

Unlock Potential: 11,750 SF of Industrial Opportunity in Prime Location

FOR SALE

the
Real Estate
Ranch

12514 W County Road 100 Midland, TX



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CONTACT BROKER



This unfinished industrial property offers approximately +/- 11,750 square feet of office and warehouse space, prominently located on County Road 100, a prime industrial development area in Midland/Odessa, TX. The facility features a 2,500-square-foot office (50'x50') on the ground level and a second-floor mezzanine that could serve as an additional 2,500 square feet of office space or employee housing.

The shop layout measures 100'x60', which includes a covered wash bay area and two (2) drive-through bays, with (4) 14'x14' automatic overhead doors. While the property is unfinished, significant progress has been made: the HVAC system is an estimated 80% complete, the electrical work is approximately 90% finished, and the overhead doors have been installed, with door openers purchased and in transit. Additionally, the water well has been installed and is operational. However, the property still requires a septic system, drywall installation, and finishing touches to be fully operational.

Building Features:

- Shop Area: +/- 6,000 SF (100' x 60')
 - Two drive-in bays with (4) 14'x14' automatic overhead doors
 - Attached +/- 750 SF enclosed wash area
 - Approximately 20' eave

Office Space: +/- 2,500 SF

- Comprises multiple private offices
- Private restrooms to accommodate staff
- Mezzanine – 2,500 SF unfinished

- Size: +/- 11,750 SF
- Lot Size: +/- 5 acres
- Zoning: County – No known restrictions
- Asking Price: \$1,700,000.00
- Price/PSF: \$144.69
- CC&Rs Apply



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LOCATION OVERVIEW

Located in a prime industrial zone of Midland, Texas, the property at 12514 W. County Road 100, offers strategic access to key transportation corridors, including Loop 250, Highway 80, TX-191, FM 1788, and Interstate 20, within the Permian Basin one of the most prolific oil and gas regions in the world. This advantageous position facilitates seamless logistics and distribution capabilities for industrial operations in a rapidly growing market driven by the booming energy sector. The area is characterized by a vibrant economy, an expanding workforce, and a business-friendly environment, ensuring sustained demand for industrial space.

Midland's proximity to essential services, including retail and housing, further supports the operational needs of businesses in the region. The property's high visibility along major thoroughfares enhances exposure and accessibility for clients and employees.





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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.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with the client on behalf of the broker.

ABROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest 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 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 interest 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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Sales Agent/Associate's Name	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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