

Two Industrial Buildings for Lease | Southeast Odessa

1340 & 1344 SE Loop 338, Odessa, TX, 79766

UNDER CONSTRUCTION: Two +/-3,750 SF Metal Buildings, each on +/- 2.00 Acres



FOR SALE
Kirk Strahan
REALTY

366-5475

Residential & Commercial Properties

- ♦ Both buildings currently under construction.
- ♦ Expected completion January 2025.
- ♦ Both properties located on SE Loop 338 just south of its intersection with E Interstate 20.
- ♦ No offices. Each building consists of just shop and 1 bathroom.
- ♦ Building features two 16 foot x 16 foot overhead doors.
- ♦ Each lot has septic and water well on site.
- ♦ Both buildings have 200 amp service with 240v 3-phase power.
- ♦ Buildings feature 20 foot eave height.

Kirk Strahan Realty, LLC

3915 Tanglewood Ln, Odessa, TX, 79762

Office: 432)-366-5475, www.strahancommercialproperties.com

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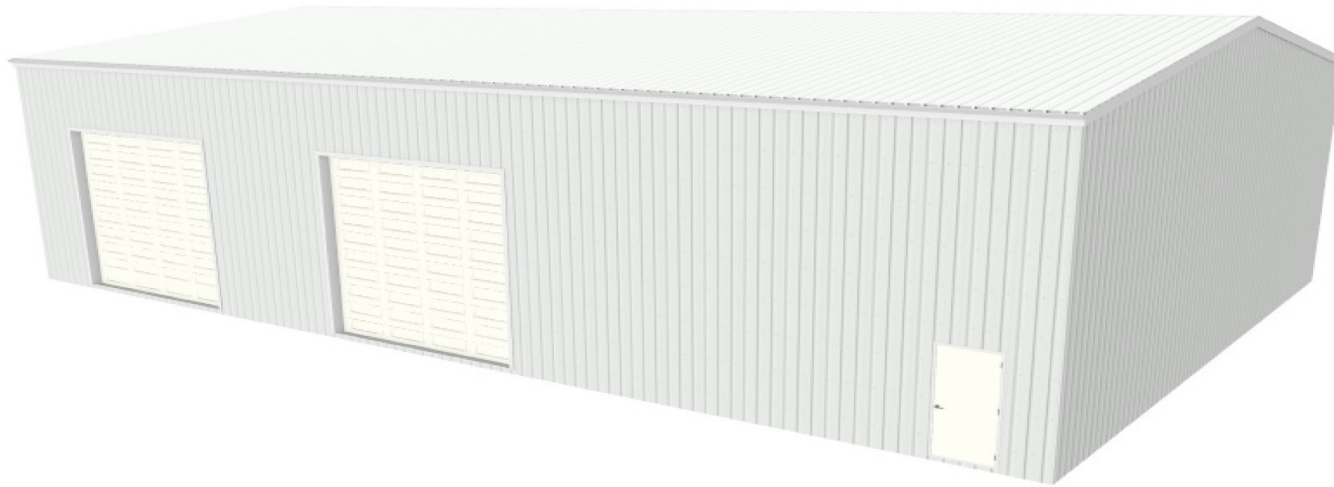


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Building Exterior Schematic



REVISION	DATE	DESCRIPTION

CLIENT
Tommy Sheppard
Saulsbury Ventures

Cover Sheet

DRAWINGS PROVIDED BY:
West Texas House Plans

DATE:
10/30/2024
SCALE:
N.T.S.
SHEET:
C-1

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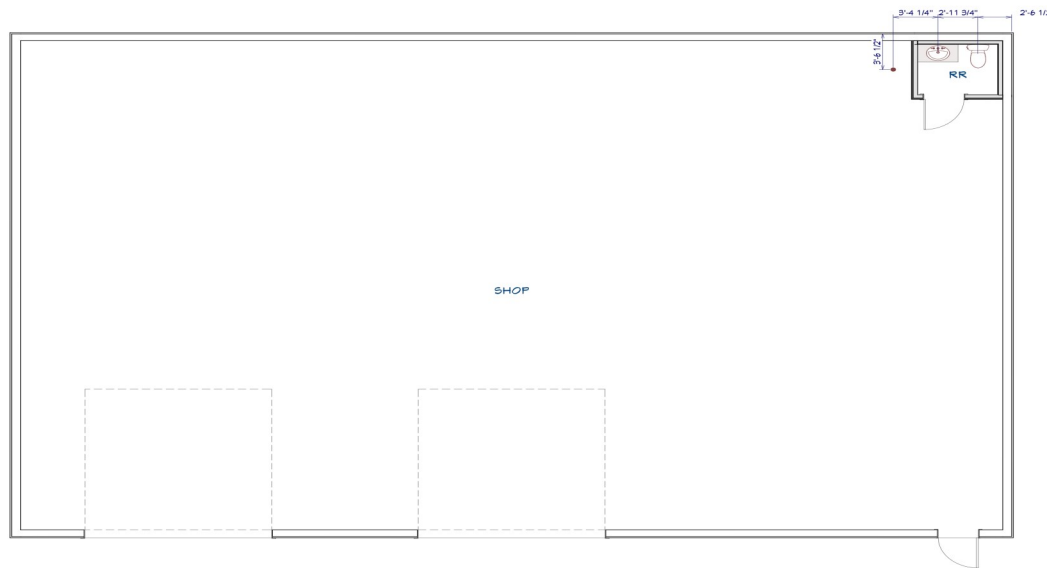


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Residential & Commercial Properties

Building Plumbing Plan



Plumbing Plan



REVISION	DATE	DESCRIPTION

CLIENT
Tommy Sheppard
Sausburg Ventures

Plumbing Plan

DRAWINGS PROVIDED BY:
West Texas House Plans

DATE:
10/30/2024

SCALE:
1/4" = 1'-0"

SHEET:
P-1

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Roof Plan View



Roof Plan View

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

CLIENT
Tommy Sheppard
Saulsbury Ventures

Roof Plan

Drawings Provided By:
West Texas House Plans

DATE:
10/30/2024

SCALE:
1/4" = 1'-0"

SHEET:
R-1

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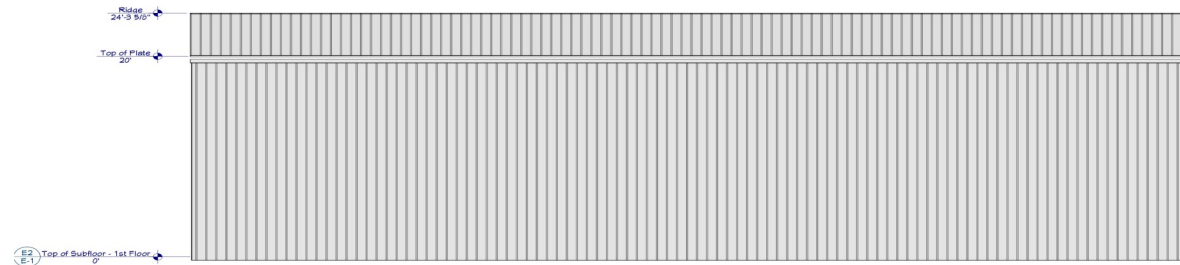
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Residential & Commercial Properties

1340 SE Loop 338 Side View



Building R Elevation Front



Building R Elevation Back

REVISION TABLE	
NO.	DATE
1	10/30/2024
2	
3	
4	
5	
6	
7	
8	
9	
10	
CLIENT Tommy Sheppard Sausbury Ventures	
Elevations	
DRAWINGS PROVIDED BY: West Texas House Plans	
DATE:	10/30/2024
SCALE:	1/4" = 1'-0"
SHEET:	E-1

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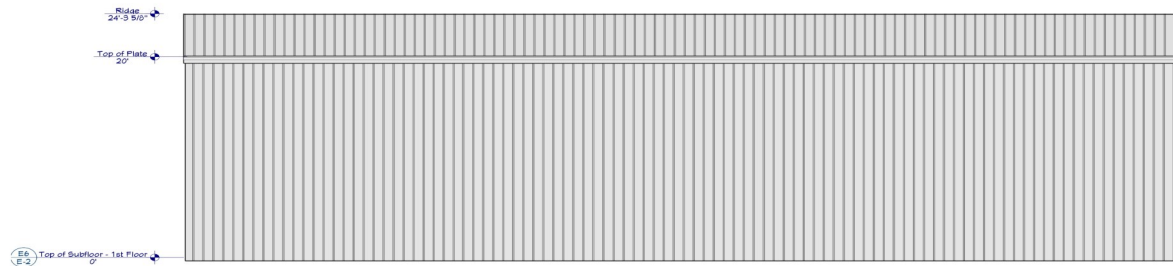


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1344 SE Loop 338 Side View



Building L Elevation Front



Building L Elevation Back

DRAWINGS PROVIDED BY: West Texas House Plans	Elevations	CLIENT Tommy Sheppard Salisbury Ventures	PERSONAL TABLE	
			NUMBER	DATE
DATE:	10/30/2024			
SCALE:	1/4" = 1'-0"			
SHEET:	E-2			

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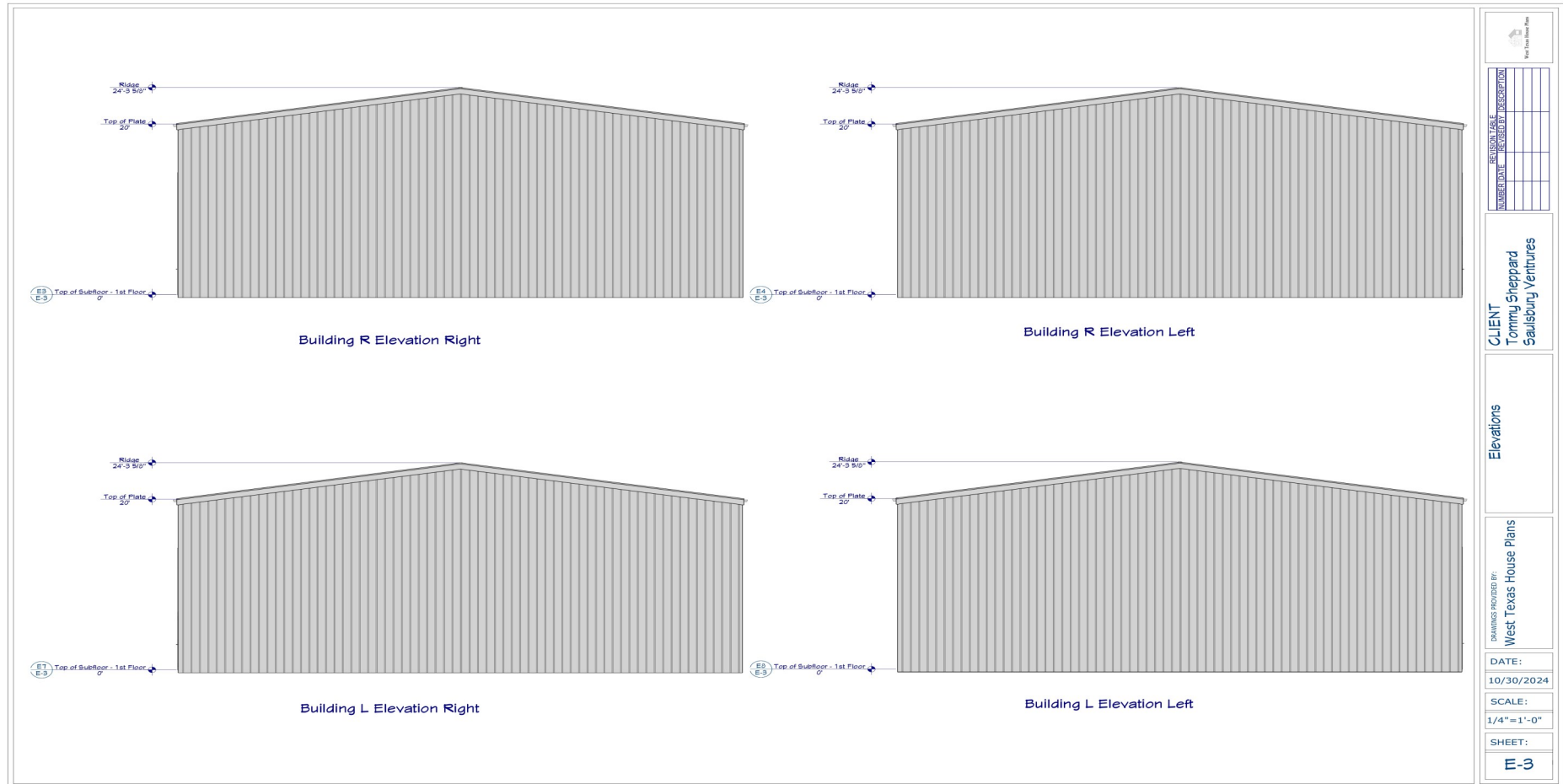


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Building End Views (1340 on Top, 1344 on Bottom)



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AREA MAP



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11/2/2015

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:

- 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 coincidental 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	License No.	Email	Phone
Primary Assumed Business Name			
<u>Steven Kirk Strahan</u>	<u>536602</u>	<u>Kirk@kirkstrahanrealty.com</u>	<u>(432)661-8704</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Kirk Strahan, BROKER</u>	<u>536602</u>		<u>(432)661-8704</u>
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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THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS
YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT

WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL
COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



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