACREAGE

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COMBINED TOTAL:
17,800 SF ON 4.31 ACRES



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COMBINED OFFERING

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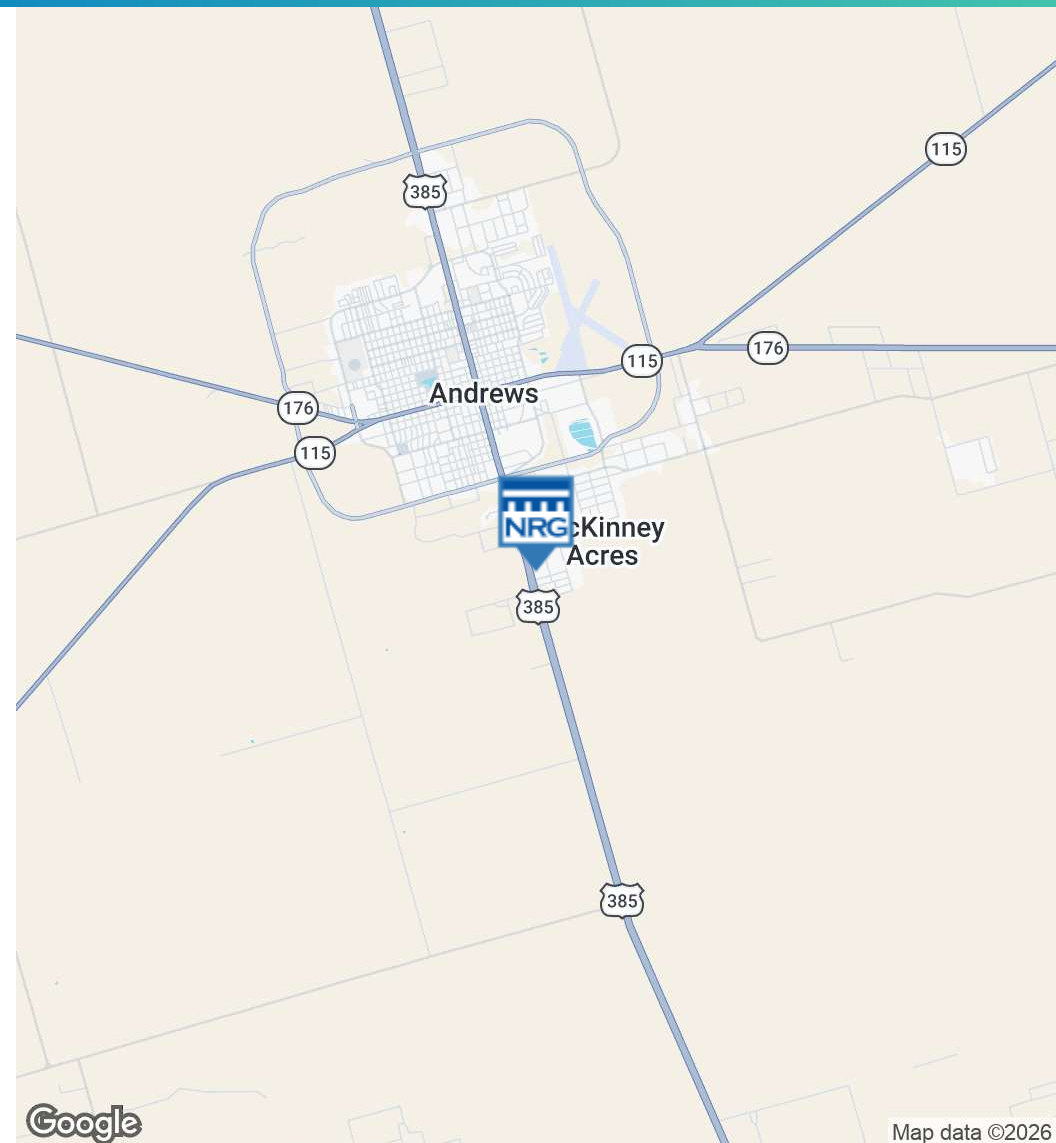
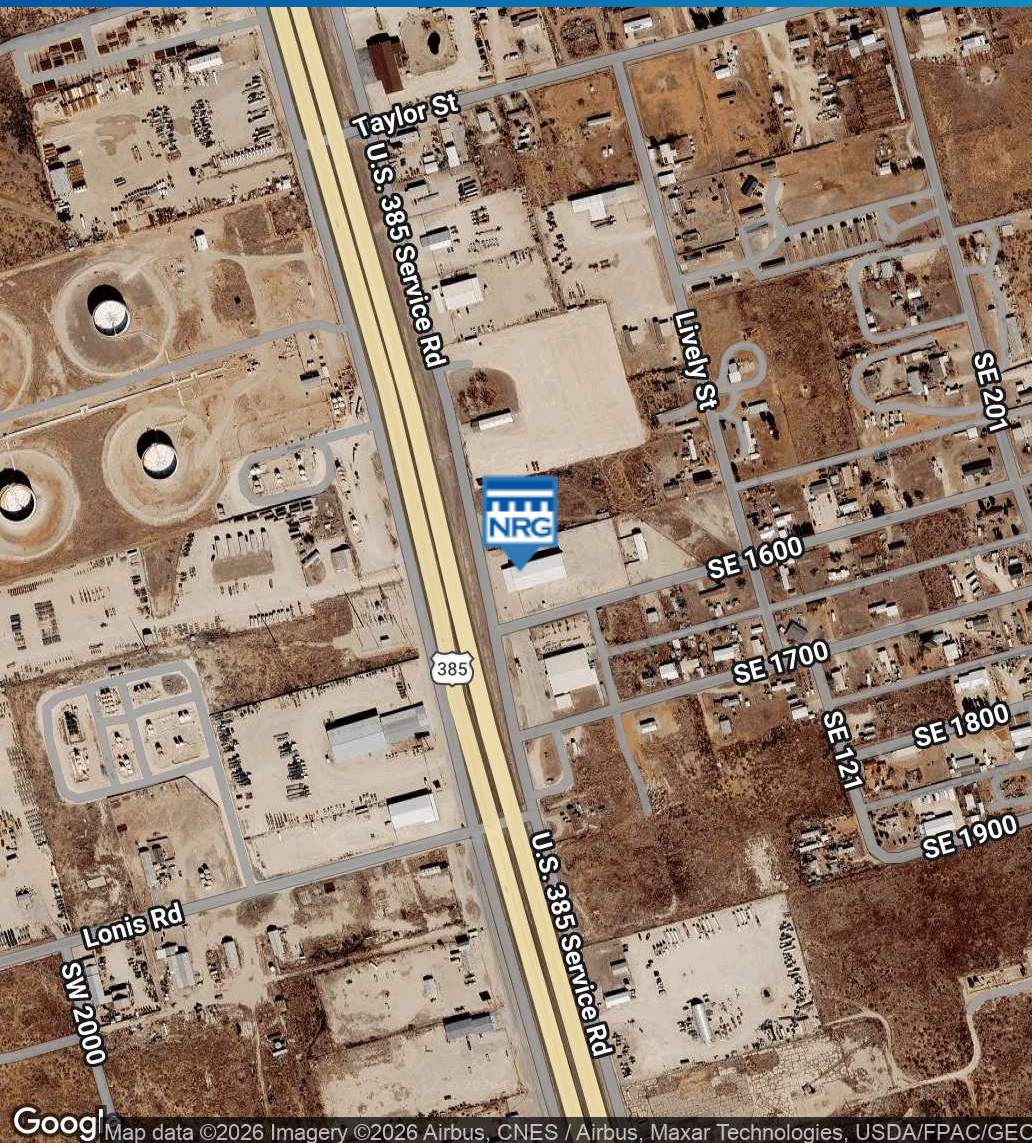
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LOCATION MAP



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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:
 - 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 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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Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
John W.B. McDaniel	0405514	john@nrgrealtygroup.com	(432)661-2833
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



1771 S HWY 385, ANDREWS, TX 79714

CONTACT BROKERS:

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