



Distribution Warehouse For Sale

2114 E Murphy St. Odessa, TX

Improvements

+/-105,527 SF cement block and metal clad distribution warehouse w/ pitched metal roof.

The building is dock high with two loading dock areas.

Dock area #1: +/-3,626 SF with one overhead door and room for 10 trucks to load or unload.

Dock area #2: +/-1,806 SF with one overhead door, a ramp and room for 6 trucks to load or unload.

At the north end of the building there is a +/-20,250 SF open air, fenced dock high storage area

Two additional overhead doors on the north end of the building and six overhead doors at the rear of the building.

The building has a small +/- 1,260 SF office area.

Land Size

± 3.85 AC.

Zoning

None

(Out of City Limits)

Building Size

±105,527 Sq. Ft.

Utilities

Electricity

Gas

City Sewer

City Water

Cable

Telephone



Sale Price: \$1,050,000 (\$9.95 PSF)

The Havens Group, Inc.
Commercial Real Estate
5030 E. University Blvd., Suite C-104
Odessa, Texas 79762
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DISCLAIMER

The information contained herein was obtained from sources believed to be reliable; however, The Havens Group, Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or denotations prior to sale or lease, or withdrawal without notice.



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Google earth



Location is convenient to Interstate 20, Business I-20 and East Loop 338



Property is located outside city limits.

All city utilities are available to the property.

The +/-20,250 SF of open air storage can be enclosed for additional warehouse space.

Property is a corner location and can be accessed from two streets.

Property has rails in place, but spur will need to be rebuilt.



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Information About Brokerage Services

11-2-2015

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:
 - 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.

<u>The Havens Group Inc</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>523430</u> License No.	<u></u> Email	<u>(432) 582-2250</u> Phone
<u>Janice Havens</u> Designated Broker of Firm	<u>441019</u> License No.	<u>janice.havens@havensgroup.net</u> Email	<u>(432) 582-2250</u> Phone
<u>Janice Havens</u> Licensed Supervisor of Sales Agent/ Associate	<u>441019</u> License No.	<u>janice.havens@havensgroup.net</u> Email	<u>(432) 582-2250</u> Phone
<u>Lynn Cook</u> Sales Agent/Associate's Name	<u>394096</u> License No.	<u>lynn.cook@havensgroup.net</u> Email	<u>(432) 582-2250</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov