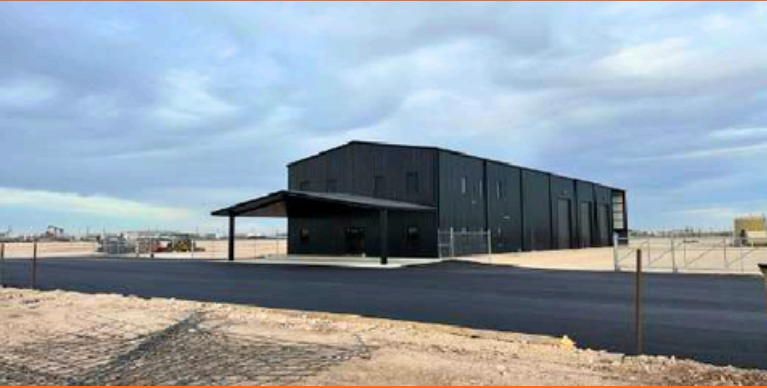


10-ton Crane Served Industrial Shop- Highly Visible!

# FOR SALE

*the* Real Estate  
Ranch

5620 N FM 1788, Midland TX 79707



**LARRY NIELSEN**

**C:432.260.0088**

**E:Ironwolfrealtygroup@gmail.com**

**CONTACT BROKER**



This property is 10,750 SF under roof situated on +/- 4.72 acres. The office is 2,000 SF with (8) private offices, a large conference room, (2) Bathrooms, a kitchen/breakroom, and a storage office. The second-floor space is 2,000 SF, with an executive apartment and office space. The fully insulated warehouse is 5,500 SF, with an installed 10-ton crane, has (3) drive-through bays with (6) 14'x16' OH doors, an extra office, and a bathroom with shower. The property also has a covered 1,250 SF wash bay. The property is near Fiber Internet access, is fully fenced and secured, and has a 3-phase 600-amp service. The property also has covered asphalt paved employee parking. Contact Larry Nielsen for additional details or to tour this property.



## OFFERING SUMMARY

Sale Price:	\$2,365,000.00
Price/SF:	\$220.00
Year Built:	2025
Zoning:	County - No known restrictions



5620 N FM 1788, Midland TX 79707

*the Real Estate  
Ranch*



## PROPERTY FEATURES

- 10,750 SF Under Roof
- +/- 4.72 Acres | Fenced and Secured
- 2,000 SF Office | 8 Private
- 5,500 SF Warehouse | Insulated
- 26' Clear Height
- 10-ton Crane Ready
- (3) Drive-Through Bays
- (6) 14'x16' OH Doors
- 1,250 SF Covered Wash-Bay
- Covered Parking | Asphalt Paved Water-Well | Septic
- 2,000 SF Mezzanine | Private Apartment | Private Office
- 3-Phase 600 Amp Power





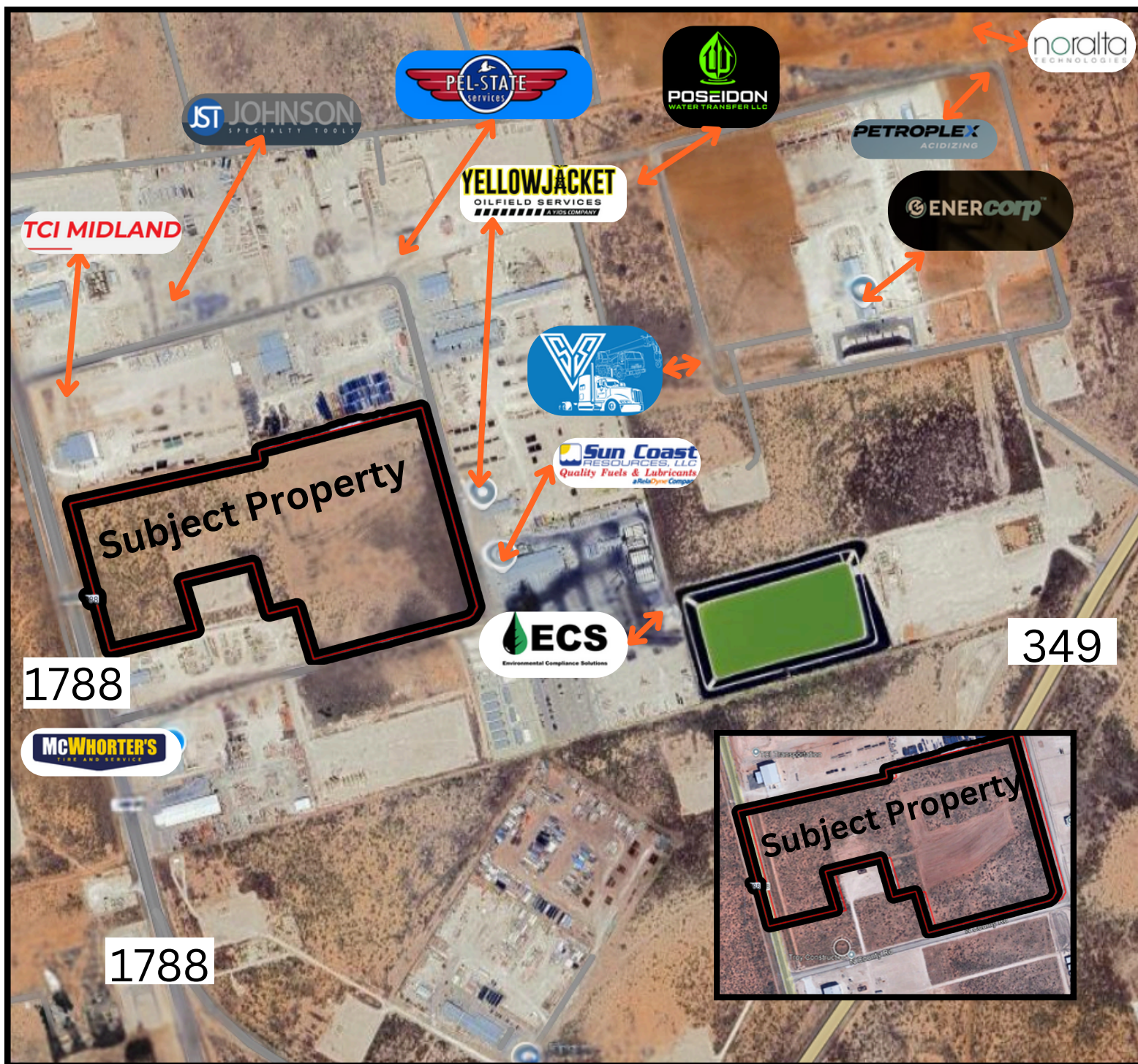


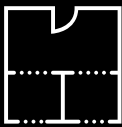
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## LOCATION DESCRIPTION

Located in the northern part of Midland, Texas, within the larger Permian Basin region, this area is renowned for its vast petroleum and natural gas reserves, making it one of the most prolific oil-producing regions in the world. Located in a growing and sought-after industrial location North of HWY 191 and FM North 1788, this new warehouse has excellent visibility sitting on the frontage of N. FM 1788. FM 1788 is a significant transportation corridor connecting Midland and neighboring areas to various oilfield operations, refineries, and support facilities central to the Permian Basin's economy.

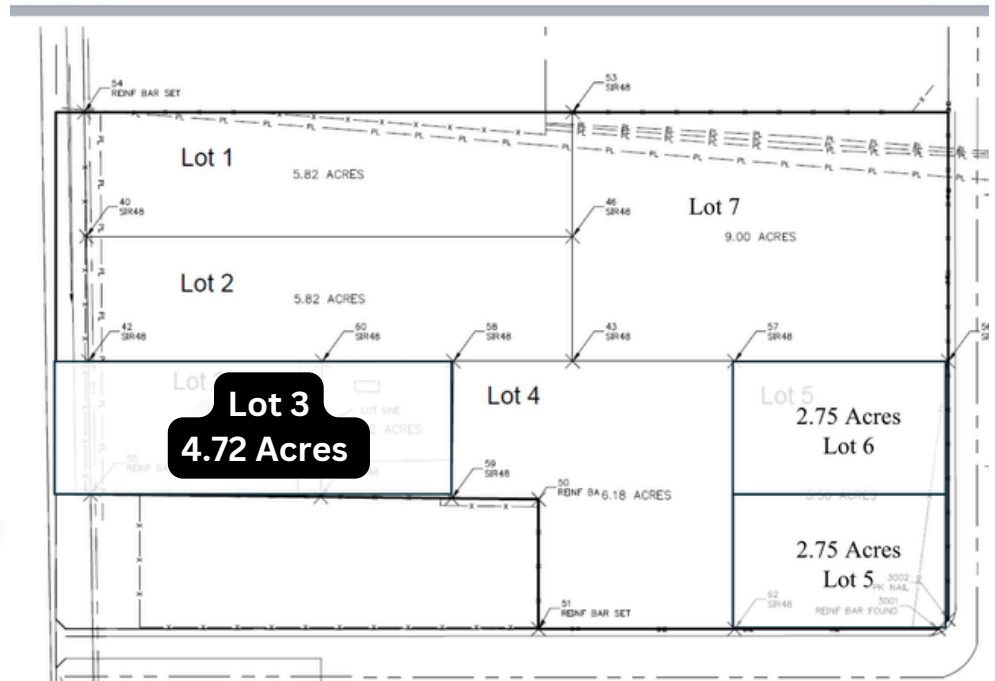




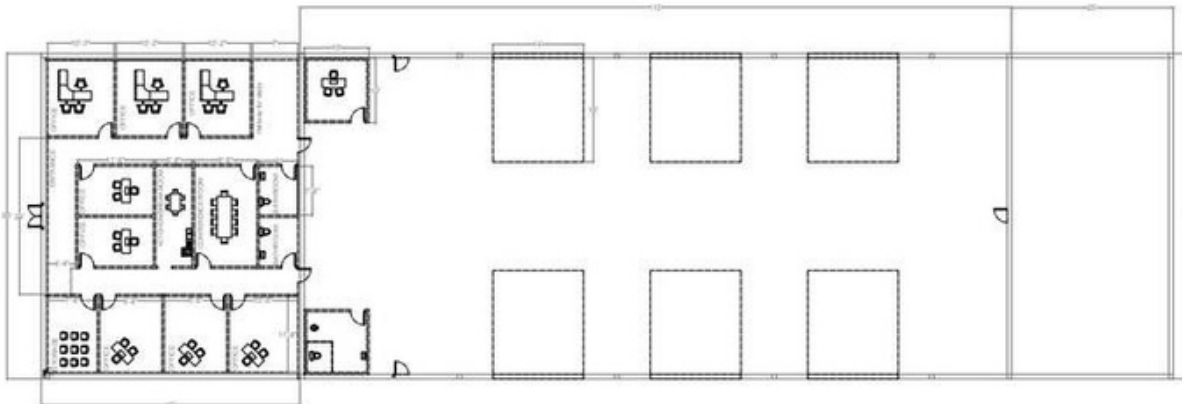
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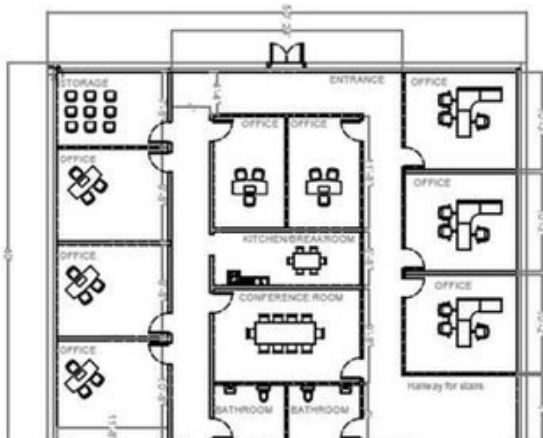
## SITE MAP



## BUILDING FLOOR PLAN



## OFFICE FLOOR PLAN







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WATCH NOW

**RESILIENT**  
DEVELOPERS



# 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.
- **ASALEAGENT** 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.

<b>The Real Estate Ranch, LLC</b>	<b>9007202</b>	<b>realestataeranch@aol.com</b>	<b>(432)688-8200</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
<b>Thomas Johnston</b>	<b>542176</b>	<b>realestateranch@aol.com</b>	<b>(432)688-8200</b>
	LicenseNo.	Email	Phone
<b>Designated Broker of Firm</b>			
<b>Licensed Supervisor of Sales Agent/ Associate</b>	<b>LicenseNo.</b>	<b>Email</b>	<b>Phone</b>
<b>Larry Nielsen</b>	<b>680101</b>	<b>ironwolfrealtygroup@gmail.com</b>	<b>(432)260-0088</b>
	LicenseNo.	Email	Phone
<b>Sales Agent/Associate's Name</b>			
	<b>Buyer/Tenant/Seller/Landlord Initials</b>	<b>Date</b>	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS I-O Date

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Texas Pelican

Thomas Johnston

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