

10,000 SF on ± 3 Acres ◇ MIDLAND, TX

Exclusively Marketed by **FORMATION REAL ESTATE, LLC**

2107 E. INDIANA AVE., MIDLAND, TX 79701



PROPERTY OVERVIEW

Fairgrounds Industrial Park is a 48-Acre master-planned development in the city of Midland, centrally located and between major thoroughfares of Business 20/ Hwy 80 & Interstate Hwy 20.

BUILDING FEATURES

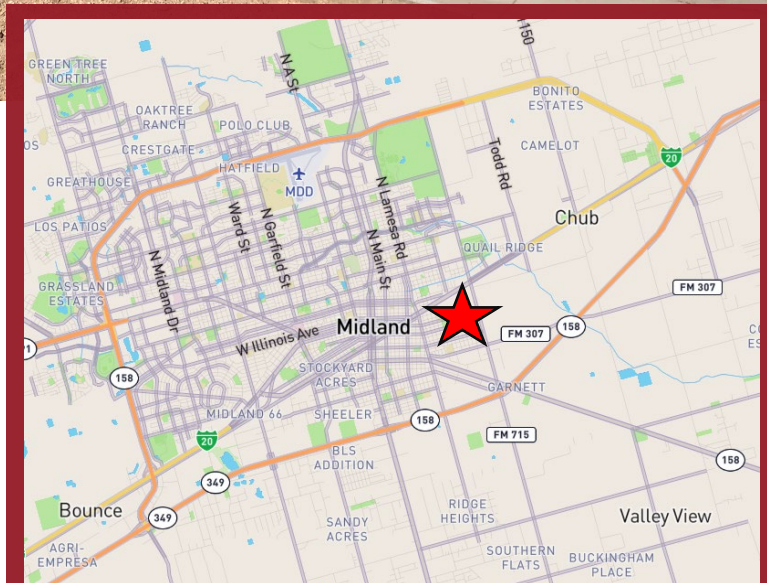
The future 10,000 Square Foot facility pictured will be situated on a newly platted lot (Lot 2) within the industrial park.

The property is accessible from Indiana St., 0.25 miles east of Fairgrounds Rd. and will be located on a new paved, private road serving the park.

INDUSTRIAL PARK FEATURES

- Paved road with all City of Midland utilities.
- Lots for sale or build to suit/lease.
- Custom buildings with flexible terms & sizes.
- Easy access to downtown Midland, Hwy 80 and IH-20.

Contact brokers for more details.



 **Building:** 10,000 Square Feet

 **Lot Size:** 3.34 Acres

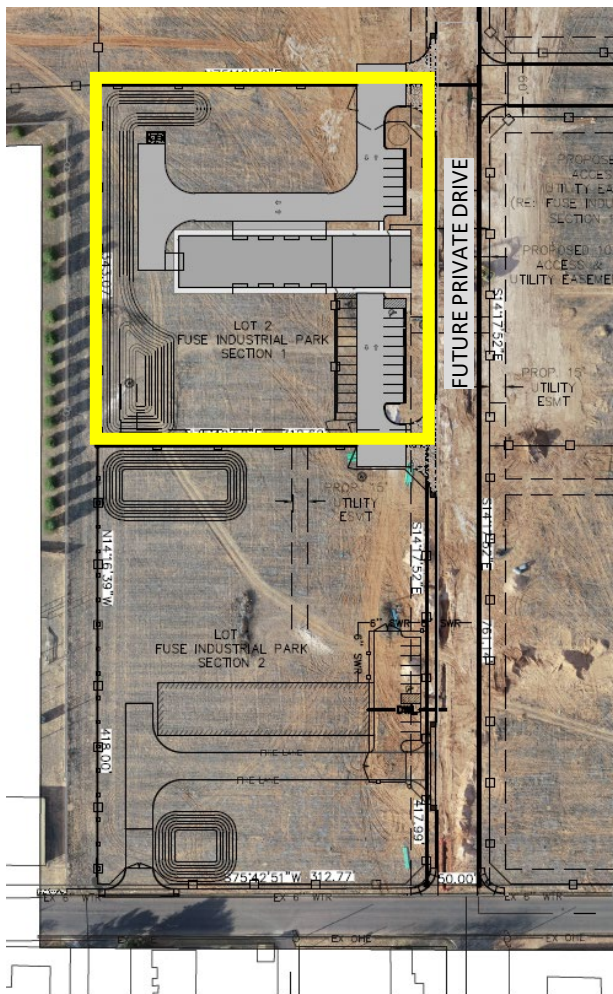
 **Lease Type:** NNN

LOT 2 OPTION - FAIRGROUNDS INDUSTRIAL PARK

2708 E. INDIANA, MIDLAND, TX 79701



Lot 1 & 2 Site Plan



DETAILS

10,000 SF warehouse with office on just over three (3) acres well-suited for corporate office, energy service, transportation, or manufacturing users.

2,500 SF OFFICE

- 7 private offices, break, conference, m&t rr.
- Locker room, shop office, shop rr with showers.
- Open reception, data/IT closet.

7,500 SF WAREHOUSE

- Enclosed shop= 50' wide by 125' long.
- Nine (9), 14' X 16' overhead doors for 4 drive through bays.
- 22' Eve height.
- Crane ready columns, liner panels.
- 3-phase power.
- Plumbed for sprinklers if needed by tenant.
- Paved aprons and driving lanes.

OTHER FEATURES

- Yard area is rocked and fenced with an 8' screened chain link fence with 3 strands of barbed wire and two gates.
- Paved parking, driveways & fire lane.
- All buildings served by city water and sewer.
- Fire lane and onsite detention, paved private roads, 12" city water lines.

LOT 2 BUILDING - FAIRGROUNDS INDUSTRIAL PARK

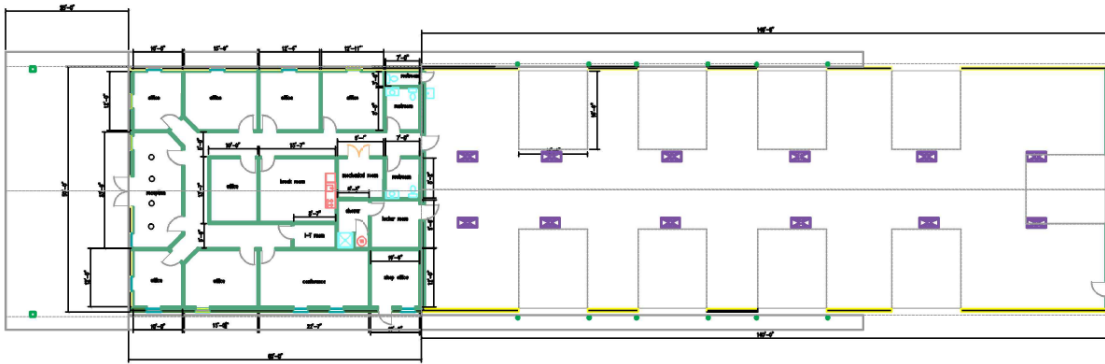
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LOT 2 BUILDING - FAIRGROUNDS INDUSTRIAL PARK

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Floor Plan



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FAIRGROUNDS INDUSTRIAL PARK MAP

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Proximity to Major Thoroughfares

- ½ Mile to Hwy 80/Business I-20
- 1.5 Miles to Interstate 20
- 3.3 Miles to Loop 250



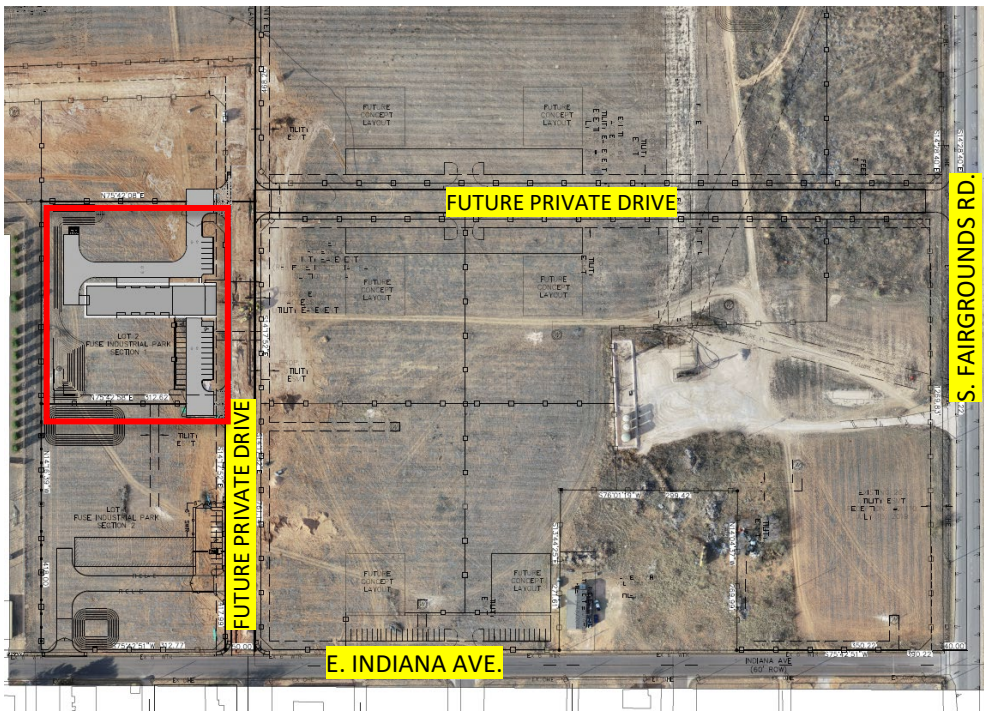
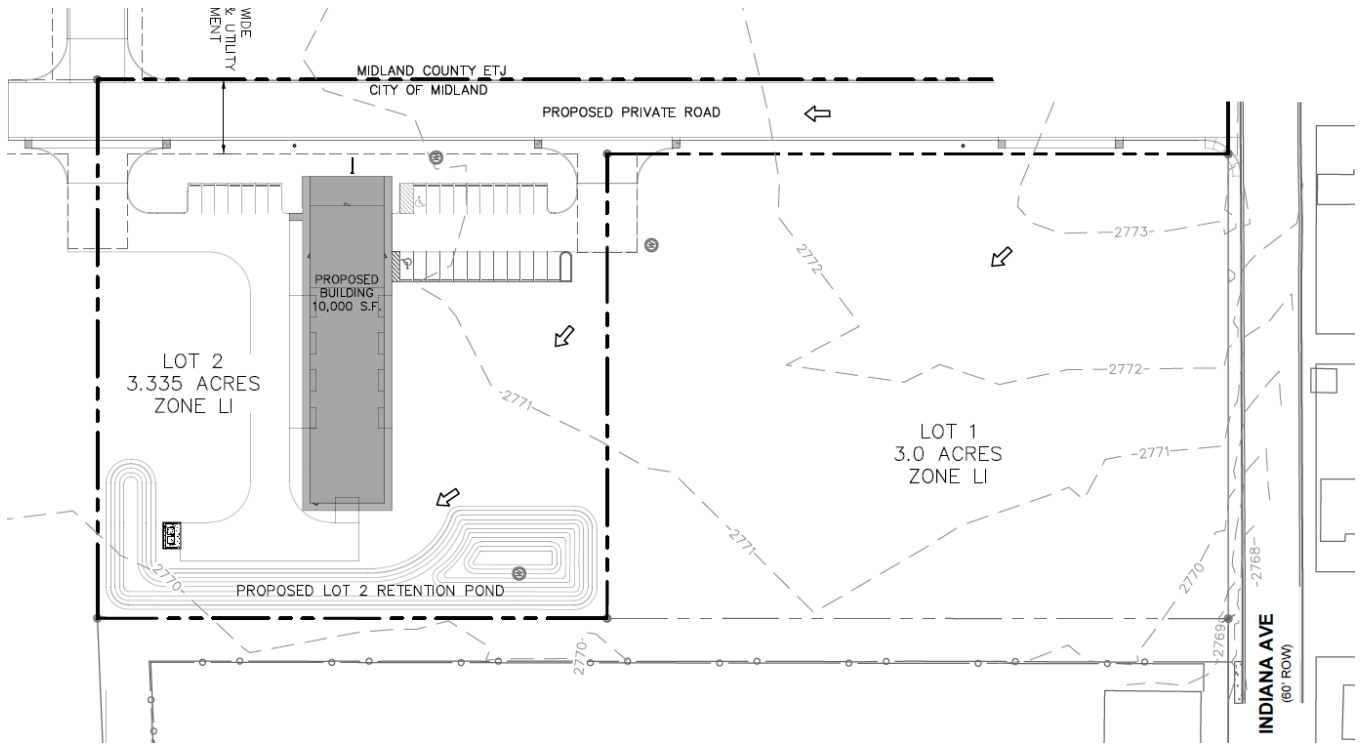
**6 ACRE LOT
OUTLINED IN
YELLOW
(Lots 1 & 2)**

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AERIAL AND SITE PLAN OVERVIEW

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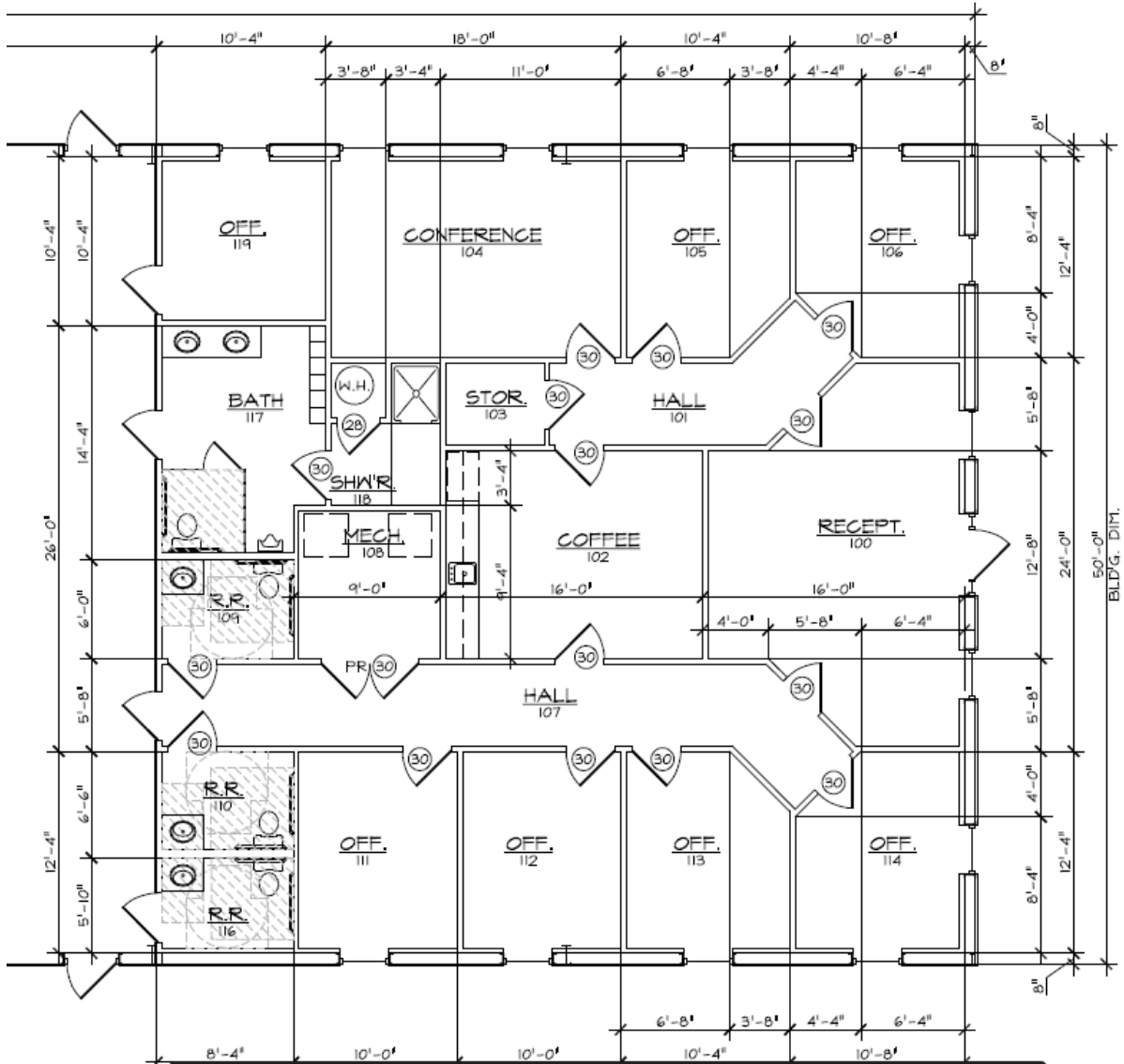


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OFFICE FLOOR PLAN

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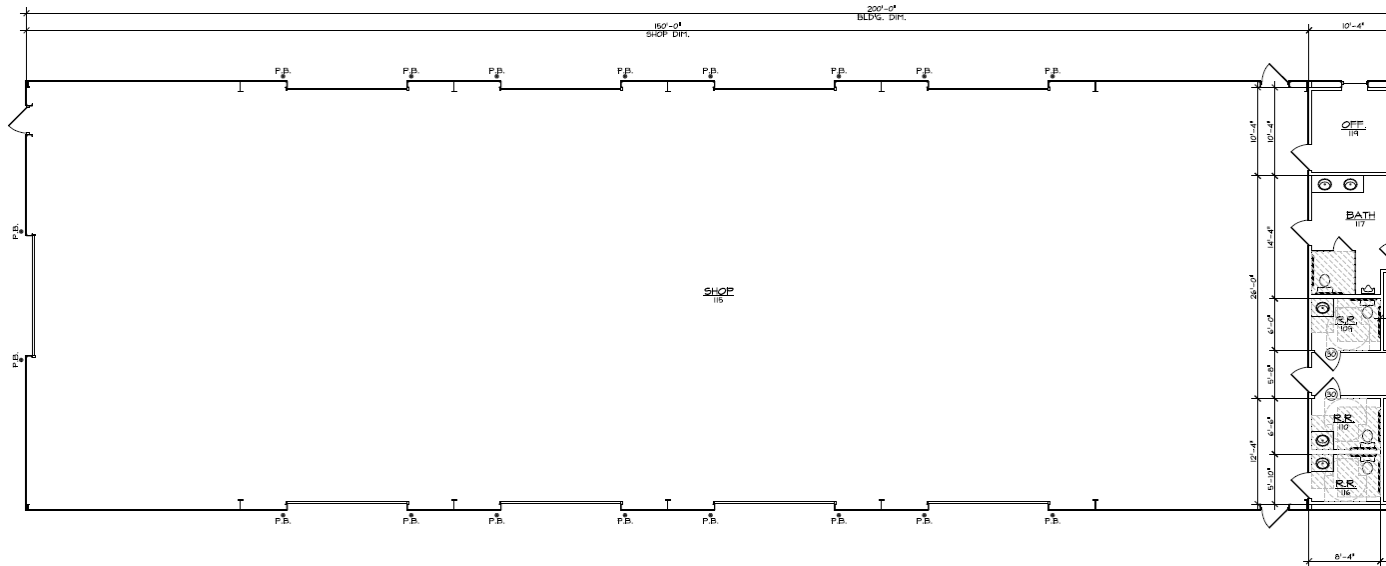


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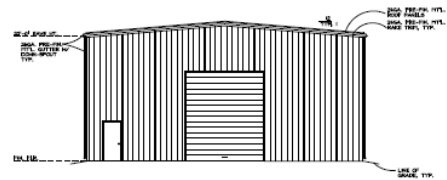
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SHOP FLOOR PLAN / ELEVATION

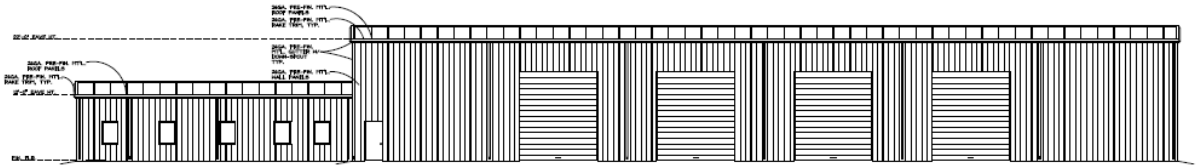
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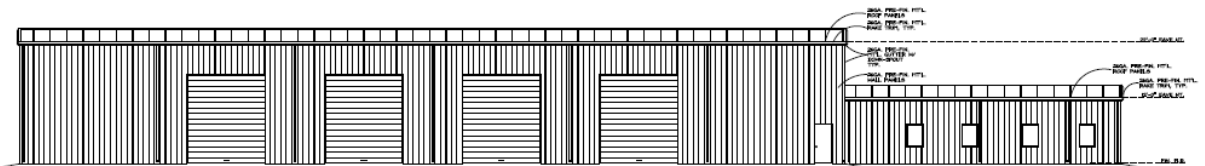
1 NORTH ELEVATION



2 SOUTH ELEVATION



3 WEST ELEVATION



4 EAST ELEVATION

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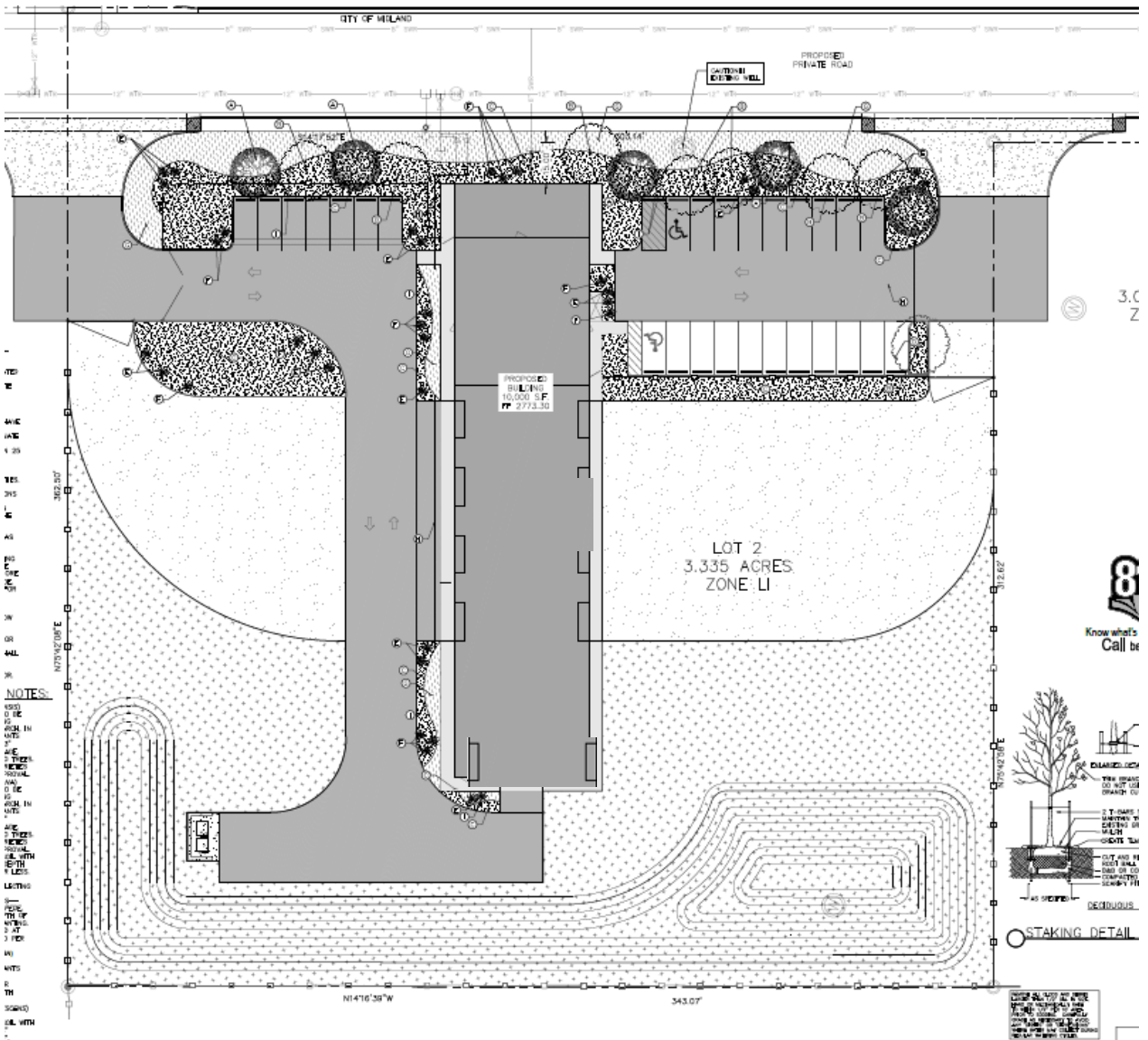


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LOT 2 LANDSCAPING PLAN

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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.

11-2-2015



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:
 - 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.

Formation Real Estate, LLC	9004385	rsawyer@formationtx.com	(817) 368-6050
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
Robert Sawyer or John Jinks	603059	jjinks@formationtx.com	(512) 791-7329
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Barber	457259	dbarber@formationtx.com	(817) 366-7386
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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