

STRAHAN COMMERCIAL

INDUSTRIAL

**UNDER CONSTRUCTION - EXPECTED
COMPLETION - NOVEMBER 2026**

Available for Lease

- +/- 21,750 SF Total (+/- 4,500 SF office, +/- 14,000 SF Shop, +/- 1,750 SF Wash Bay and +/- 1,500 SF Parking Awning)
- +/- 6.49 acre site just 1,500 ft. south of IH-20
- Located In Saulsbury Phoenix Industrial Park
- 480V/3-Phase Power on-site

STRAHANCOMMERCIALPROPERTIES.COM / KIRK STRAHAN, BROKER
3915 Tanglewood Ln, Odessa, TX, 79762 Office: (432)-366-5475



ODESSA

12316 W County Road 137, Odessa, TX, 79765



Call or Text Kirk Strahan (432)-661-8704



BRAND NEW OFFICE + SHOP NEAR IH20

OVERVIEW

Frontage on W CR 137, which runs east-west, with ready access to IH20 via County Roads 1304 and 1300.

+/- 4,500 SF (70' x 60') of Office Space, with Reception Room, 7 Offices, Kitchen/Breakroom, Print Room, Conference Room, IT Room, Mechanical Room, and 4 Restrooms. Office has +/- 1,500 SF (25' x 60') Parking Awning at front.

+/- 14,000 SF Shop (200' x 70'), eleven 16'x16' Overhead Doors, set up in 5 Drive-thrus. +/- 1,750 SF (25' x 70') Wash Bay on Rear.

480V/3-Phase Power on-site.

Surrounded by 6' Chain Link Fence, covered porch at front of office.





LOCATION HIGHLIGHTS

The property features a fully fenced lot with access to the eastbound IH20 Frontage Road via County Roads 1304 and 1300.

The property is centrally located between Midland and Odessa, just off of IH20 East.

This location offers easy distribution via Interstate 20 and attached highways to all parts of the Permian Basin.

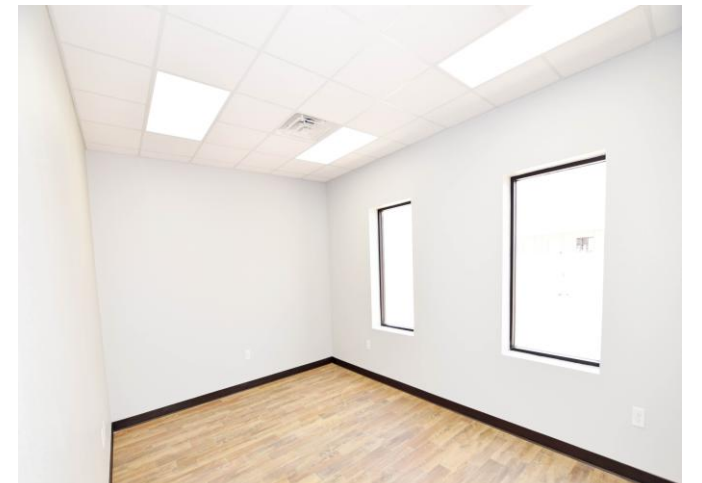
This building is located within the well-developed Saulsbury Phoenix Industrial Park.



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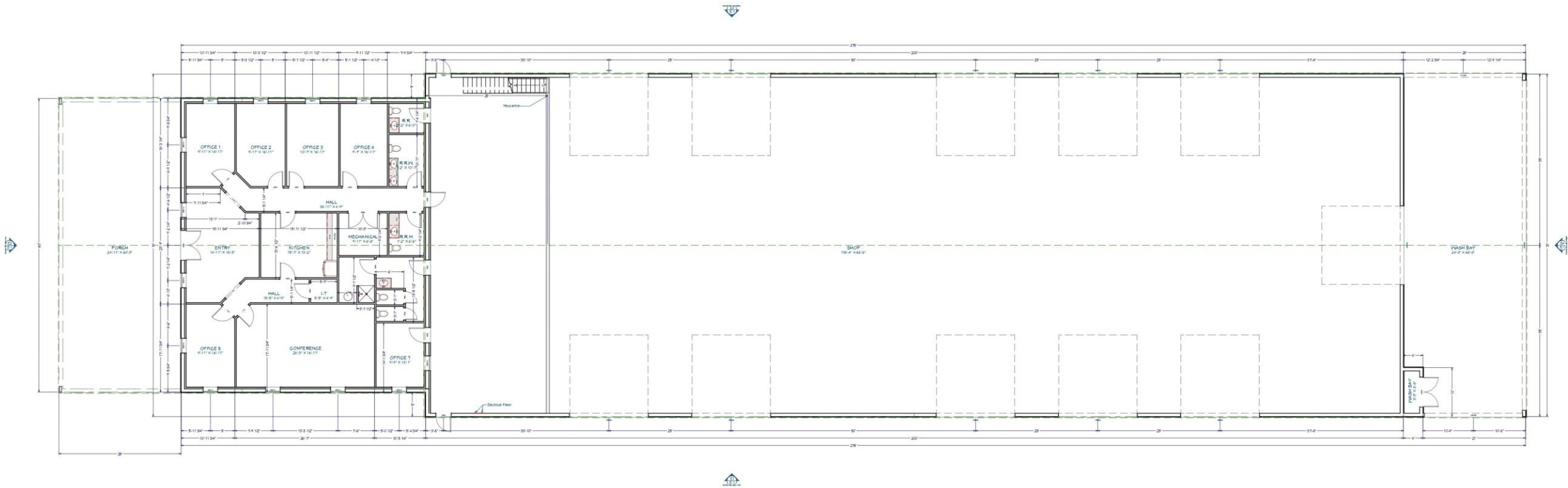


EXTERIOR CONSTRUCTION PHOTOS



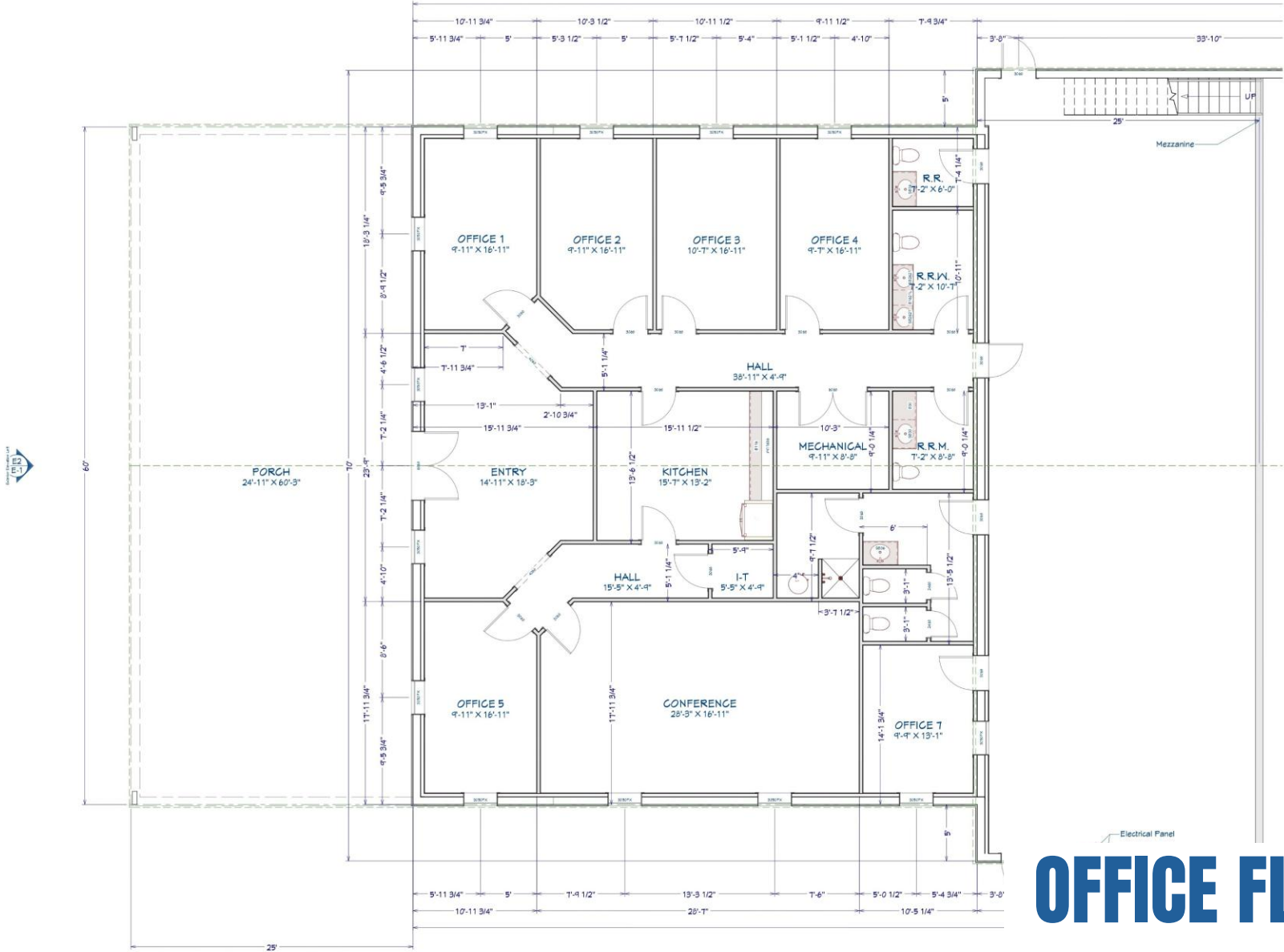
Photos shown on brochure are not of actual property, but of a similar property in a nearby Industrial Park.

OFFICE PHOTOS

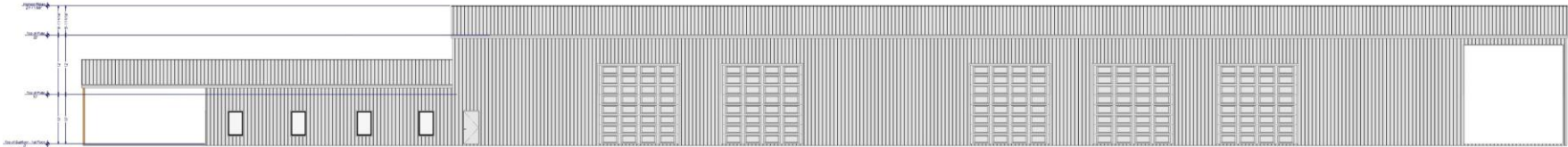


1st Floor

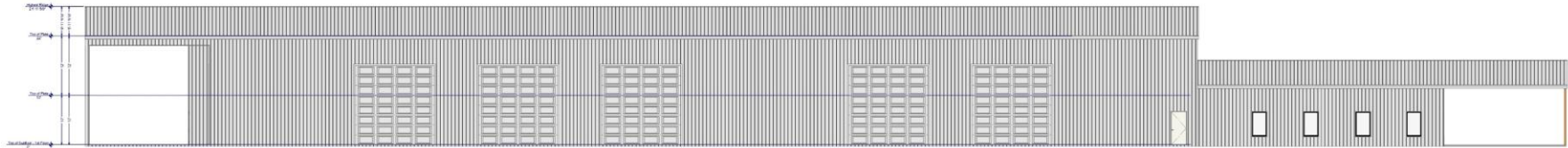
BUILDING FLOORPLAN



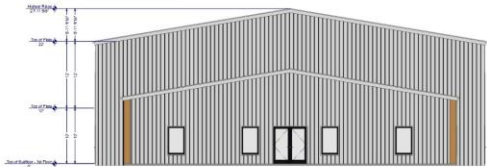
OFFICE FLOORPLAN



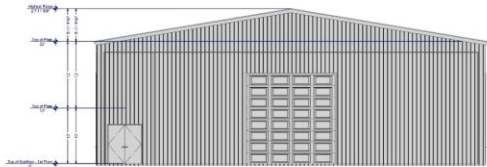
Exterior Elevation Front



Exterior Elevation Back



Exterior Elevation Left



Exterior Elevation Right

EXTERIOR SCHEMATICS



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 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.com</u>	<u>(432)366-5475</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Steven Kirk Strahan</u>	<u>536602</u>	<u>Kirk@kirkstrahanrealty.com</u>	<u>(432)661-8704</u>
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 Licensed Supervisor of Sales Agent/ Associate	 License No.	 Email	 Phone
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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

Information available at www.trec.texas.gov

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IABS 1-0 Date
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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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