

2 Bay Shop + Wash-Bay on ±8.5 Acres

the
Real Estate
Ranch

FOR LEASE

2619 FM 3033, Stanton, TX 79782



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CONTACT BROKER



This property consists of an 8,960 SF industrial building on +/- 8.5 Acres. The office space is 2,080 SF including a reception area, (5) private offices, a break area, and (2) restrooms. The fully insulated shop is 4,960 SF featuring (2) drive-through bays with (4) 16' overhead doors and is plumbed for air. There is a covered wash-bay off the back measuring 1,920 SF. The yard is fully fenced and secured. The property features 10 RV sites with 50 amp service at each site. This property does not have a water well, so water would need to be trucked onto the site. Serviced by single-phase power and septic.

Property Highlights

- 8,960 SF on +/- 8.5 Acres
- 2,080 SF Office
- 5 Offices, Reception, Break Area
- 4,960 SF Shop
- 2 Drive-Through Bays
- (4) 16' Grade Level Overhead Doors
- 16' Eave Height
- 1,920 SF Canopy Wash-Bay
- Secured Yard is Fenced and Gated
- 10 RV sites with 50 Amp service
- Serviced by Septic System
- Single-Phase/240V
- 200 Amp cutoffs for possible expansion

- Lease Rate: \$13,000.00 / Mo (NNN)
- Lease \$/PSF/YR: \$17.41
- Year Built: 1993
- Zoning: County – No known restrictions



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LOCATION OVERVIEW

This property is located in Stanton, TX between Big Spring & Midland/Odessa in the heart of the Permian Basin. Traveling East on I-20, take Exit 158 and stay on North frontage road for 7.3 miles, turn North (left) on FM 3033 for 4.5 miles. The property is on the West (left) Traveling West on I-20, take Exit 165 and stay on North frontage road for 4.2 miles, turn North (right) on FM 3033 for 4.5 miles. The property is on the West (left)





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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 clients 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 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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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

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Texas Pelican

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