

CRANE-READY OFFICE/WAREHOUSE ADJOINED TO SUBSTATION!



FOR SALE

TBD LOT 4 ECR 140, MIDLAND, TX 79706



LARRY NIELSEN
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CONTACT BROKER

Located in the East quadrant of Midland, TX, this property features 9,000 SF on +/- 2.69 Acres near an Oncor substation. The 1,500 SF office (30'x50') contains (4) offices, a conference room, a coffee/break area, (2) restrooms, and a reception area. The 6,000 SF warehouse (100'x60') is fully insulated and 5-ton crane ready, with (7) 14'x16' overhead doors forming (3) drive-through bays and (1) drive-in bay from the wash bay area. The covered wash bay is 1,500 SF (60'x25') and contains a drain pit into a (1) 1000-gallon tank. The property is fully fenced and secured. The Site is powered by 3-phase electricity, serviced by a water well and a septic system. Contact Larry Nielsen for additional details or to tour.

- 9,000 SF on +/- 2.7 Acres
- 1,500 SF Office | 4 Private Offices
- 6,000 SF Shop | 100'x60'
- 3 Drive- through Bays | 1 Drive-in
- (7) 14'x16' Overhead Doors
- 1,500 Covered Wash Bay
- 3-Phase | Septic | Water Well

Sale Price:	\$1,600,000
Sale \$/PSF:	\$177.78
Year Built:	2025
Zoning:	County -No Known Restrictions



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LOCATION OVERVIEW

Midland, Texas, is a major hub of the Permian Basin, one of the most productive oil and gas regions in the United States. Located in West Texas, Midland serves as a center for energy companies, drilling operations, and oilfield services, driving the local economy. The Permian Basin, spanning West Texas and southeastern New Mexico, contains vast reserves of oil and natural gas, making it a key player in the U.S. energy sector. The region has experienced multiple booms and busts due to fluctuating oil prices but remains a crucial contributor to American energy production.

DIRECTIONS

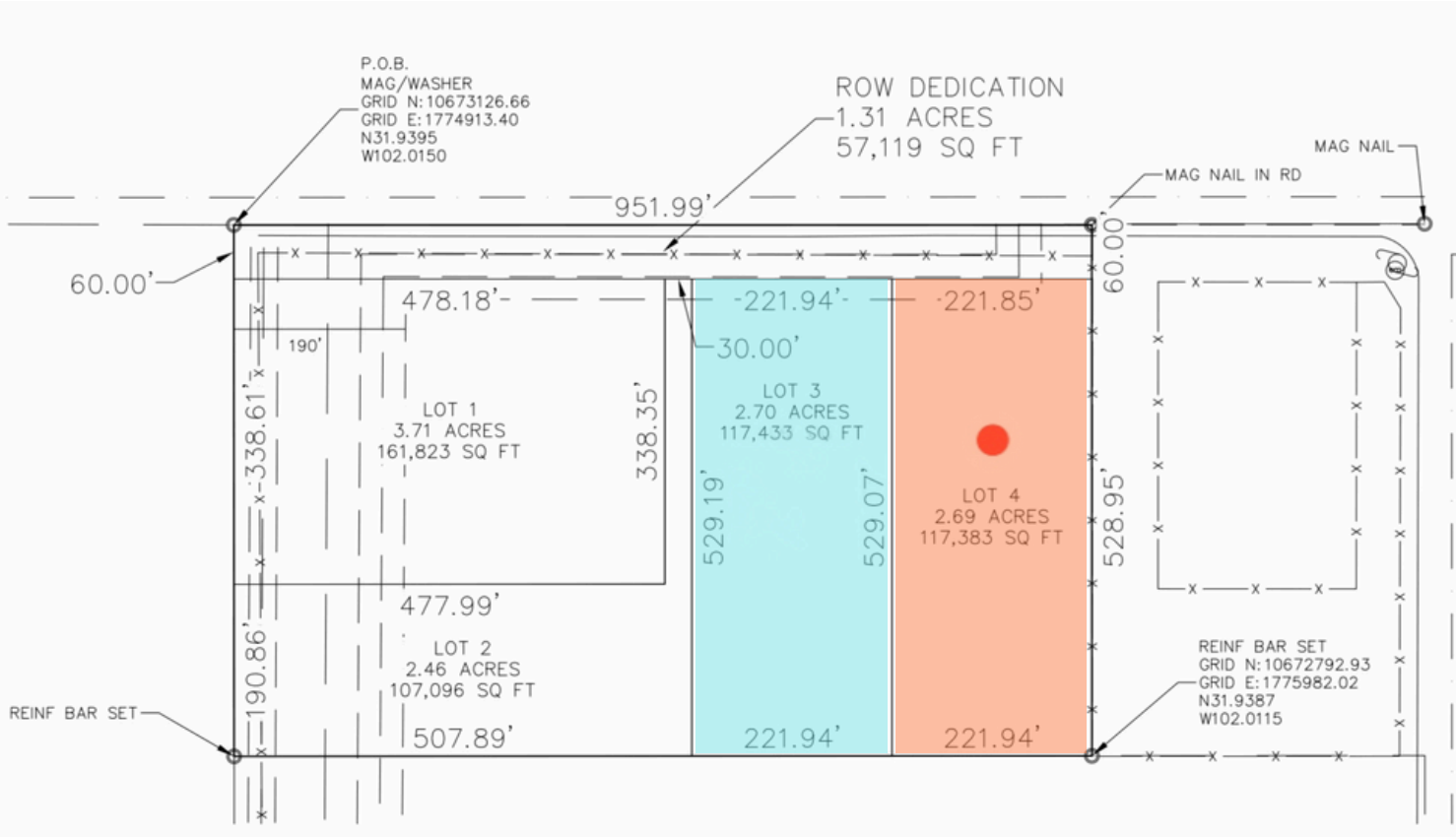
From the Intersection of E. Interstate 20 and FM 715, travel 3.10 miles South on FM 715 to E County Rd 140. Turn East and travel .96 miles to the Property on the South – across from Select Water Solutions.





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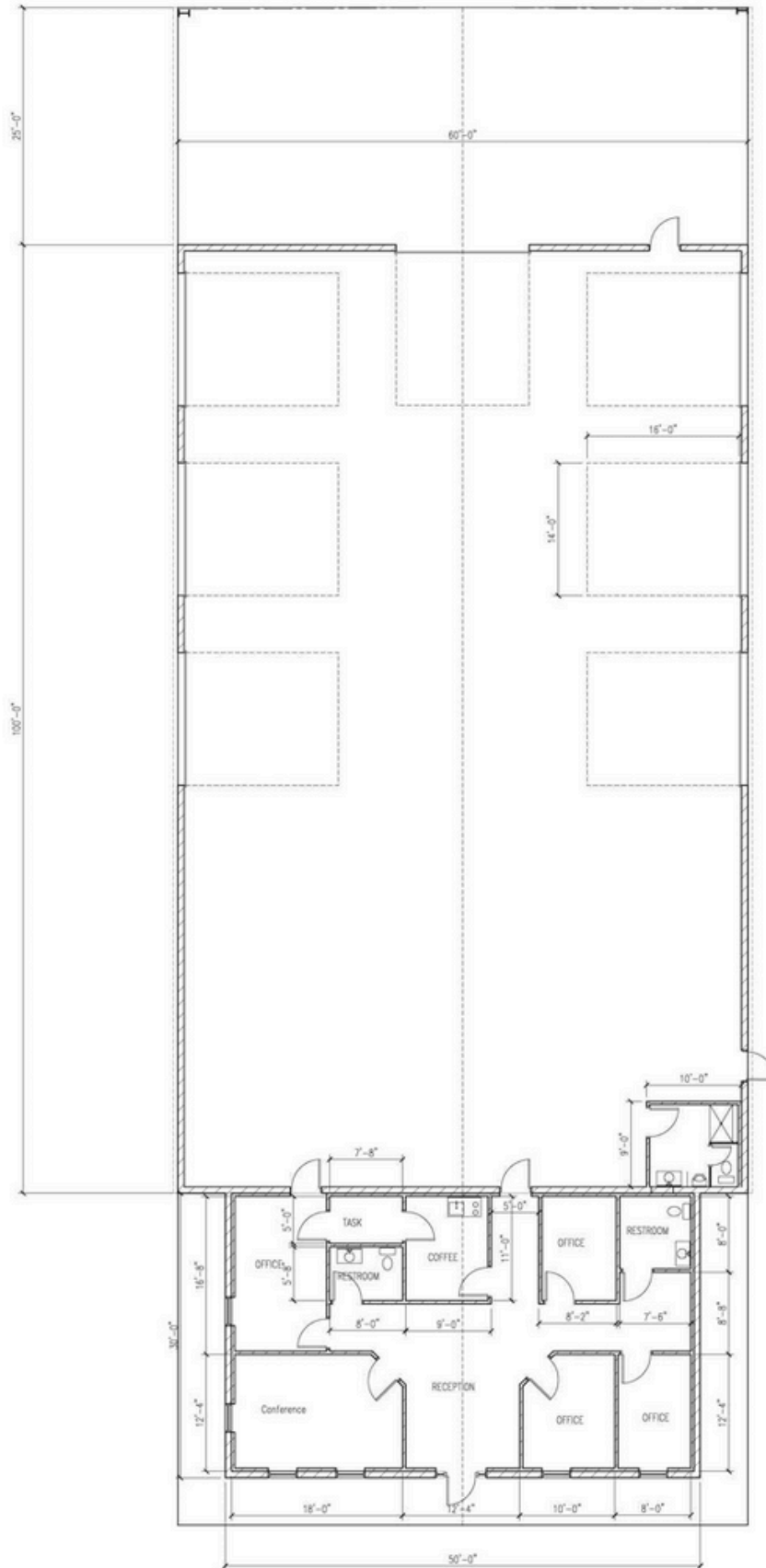
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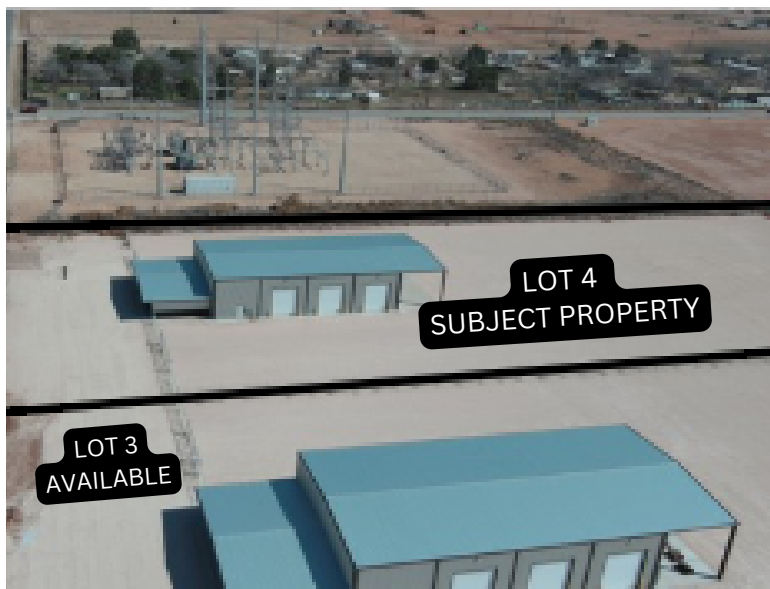
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Information About Brokerage Services

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.
- **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.

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Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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	License No.	Email	Phone
<u>Designated Broker of Firm</u>			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Larry Nielsen</u>	<u>680101</u>	<u>ironwolfrealtygroup@gmail.com</u>	<u>(432)260-0088</u>
	License No.	Email	Phone
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

IABS I-O Date

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Texas Pelican

Thomas Johnston

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