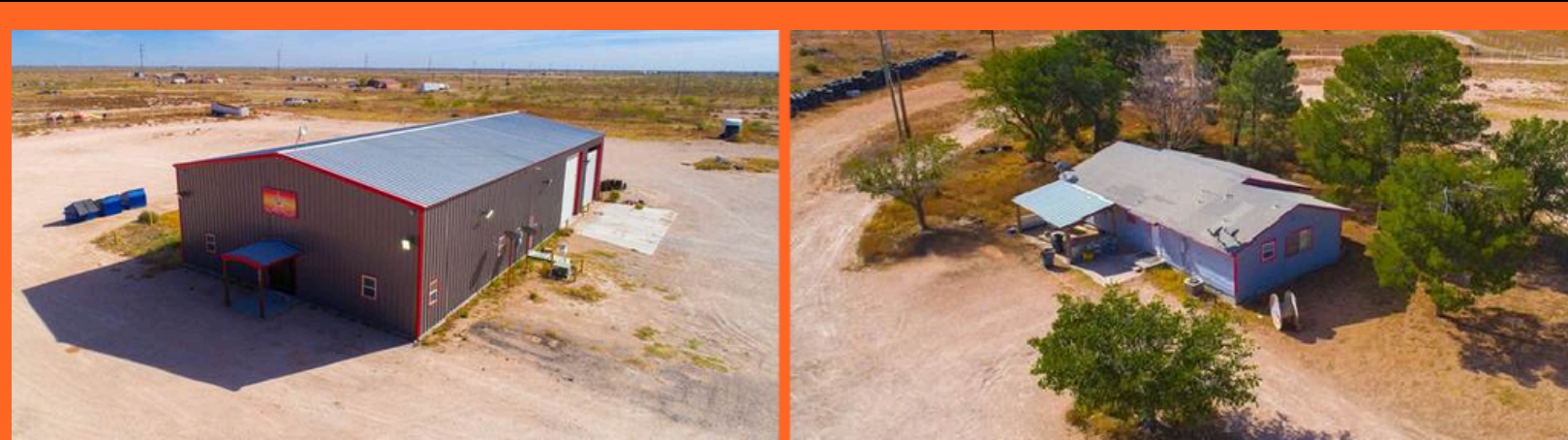


INDUSTRIAL

FOR SALE

The Real Estate Ranch

17411 W FM 1787, ODESSA, TX 79766



LARRY NIELSEN
C: 432.260.0088
E: Ironwolfrealtygroup@gmail.com

CONTACT BROKER



This property features an industrial building and a residential house totaling 7,300 SF under roof on 6.02 Acres. The industrial office is 1,000 SF and contains 4 private offices (1 office is a shop supervisor office with a window into the shop), a conference room, a break area, an IT closet and a restroom. The fully insulated shop is 3,000 SF (60' x 50'), with 2 drive-through bays with (4) 14'x16' overhead doors, a shop restroom, and a 2,000 SF mezzanine (40' x 50') that can be used for additional office space. The residential house is 1,300 SF and contains 2 rooms, large living room, kitchen, and 2 restrooms (1 with shower). The property is serviced by a water well and septic.

OFFERING SUMMARY

Sale Price: \$850,000
Price/SF: \$116.44
Lease Rate: \$7,500/Mo (NNN)
Total Size: 7,300 SF
Industrial Building: 6,000 SF
House: 1,300 SF
Lot Size: 6.02 Acres
Year Built: 2017
Zoning: County, None

PROPERTY FEATURES

- 6,000 SF Industrial Building
- 1,000 SF Office | 3,000 SF Shop | 2,000 SF Mezzanine
- Large Corner Office, 3 Offices, Conference Room, Break Room
- 2 Drive-Through Bays w/ (4) 14' x 16' OHD's
- 1,300 SF House
- Yard Fully Fenced & Secured



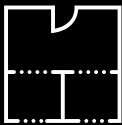
17411 W FM 1787, Odessa, TX 79762

The Real Estate Ranch

LOCATION DESCRIPTION

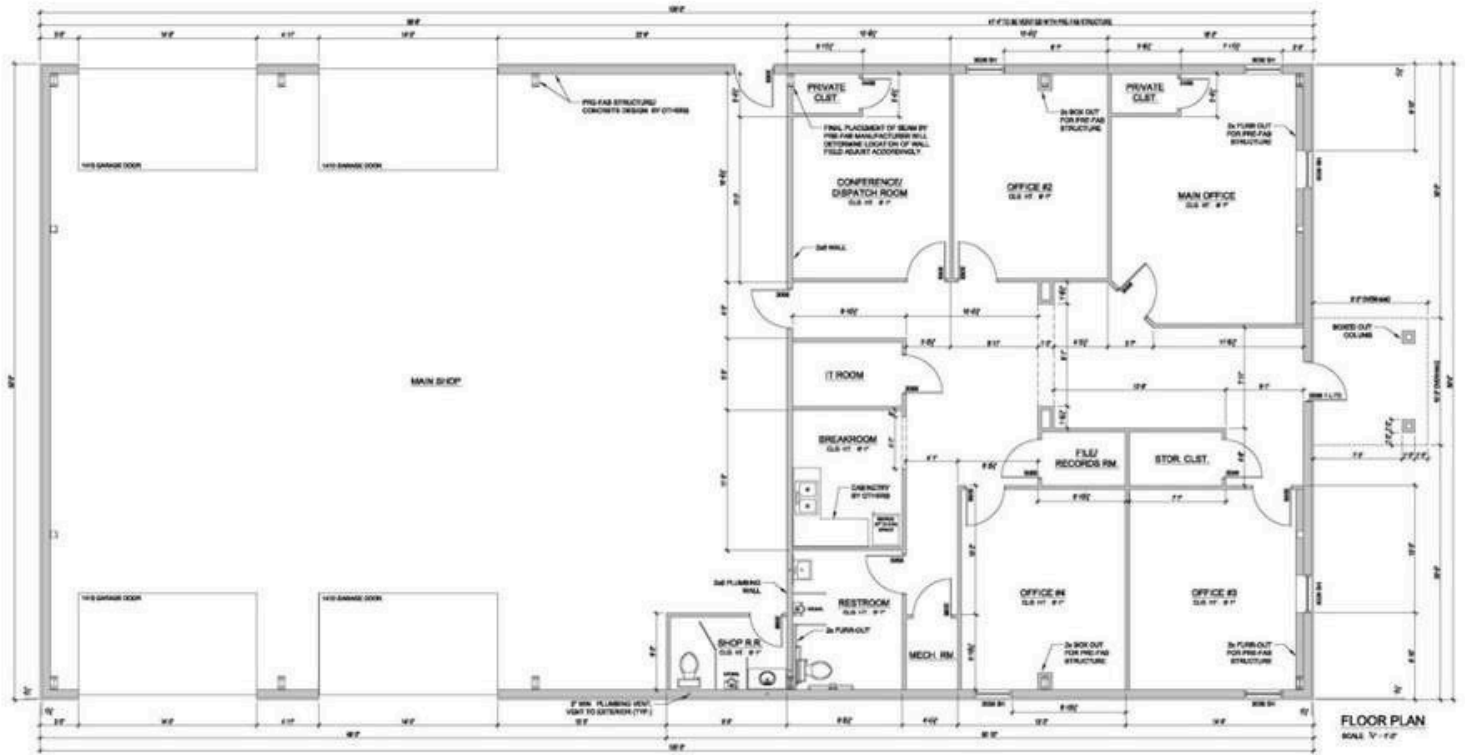
This property is located on FM 1787 in Odessa. Approximately 4 miles East of Hwy 385, 11 miles to Loop 338, and 14.5 miles I-20.





17411 W FM 1787, Odessa, TX 79762

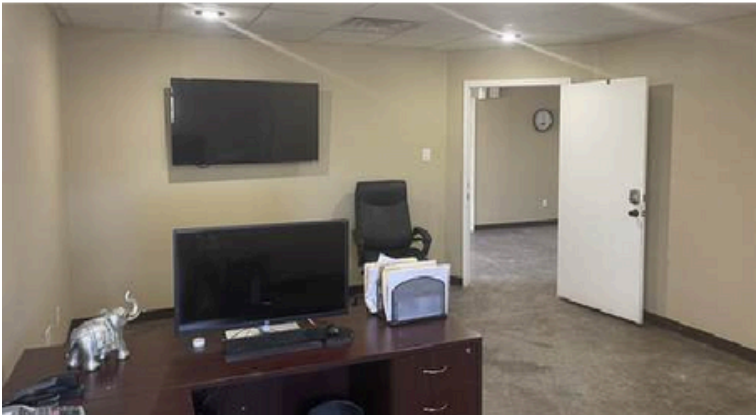
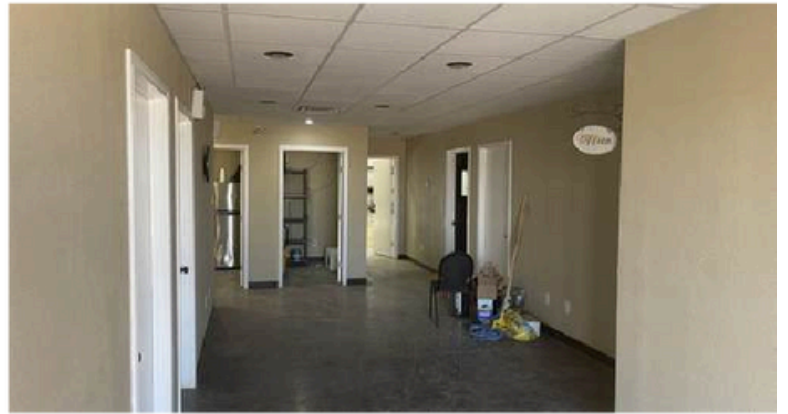
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The Real Estate Ranch



MIDLAND/ODESSA OFFICE • 6 DESTA DRIVE, STE 1260, MIDLAND, TX 79705



Information About Brokerage Services

Texas law requires all real estate license holders 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

The Real Estate Ranch LLC	9007202	realestateranch@aol.com	432-688-8200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Larry Nielsen	680101	Ironwolfrealtygroup@gmail.com	432-260-0088
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date