

For Sale or Lease: 5,100 SF on TX-17 in Pecos



2920 TX-17, Pecos, TX 79772

Dallas Office

6191 State Hwy 161, Suite 430, Irving, TX
214.432.7930

Midland Office

10810 TX 191, Suite 1, Midland, TX
432.363.4777



Justin Dodd | President
214.534.7976
justin@nrgrealttygroup.com

John W.B. McDaniel | SVP
214.325.4851
john@nrgrealttygroup.com

Larry Nielsen | Associate
432.260.0088
larry@nrgrealttygroup.com

Layton Lowry | Associate
972.989.8611
layton@nrgrealttygroup.com



nrgrealttygroup.com

5,100 SF ON TX-17 IN PECOS

2920 TX-17, Pecos, TX 79772



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$495,000
Price / SF:	\$97.06
Lease Rate:	\$4,500/Mo (NNN)
Total SF:	5,100 SF
Lot Size:	3.1 Acres
Year Built:	2016
Zoning:	None

PROPERTY OVERVIEW

The property is an industrial facility in Pecos, TX with prime location. It totals approximately 5,100 SF in size, including 700 SF of office. It sits on 3.1 Acres that is fenced and stabilized throughout, and has one entrance onto Hwy 17. There are three 14' overhead doors and the property also features four trailer hook-ups.

LOCATION OVERVIEW

The property is located in Pecos, TX off Hwy 17, approximately 0.52 miles south of I-20. The Pecos Municipal Airport is 1.6 miles away.

NRG REALTY GROUP
6191 Hwy 161 Suite 430
Irving, TX 75038
214.534.7976

NRG REALTY GROUP
10810 TX 191, Suite 1
Midland, TX 79707
432.363.4777

JUSTIN DODD
214.534.7976
TX #9004023
justin@nrgrealtgroup.com

LAYTON LOWRY
972.989.8611
layton@nrgrealtgroup.com

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.

5,100 SF ON TX-17 IN PECOS

2920 TX-17, Pecos, TX 79772



COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- 5,100 SF Industrial Building
- 700 SF of Office Space
- 3.1 Acres Fenced & Stabilized
- (3) 14 OHD's
- Four Trailer Hook-ups



NRG REALTY GROUP
6191 Hwy 161 Suite 430
Irving, TX 75038
214.534.7976

NRG REALTY GROUP
10810 TX 191, Suite 1
Midland, TX 79707
432.363.4777

JUSTIN DODD
214.534.7976
TX #9004023
justin@nrgrealtgroup.com

LAYTON LOWRY
972.989.8611
layton@nrgrealtgroup.com

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.

5,100 SF ON TX-17 IN PECOS
2920 TX-17, Pecos, TX 79772



ADDITIONAL PHOTOS



NRG REALTY GROUP
6191 Hwy 161 Suite 430
Irving, TX 75038
214.534.7976

NRG REALTY GROUP
10810 TX 191, Suite 1
Midland, TX 79707
432.363.4777

JUSTIN DODD
214.534.7976
TX #9004023
justin@nrgrealtgroup.com

LAYTON LOWRY
972.989.8611
layton@nrgrealtgroup.com

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.

nrgrealtgroup.com

5,100 SF ON TX-17 IN PECOS

2920 TX-17, Pecos, TX 79772



ADDITIONAL PHOTOS



NRG REALTY GROUP
6191 Hwy 161 Suite 430
Irving, TX 75038
214.534.7976

NRG REALTY GROUP
10810 TX 191, Suite 1
Midland, TX 79707
432.363.4777

JUSTIN DODD
214.534.7976
TX #9004023
justin@nrgrealtygroup.com

LAYTON LOWRY
972.989.8611
layton@nrgrealtygroup.com

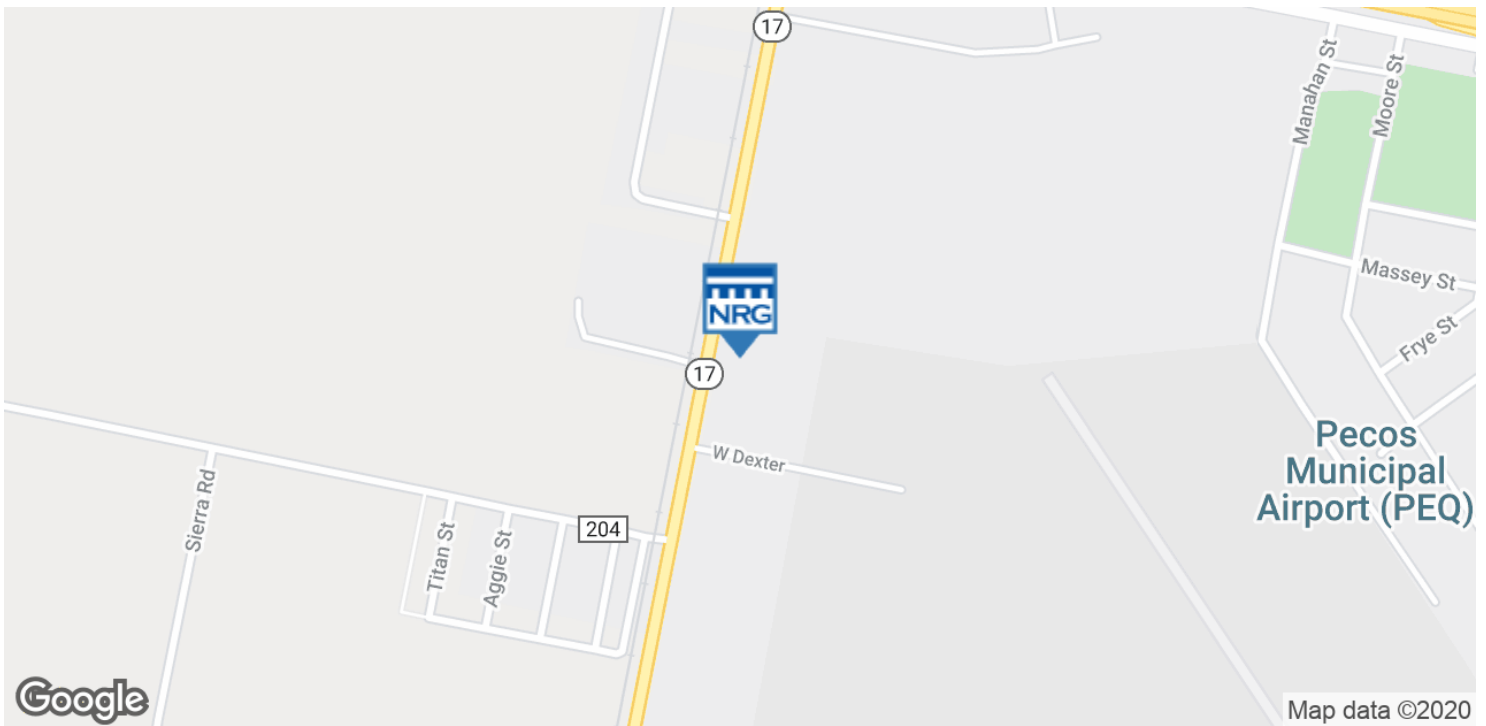
All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.

5,100 SF ON TX-17 IN PECOS

2920 TX-17, Pecos, TX 79772



LOCATION MAPS



NRG REALTY GROUP
6191 Hwy 161 Suite 430
Irving, TX 75038
214.534.7976

NRG REALTY GROUP
10810 TX 191, Suite 1
Midland, TX 79707
432.363.4777

JUSTIN DODD
214.534.7976
TX #9004023
justin@nrgrealtgroup.com

LAYTON LOWRY
972.989.8611
layton@nrgrealtgroup.com

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.



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:
 - 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.

NRG Realty Group LLC	9004023	justin@nrgrealtygroup.com	2145347976
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Justin Dodd	0601010	justin@nrgrealtygroup.com	2145347976
Designated Broker of Firm	License No.	Email	Phone
John W. B. McDaniel	405514	john@nrgrealtygroup.com	2143254851
Sales Agent/Associate's Name	License No.	Email	Phone
Larry Nielsen	680101	larry@nrgrealtygroup.com	4322600088
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



The Energy Focused Real Estate Company

BROKERAGE & SITE SELECTION

DEVELOPMENT & DUE DILIGENCE

BUILD TO SUIT

INVESTMENTS

Dallas Office

6191 State Hwy 161, Suite 430, Irving, TX
214.432.7930

NRG Realty Group, LLC

nrgrealtygroup.com
@NRGRealtyGroup

Midland Office

10810 TX 191, Suite 1, Midland, TX
432.363.4777

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.