

WEST INDUSTRIAL

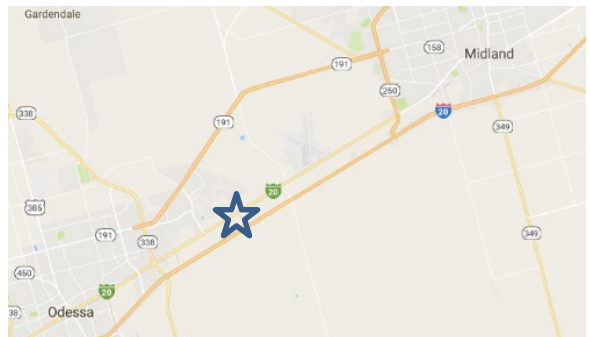


**PROPERTY DESCRIPTION**

Premier tracts in Midland County (230 Acres total), **outside of City Limits, with no permitting requirements or restrictions.** The developer is currently submitting proposals for Build to Suits to interested Tenants. Lot sizes range from 1.5-10+ acres, tracts can be combined for larger users. The properties have no zoning, and will be serviced with a septic system and water well. Three phase power available and fiber optic internet. Estimated construction timeline is 90-120 days on ±10,000 SF, larger crane served buildings would be 120-150 days from lease signing. Lease rates are subject to review of Tenant’s financials. Standard buildings are pre-engineered, 24’ eave height, with mezzanine decking above office, and masonry façade along office. Can be customized to suit your needs.

**LOCATION DESCRIPTION**

The Tracts have frontage on the I-20 South service road and are located 2.5 miles west of FM 1788 and 3 miles east of Loop 338.



TOTAL SPACE AVAILABLE	BASED ON TENANT’S NEEDS
LEASE PRICE / MONTH	\$ BASED ON FINANCIALS
TERM	7, & 10 YEARS
LOT SIZE	± 1.5 -10+ ACRES
TOTAL ACREAGE:	±230 ACRES
TIMELINE TO OCCUPANCY:	4-5 MONTHS

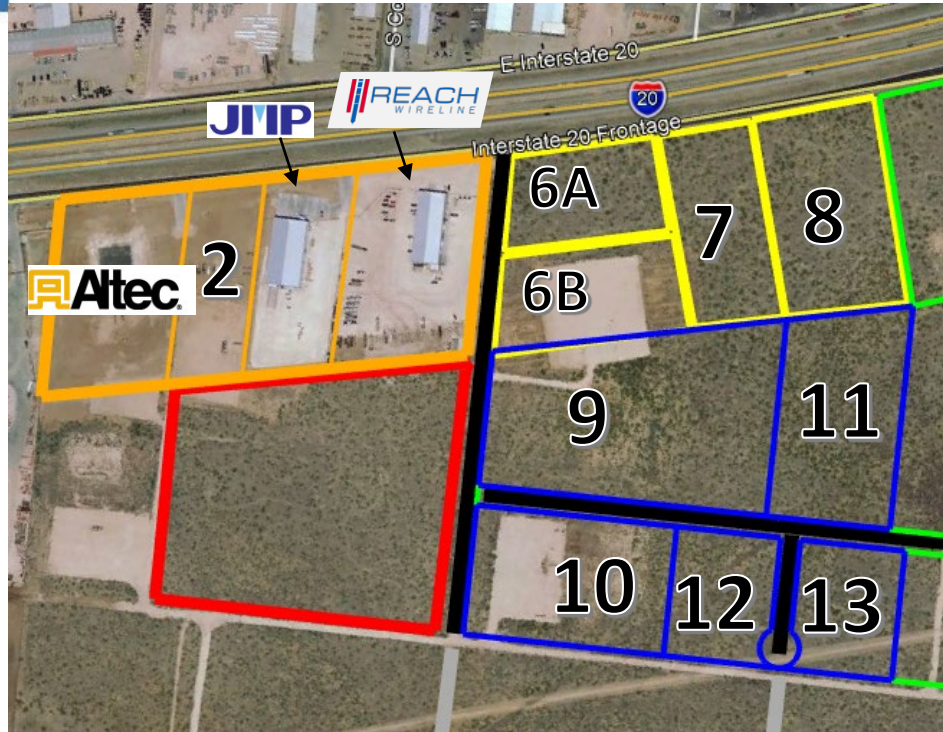


BUILD TO SUIT – PHOENIX CONSTRUCTION  
LEASE TERMS FOR 5, 7 & 10 YEAR TERMS



WEST INDUSTRIAL –PHASE 1-4

- ACREAGE: +/- 80 ACRES
- LOT 2: **14,225 SF SPEC**
- LOT 6A: 3.5 AC
- LOT 6B: 3.5 AC
- LOT 7: 4 AC
- LOT 8: 5.5 AC
- LOT 9: 10 AC
- LOT 10: 5.44 AC
- LOT 11: 5.47 AC
- LOT 12: 2.78 AC
- LOT 13: 2.78 AC
- ZONING: NONE
- INTERNET: FIBER
- UTILITIES: WELL/SEPTIC



- Construction has already commenced on the new interior road! This road will be paved asphalt and dedicated to the county for maintenance.
- The developer is willing to do build to suit lease or build to suit sale in the event your organization prefers to own its real estate. The timelines will not be delayed.
- Future lots available – if you don't see a lot that fits you, please call us and ask us about what other options we have!

## Why Phoenix?

Phoenix Construction opened for business in 2012, and has since built over 60 facilities for companies such as AECOM, Dover, Patterson-UTI, Sunbelt Rentals, FMC and many others. They are a complete turnkey developer. Each “sub-contractor” is in-house, they don't work for anyone else, so when your project is a Phoenix project, you know its their number one priority. We encourage you to visit Phoenix' website at [www.phoenixconstructiontx.com](http://www.phoenixconstructiontx.com). Let us know how we can help



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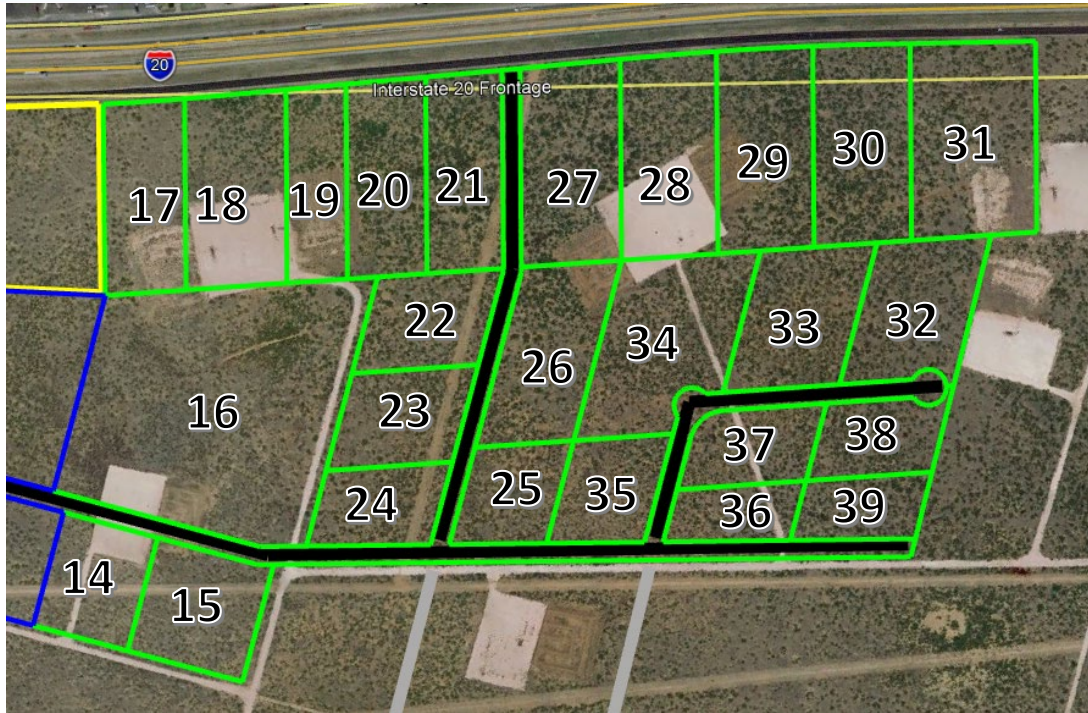


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WEST INDUSTRIAL –PHASE 5

- LOT 14: 2.93 AC
- LOT 15: 3.58 AC
- LOT 16: 16.33 AC
- LOT 17: 3.99 AC
- LOT 18: 4.99 AC
- LOT 19: 3.00 AC
- LOT 20: 4.00 AC
- LOT 21: 3.88 AC
- LOT 22: 3.07 AC
- LOT 23: 3.09 AC
- LOT 24: 2.54 AC
- LOT 25: 2.49 AC
- LOT 26: 4.49 AC
- LOT 27: 5.15 AC



- LOT 28: 5.00 AC
- LOT 29: 5.00 AC
- LOT 30: 4.99 AC
- LOT 31: 6.28 AC
- LOT 32: 4.1 AC
- LOT 33: 4.16
- LOT 34: 5.88 AC
- LOT 35: 2.65 AC
- LOT 36: 1.82 AC
- LOT 37: 2.49 AC
- LOT 38: 2.42 AC
- LOT 39: 2.02 AC

## Pre-Selling Lots NOW!

- Lots can be combined for larger acreage users
- Paved interior roads maintained by the county

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CASE STUDIES



# JMP

4,416 SF office  
17,663 SF Shop  
(2) Dock wells  
- 96 days -

# Wildcat

2,713 SF office  
12,761 SF Shop  
(2) 10 ton cranes  
Wash reclaim  
- 127 days -



# Altec

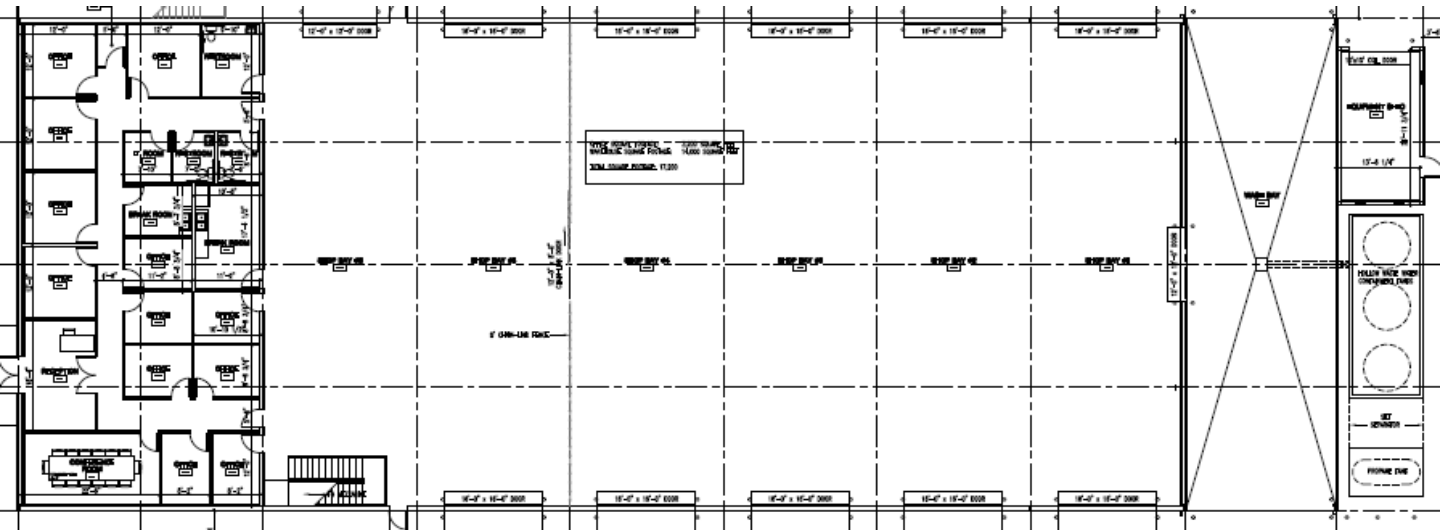
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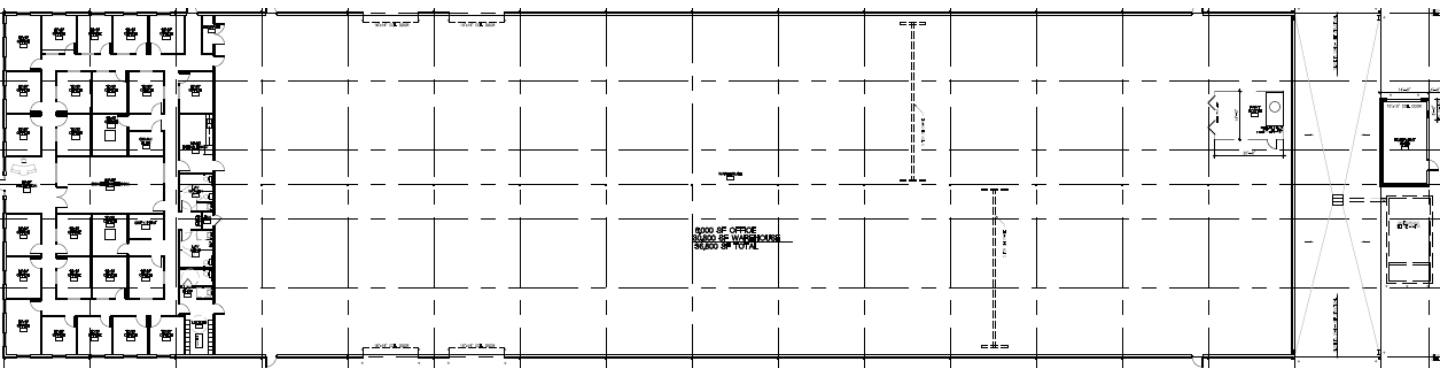
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SAMPLE FLOORPLANS



**17,200 SF TRUCK MAINTENANCE CONCEPT**

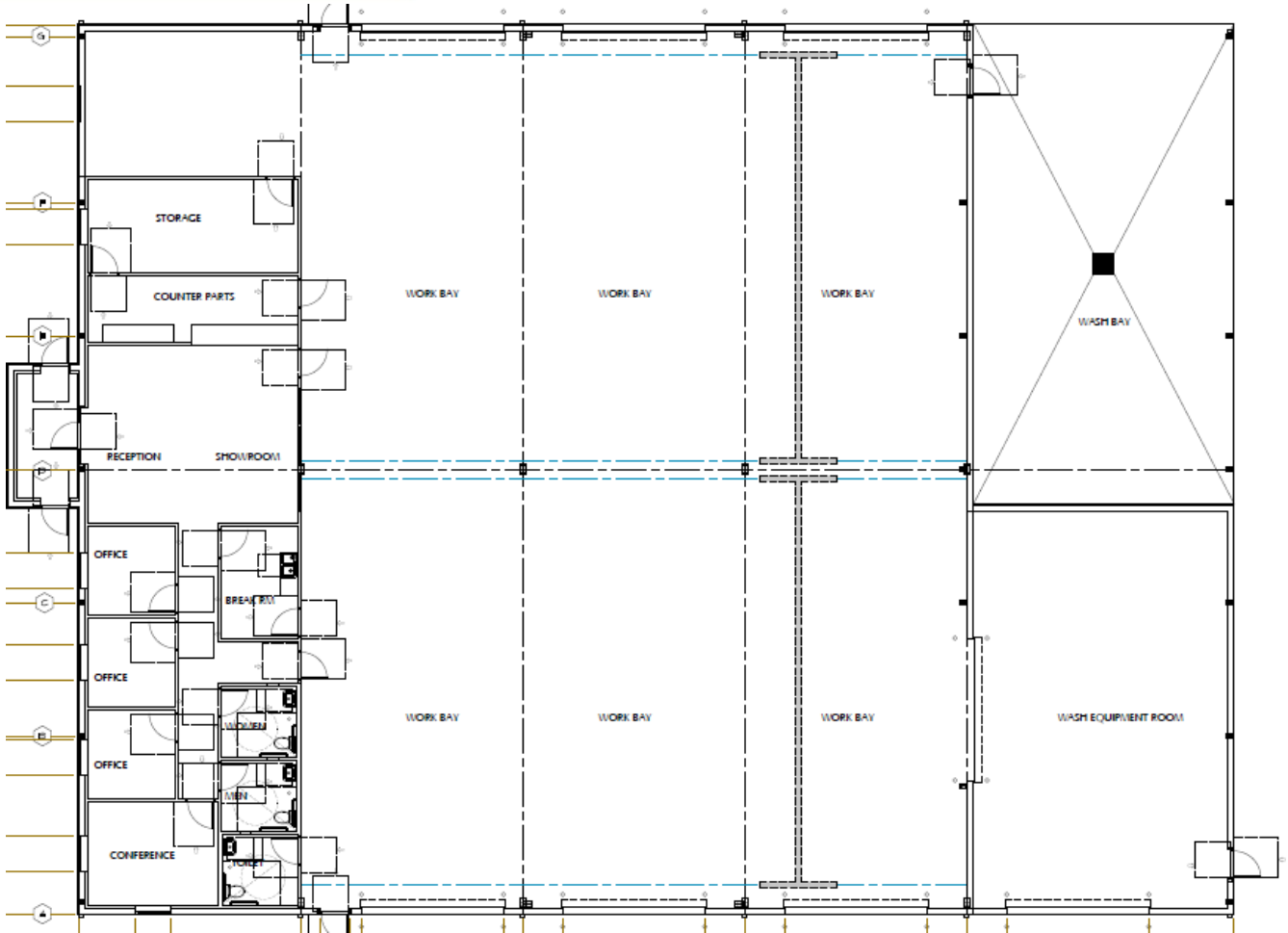
3,200 SF of office -10 private offices, conference room, two break rooms, plus two shop offices, mezzanine capable  
14,000 SF of shop – 80’ wide, crane ready, five (5) drive through bays plus drive through wash-bay



**37,500 SF MANUFACTURING/TOOLS CONCEPT**

6,000 SF of office -25 private offices, conference room, break room, shop locker room, mezzanine capable  
31,500 SF of shop – 100’ wide with two independent crane systems, paint booth area, drive through wash-bay

SAMPLE FLOORPLANS



**11,500 SF SHOWROOM CONCEPT**

2,100 SF of office – large showroom with sales counter, 3 offices, conference room, break room, shop restroom, mezzanine capable

8,900 SF of shop + 1,500 SF wash-bay – 100' wide with two independent crane systems