

# LAND MAX DEVELOPMENT ON TX-158

Retail, Industrial, and Build to Suit Development in Midland-Odessa

RETAIL, INDUSTRIAL, AND BUILD TO SUIT



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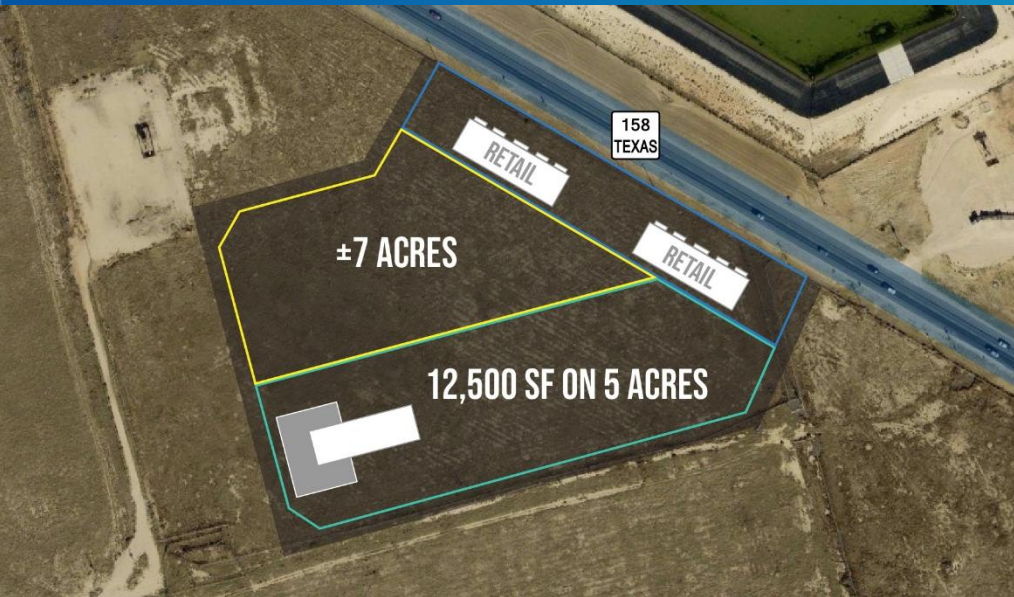
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# LAND MAX DEVELOPMENT

TX-158, Midland-Odessa, TX

## DEVELOPMENT OVERVIEW



## PROPERTY DESCRIPTION

Position your business in one of the Permian Basin's most strategic growth corridors. Located on TX-158 between Midland and Odessa, this mixed-use development offers exceptional visibility, easy access to both markets, and convenient connectivity throughout the region. The project features three distinct opportunities: retail suites with TX-158 frontage, a proposed 12,500 SF commercial building situated on 5 acres, and an additional  $\pm 7$  acres available for build-to-suit development. With three-phase/480V power available, well water, and septic sewer, the site is equipped to accommodate a variety of commercial, industrial, and service-oriented users.

### RETAIL SPACE:

3,000 SF Suites (can be combined)

### INDUSTRIAL SPACE:

12,500 SF Spec on 5 Acres

### AVAILABLE ACREAGE:

$\pm 7$  Acres available for build to suit

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## LOCATION OVERVIEW

### LOCATION DESCRIPTION

The property is located along State Highway 158, roughly 11 miles west of downtown Midland, Texas, near the Midland/Ector County line. It sits in the SE/4 of Section 1, Block 41, T-1-S, T&P RR Co. Survey, Midland County, Texas — a corridor connecting Midland and Odessa that has become an active hub for oilfield-services and industrial support operations in the Permian Basin, given its highway frontage and proximity to both cities without downtown congestion.



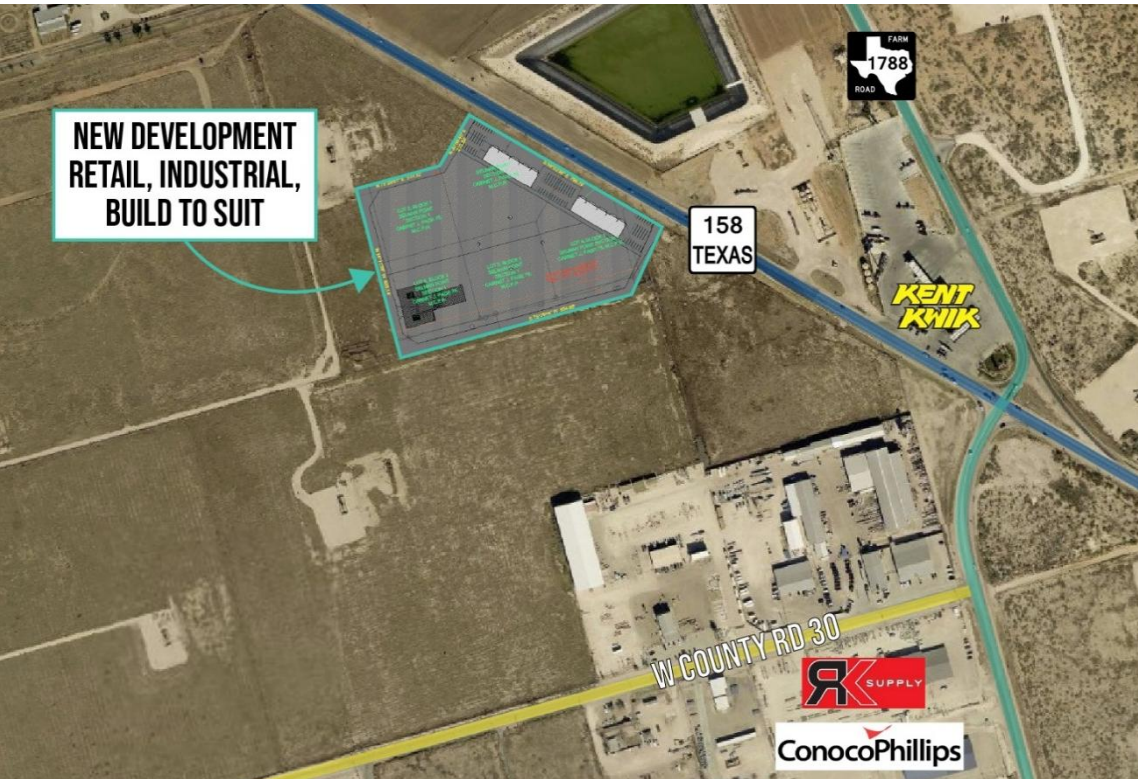
### DRIVING DIRECTIONS

From Midland (via I-20 / Loop 250):

- Take the Loop 250 exit off I-20 on the west side of Midland
- Head west/northwest as Loop 250 merges into SH-158
- Continue west on SH-158 for approximately 6–7 miles
- The property is on the south side of the highway, near the 11400 block of SH-158, before reaching the Midland/Ector County line

From Odessa:

- Take SH-158 east from Odessa toward Midland
- Continue approximately 4–5 miles east past US-385
- The property will be on the north/left side of the highway, shortly before crossing into Midland County proper



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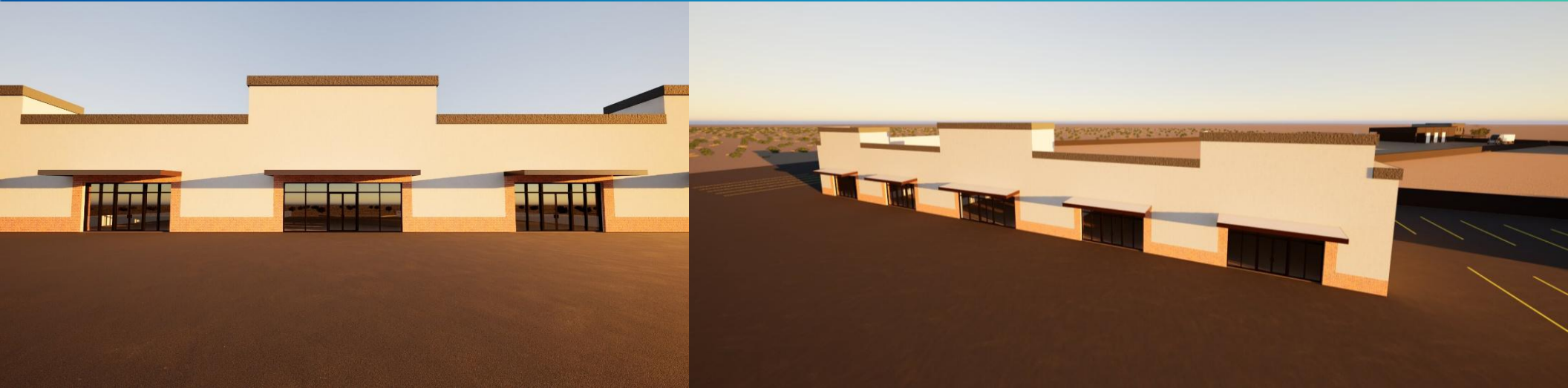
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TX-158, Midland-Odessa, TX

## RETAIL DETAILS



### RETAIL SUITES WITH TX-158 FRONTAGE

Capitalize on outstanding visibility along TX-158 with flexible retail space designed to serve the growing Midland-Odessa market. The development features two 12,000 SF retail buildings, each consisting of four 2,250 SF suites and one centrally located 3,000 SF suite. Adjacent 2,250 SF suites can be combined to create up to 4,500 SF, offering flexibility to accommodate a range of business needs.

Located directly on TX-158, these retail suites provide excellent frontage, easy access, and strong exposure to daily traffic traveling between Midland and Odessa. Ideal for retail, restaurant, medical, office showroom, and service-oriented users, this development offers a prime opportunity to establish or expand your business in one of the Permian Basin's fastest-growing commercial corridors.

### PROPERTY DETAILS

|                    |                                                        |
|--------------------|--------------------------------------------------------|
| Available Space:   | 2,250 SF                                               |
|                    | 3,000 SF                                               |
|                    | <i>Suites can be combined for 4,500 SF or 5,250 SF</i> |
| Lease Rate:        | \$27.60 PSF/Yr                                         |
| Ground Break Date: | 1/29/2027                                              |
| Zoning:            | Outside City Limits                                    |

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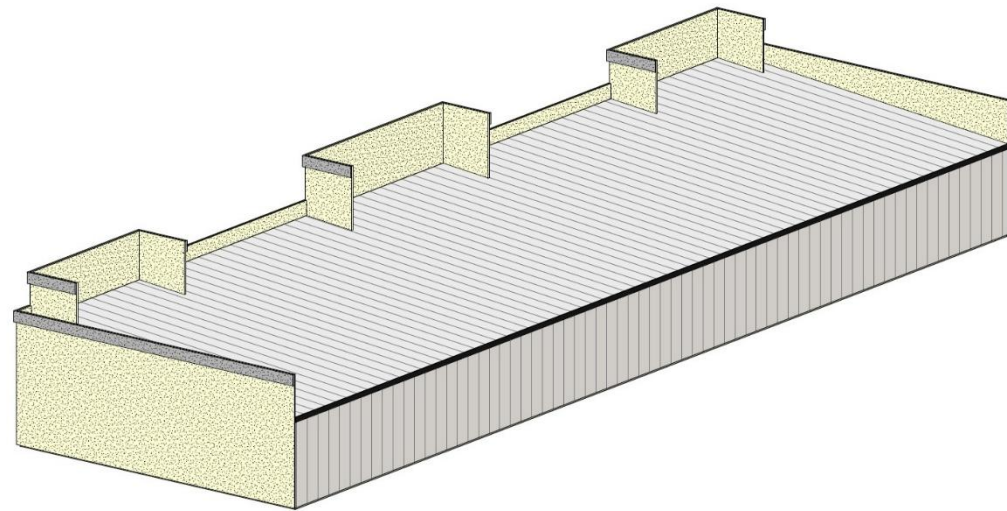
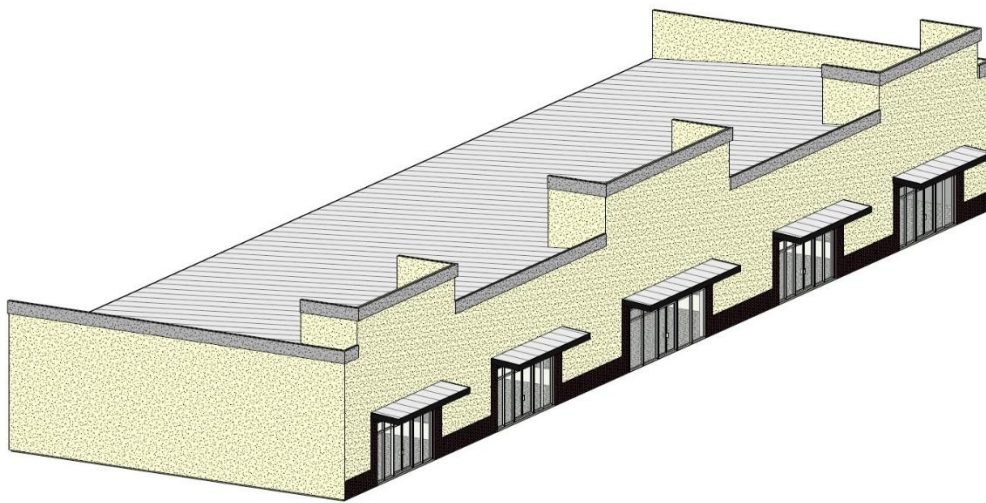
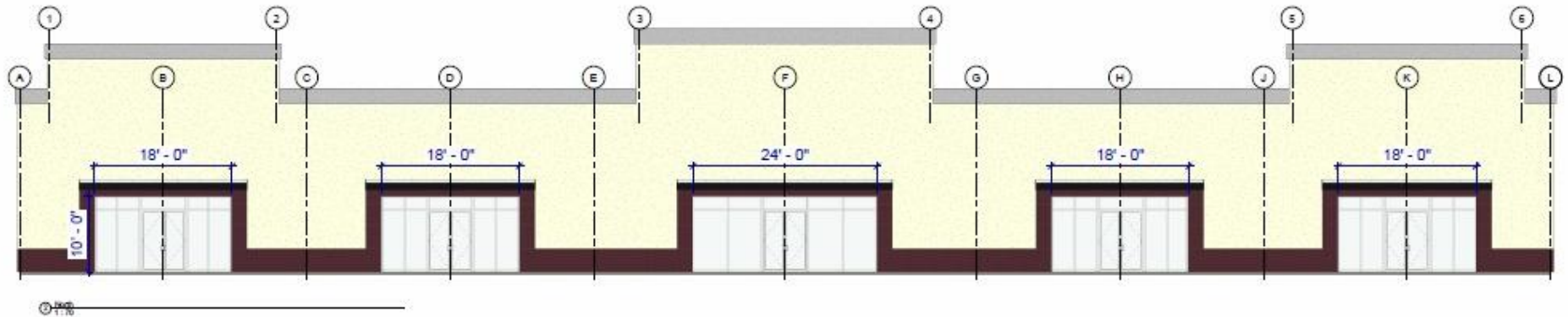


# LAND MAX DEVELOPMENT

TX-158, Midland-Odessa, TX

RETAIL DETAILS

## RENDERINGS



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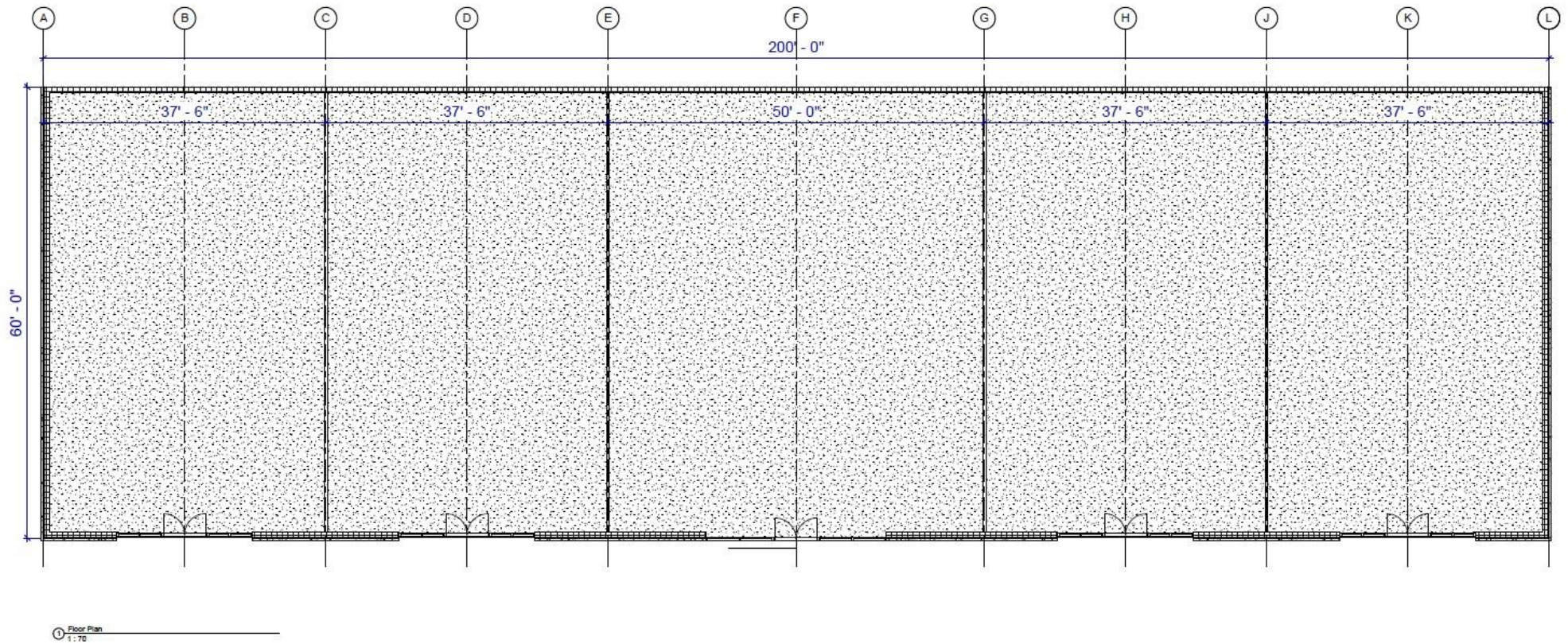
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## FLOOR PLAN



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## INDUSTRIAL SERVICE FACILITY

Designed to support a wide range of industrial operations, this 12,500 SF warehouse on 5 Acres offers a functional layout and the flexibility to meet your business needs.

The proposed layout includes approximately 5,000 SF of office space and 7,500 SF of warehouse/shop space. Featuring a 5-ton bridge crane and (6) 16' overhead doors forming 3 drive-through bays. There is a dedicated 1,500 SF wash-bay and an additional 2,000 SF of covered parking. The property has access to 3-Phase/480V power, septic sewer, and water wells. With ample yard space and excellent access to TX-158, this facility is ideal for oilfield service companies, manufacturing, distribution, and other industrial users seeking a strategic location between Midland and Odessa.

## PROPERTY DETAILS

|                       |                                      |
|-----------------------|--------------------------------------|
| Building Size:        | 12,500 SF                            |
| Land:                 | 5 Acres                              |
| Lease Rate:           | Call for Details                     |
| Sale Price:           | Call for Details                     |
| Estimated Completion: | 11/01/2026 (or sooner if user needs) |
| Zoning:               | Outside City Limits                  |

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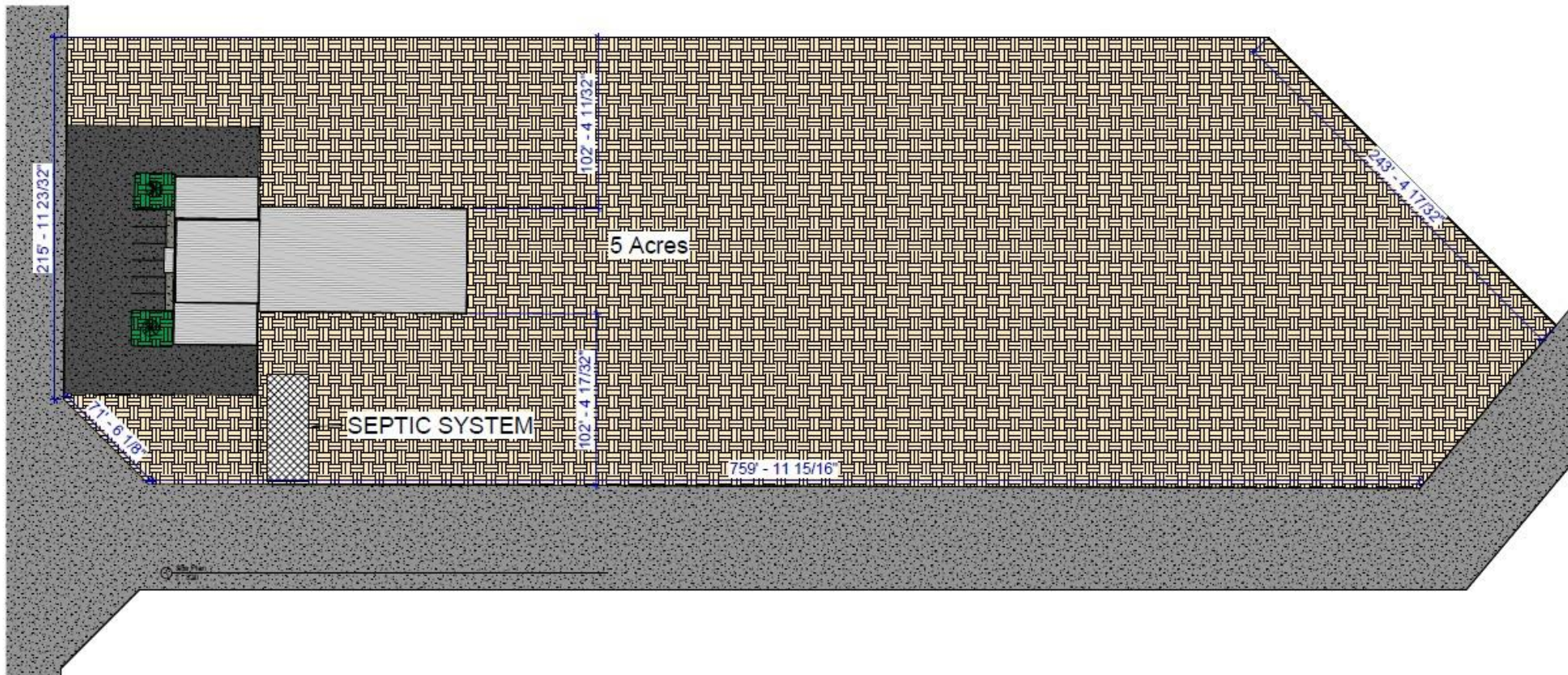
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### SITE PLAN



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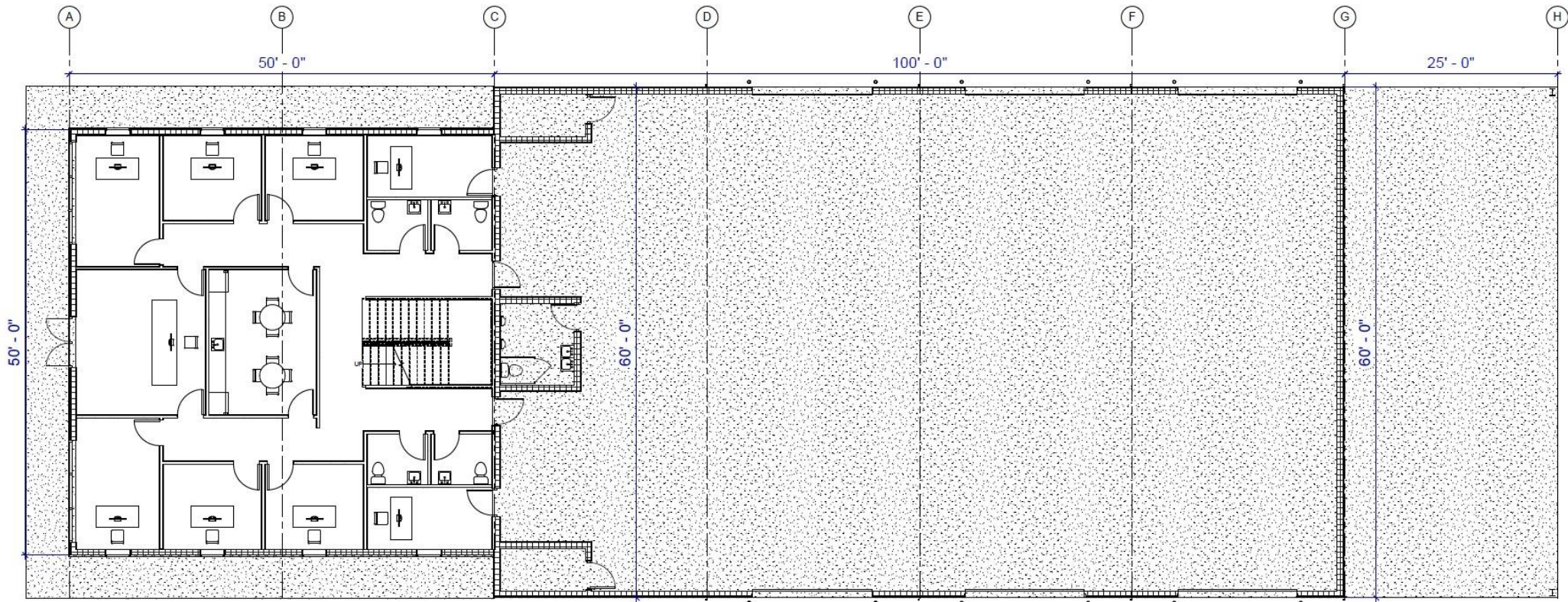
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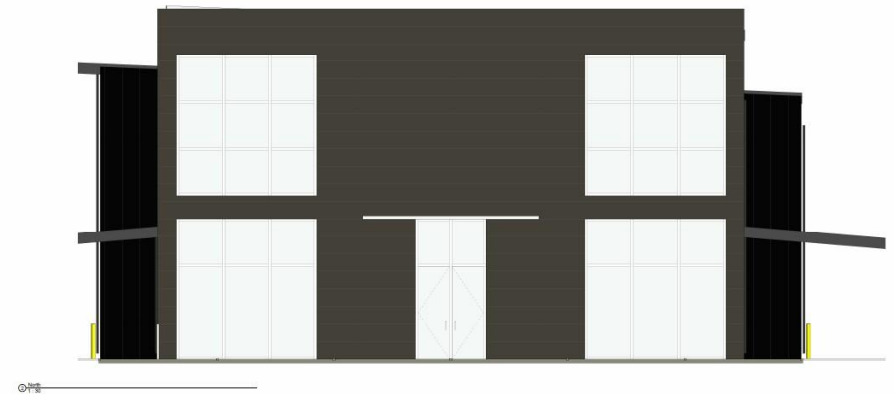
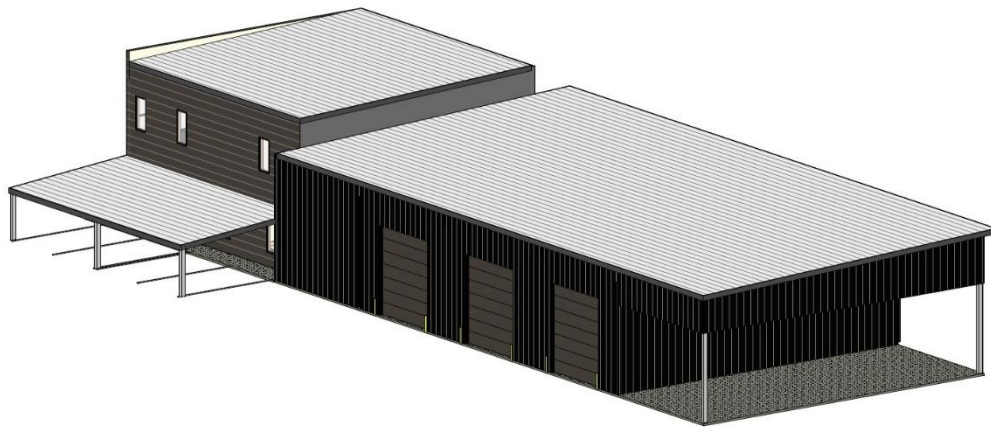
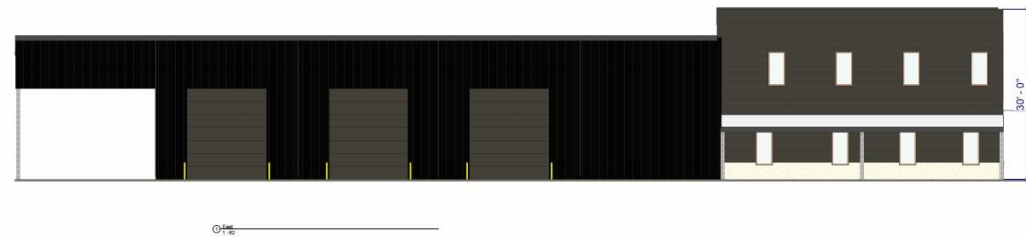
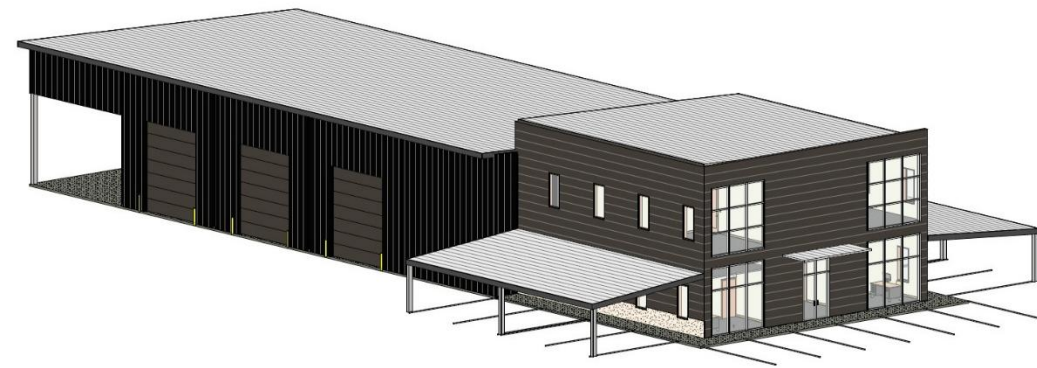


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## INDUSTRIAL WAREHOUSE DETAILS

### RENDERINGS



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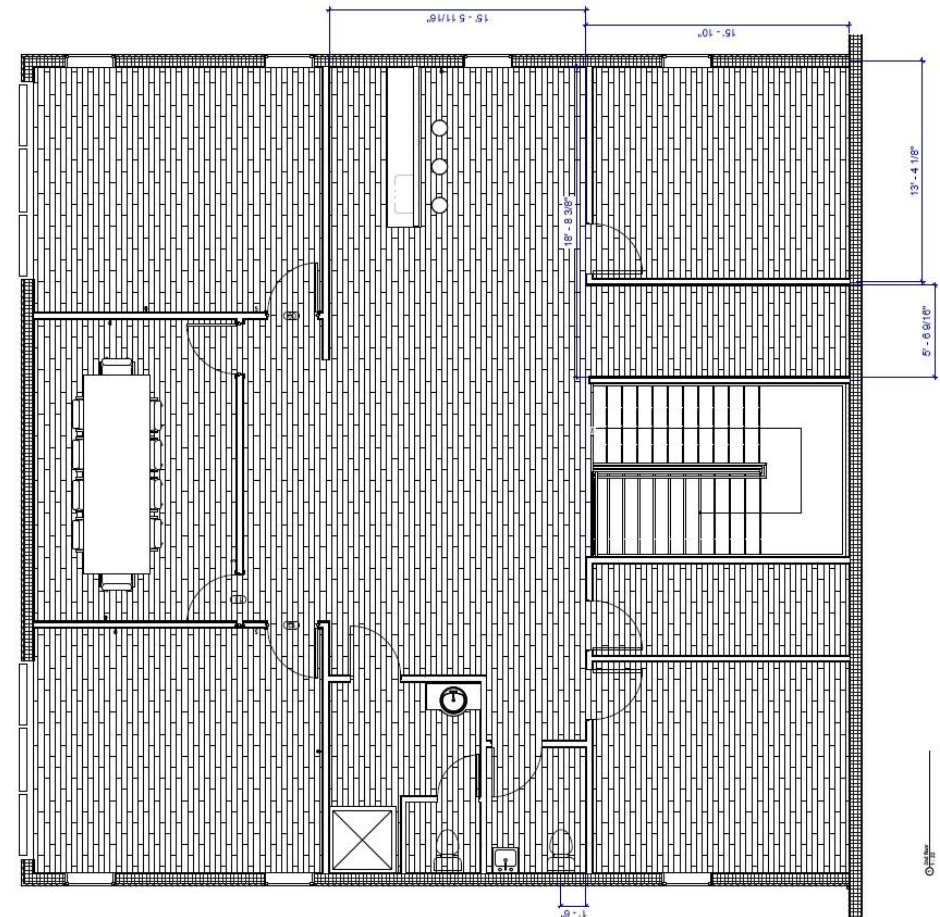
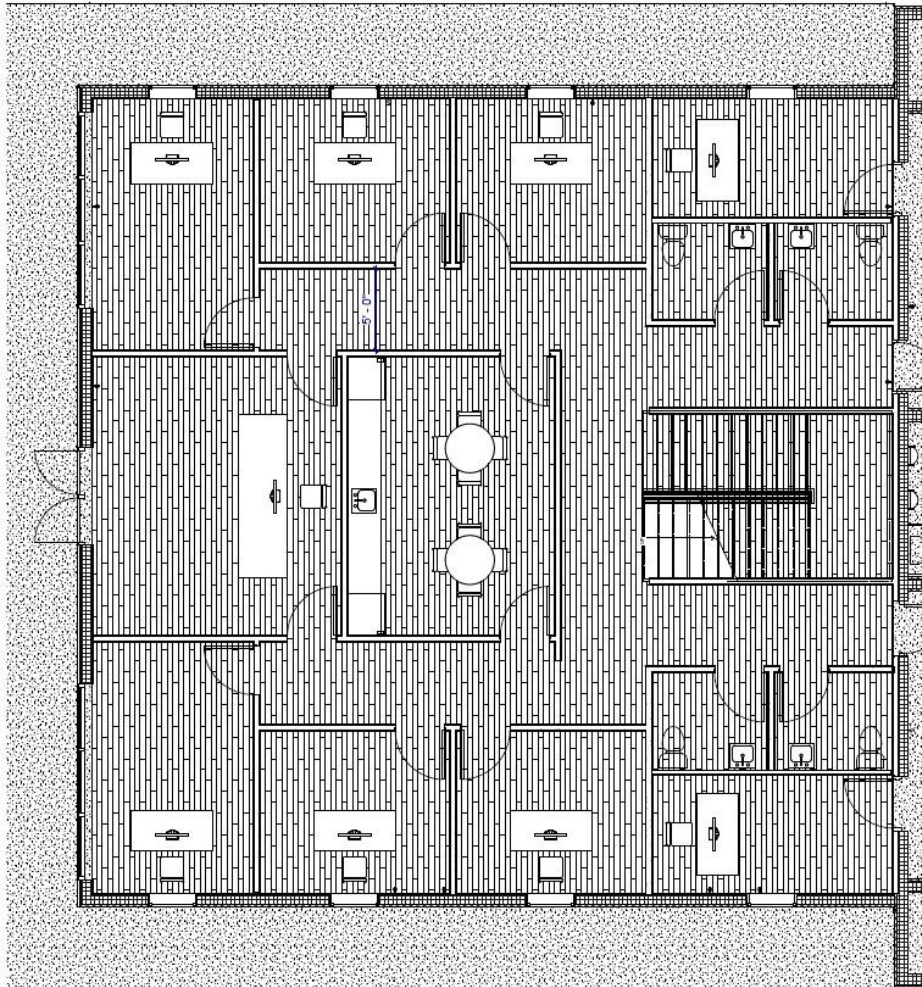
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### OFFICE FLOOR PLAN



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BUILD TO SUIT LAND



## ADDITIONAL LAND FOR BUILD TO SUIT

The remaining  $\pm 7$  Acres offers the opportunity to develop a facility tailored to your operational needs. Available for sale or lease, this tract provides the flexibility to design and construct a custom build-to-suit solution or replicate the proposed 12,500 SF industrial warehouse currently under construction within the development.

Whether your business requires multiple offices, an expansive warehouse, or multiple drive-through bays, this site can accommodate a variety of layouts. There is 3-Phase/480V power available, well water, and septic sewer. Located along the TX-158 corridor between Midland and Odessa, the property offers outstanding accessibility. An ideal location for companies looking to establish or expand their presence in the Permian Basin.

## PROPERTY DETAILS

|                |                           |
|----------------|---------------------------|
| Building Size: | Whatever fits your needs! |
| Land:          | $\pm 7$ Acres             |
| Lease Rate:    | Depends on Scope          |
| Sale Price:    | Depends on Scope          |
| Year Built:    | TBD                       |
| Zoning:        | Outside City Limits       |

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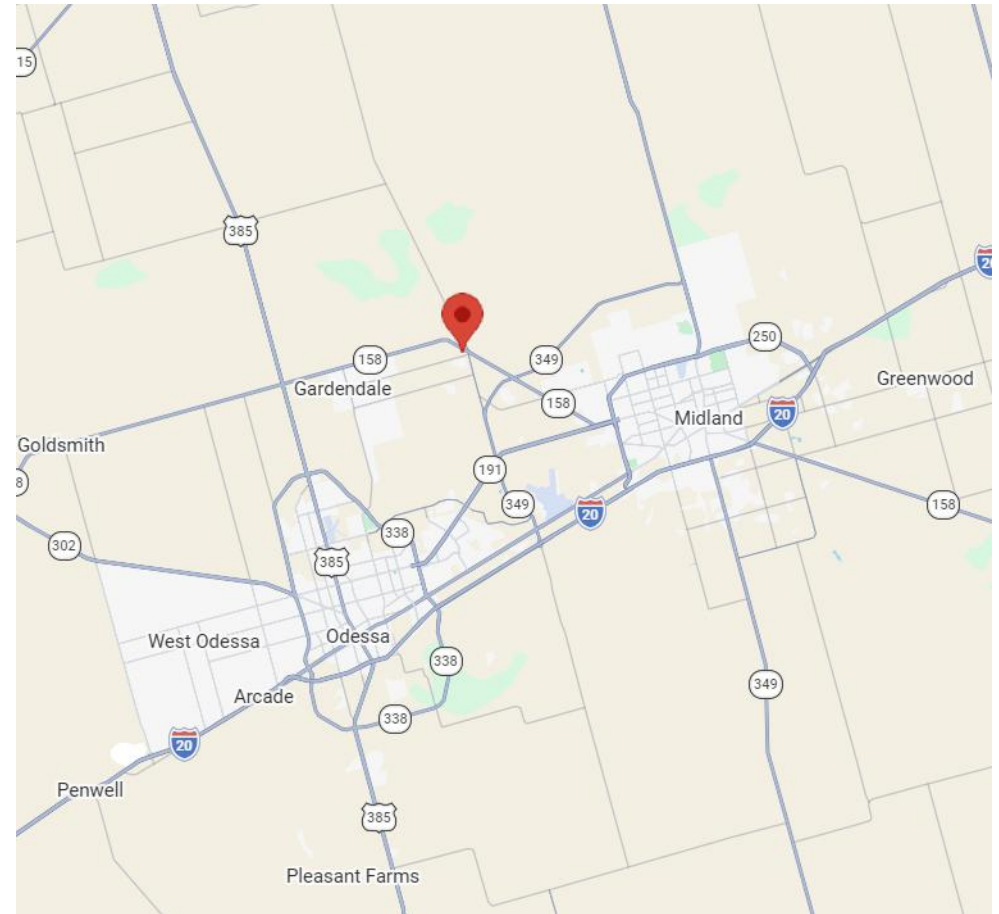
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# LAND MAX DEVELOPMENT

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MAPS



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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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 Broker /Broker Firm Name or | License No.    | Email                                    | Phone                |
| Primary Assumed Business Name        |                |                                          |                      |
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| Designated Broker of Firm            | License No.    | Email                                    | Phone                |
| <u>Amy Brasher Barnett</u>           | <u>0514276</u> | <u>Amy.barnett@nrgrealitygroup.com</u>   | <u>(432)352-6714</u> |
| Licensed Supervisor of Sales Agent/  | License No.    | Email                                    | Phone                |
| Associate                            |                |                                          |                      |
| <u>Dakota Flowers</u>                | <u>0823743</u> | <u>Dakota.flowers@NRGRealtygroup.com</u> | <u>(432)895-5656</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](http://www.trec.texas.gov)

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TX-158, Midland-Odessa, TX

## CONTACT BROKERS

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### MIDLAND OFFICE

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