

±45.9 ACRES READY FOR DEVELOPMENT!

LAND FOR SALE

TBD S COUNTY RD 1130

MIDLAND, TX 79706

±45.9 ACRES FOR SALE!

±20 ACRES SOLD

CONTACT BROKER:

TUCKER SCHNEEMANN

432.661.4880

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SCR 1130

FUTURE DEVELOPMENT

FUTURE CONVENIENCE STORE

GREENWOOD PLAZA

FM 307

ROOSTER'S ICEHOUSE

MIDLAND EQUIPMENT LLC

BB AUTOMOTIVE MIDLAND

C&D ROUSTABOUT

convergi^{nt}

RANGER WASH

DYNO

NRG REALTY GROUP

NRGREALTYGROUP.COM



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TBD S COUNTY RD 1130, MIDLAND, TX 79706



OFFERING SUMMARY

| | |
|---------------|-------------|
| Sale Price: | \$2,522,113 |
| Price / Acre: | \$54,948 |
| Lot Size: | 45.9 Acres |
| Zoning: | None |

PROPERTY OVERVIEW

Ample acreage located near the intersection of SCR 1130 & FM 307 in Midland, TX! This intersection sees ±22,000 vehicles per day. The southernmost ±20 Acres have been sold leaving ±45.9 Acres for development. The acreage could be divided into 2 developments (±24.47 Acres and ±21.43 Acres) or sold as a total ±45.9 Acres. Atmos Gas and Utility District Water is on site. There is a natural slope and floodwater retention area available just NW of the property (see maps). The area South of the parcel is being developed including a convenience store, shopping plaza, and other commercial/industrial properties. Look through our photos to view the potential for yourself! Contact Tucker Schneemann for more details or touring info.

LOCATION OVERVIEW

This property is located on S County Rd 1130 in Midland, TX. Approximately 1.3 miles South of the intersection of I-20 & Loop 250, 7 miles to downtown Midland, and 17 miles to the Midland International Airport.

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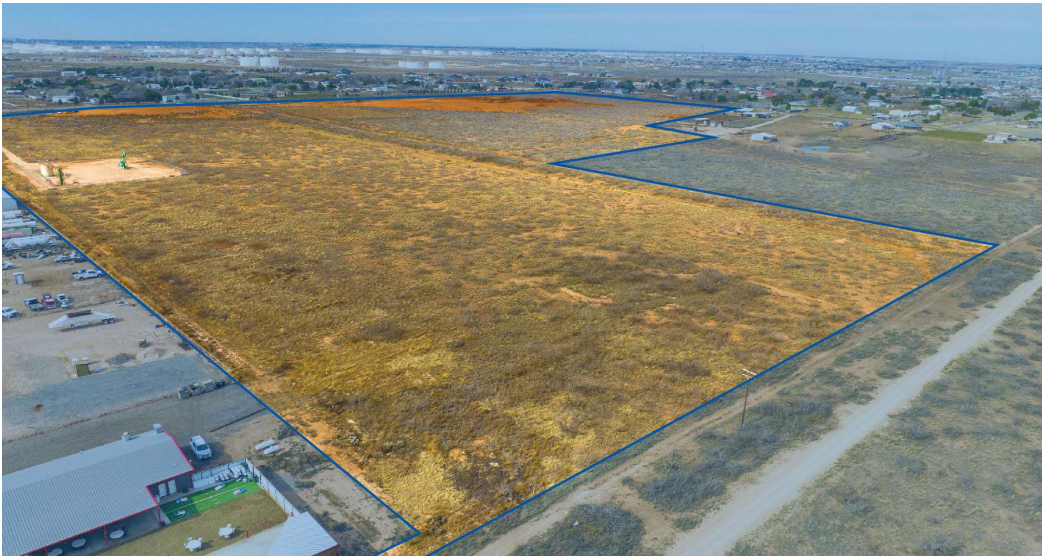
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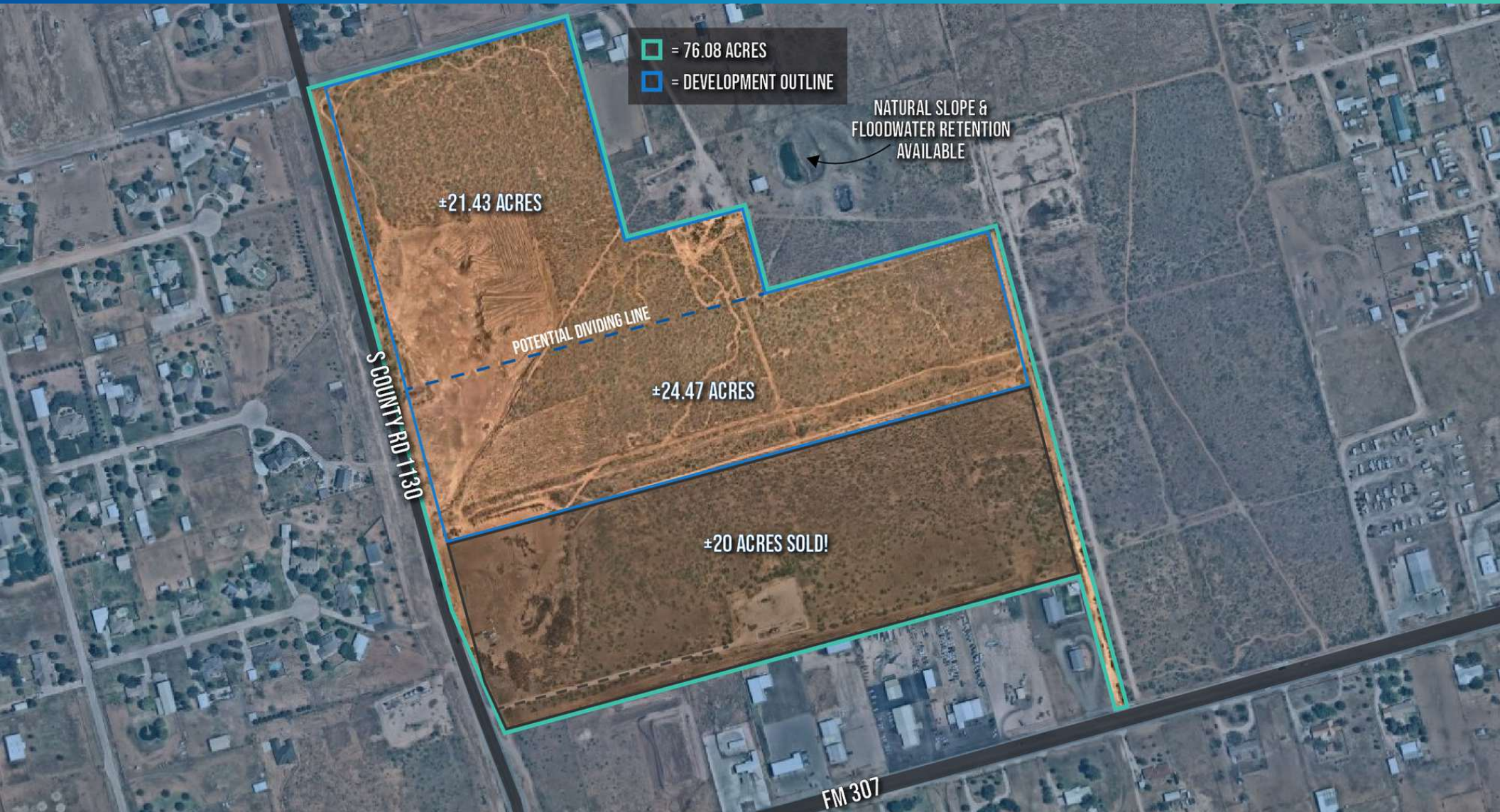
PROPERTY HIGHLIGHTS

- ±45.9 Acres ready for development!
- ±22,000 vehicles per day at the intersection
- Developing area including convenience store, plaza, car wash & more
- Potential to divide into 2 developments (±24.47 Acres and ±21.43 Acres)
- Atmos Gas and Utility District Water on Site



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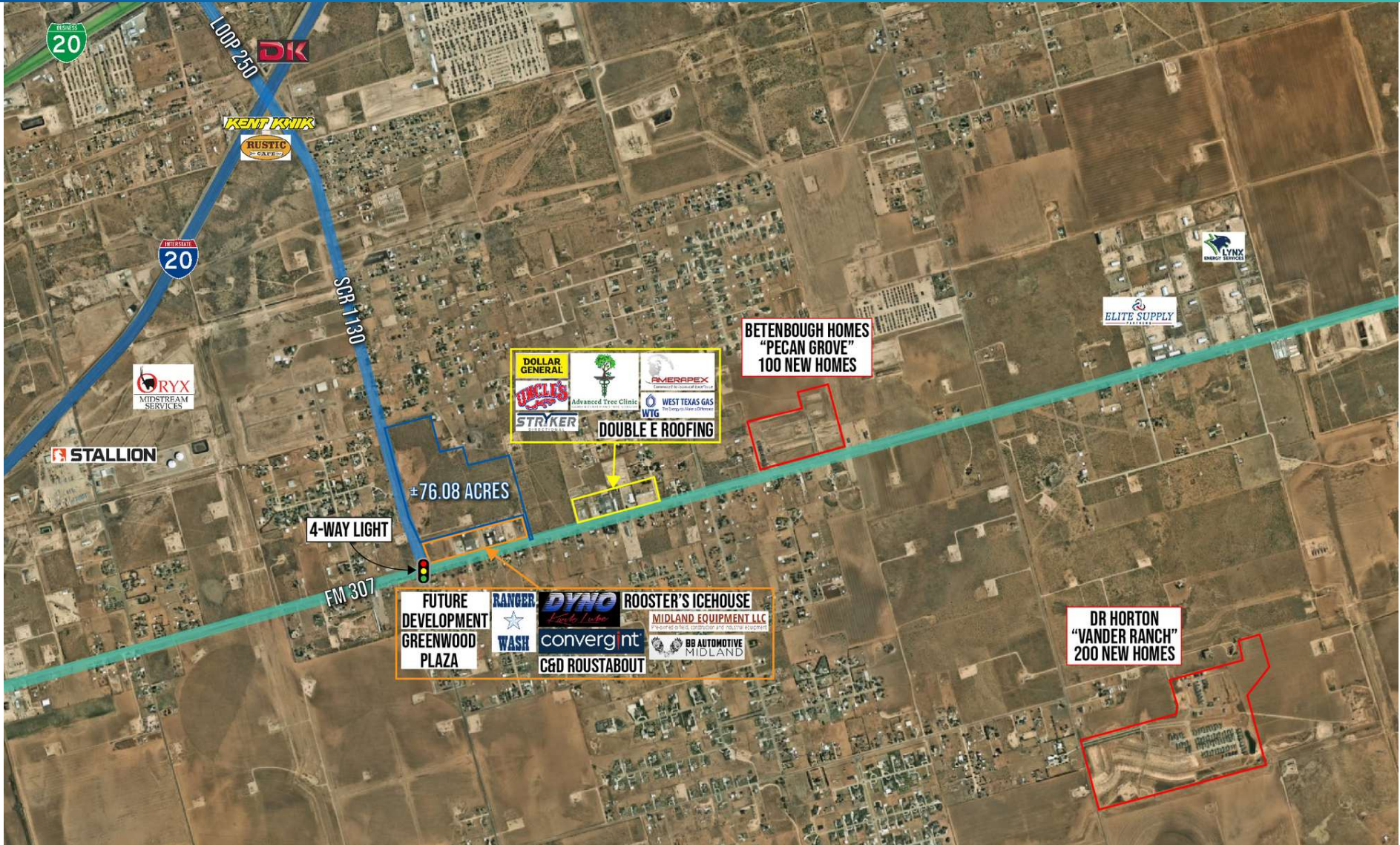
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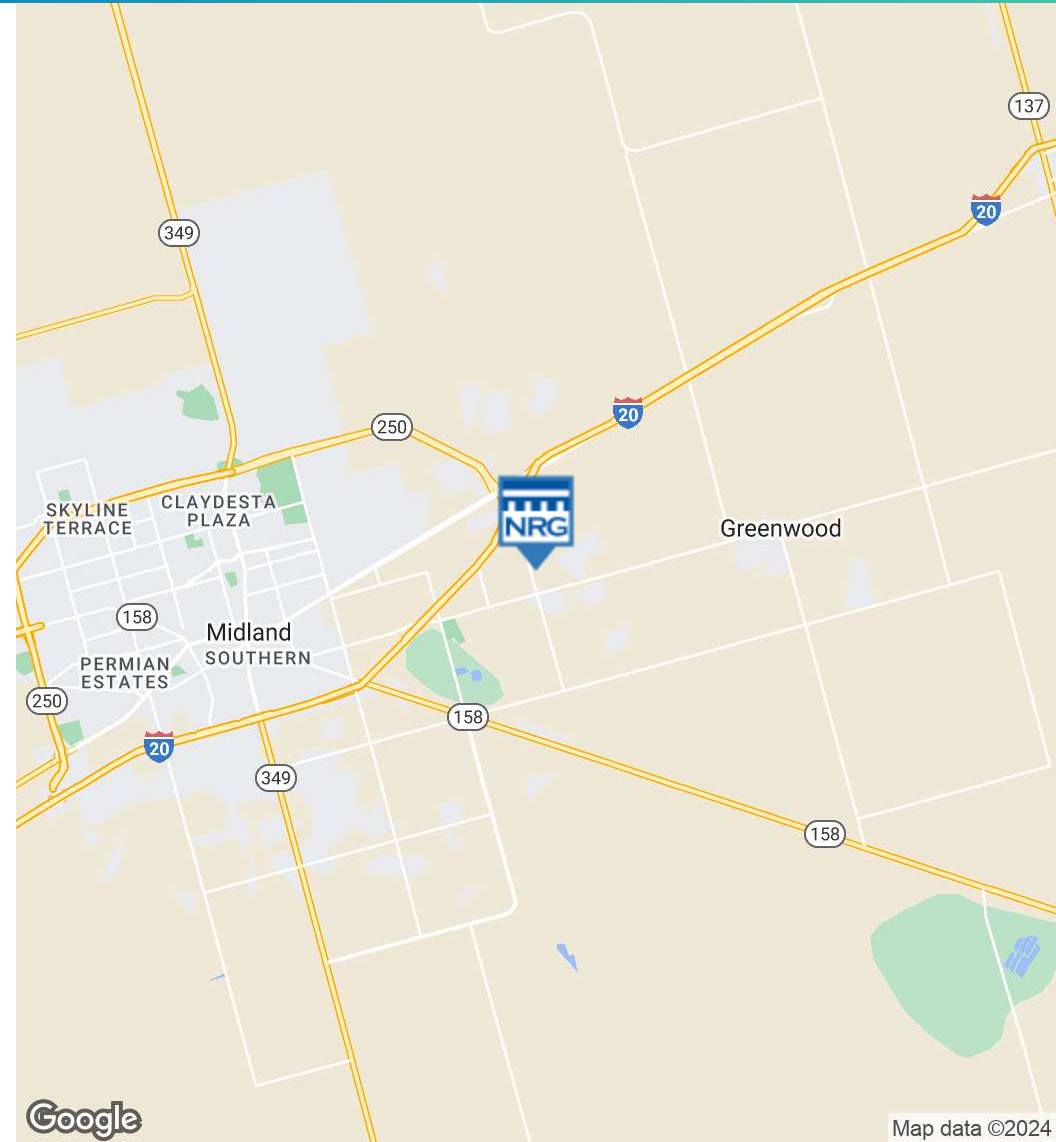
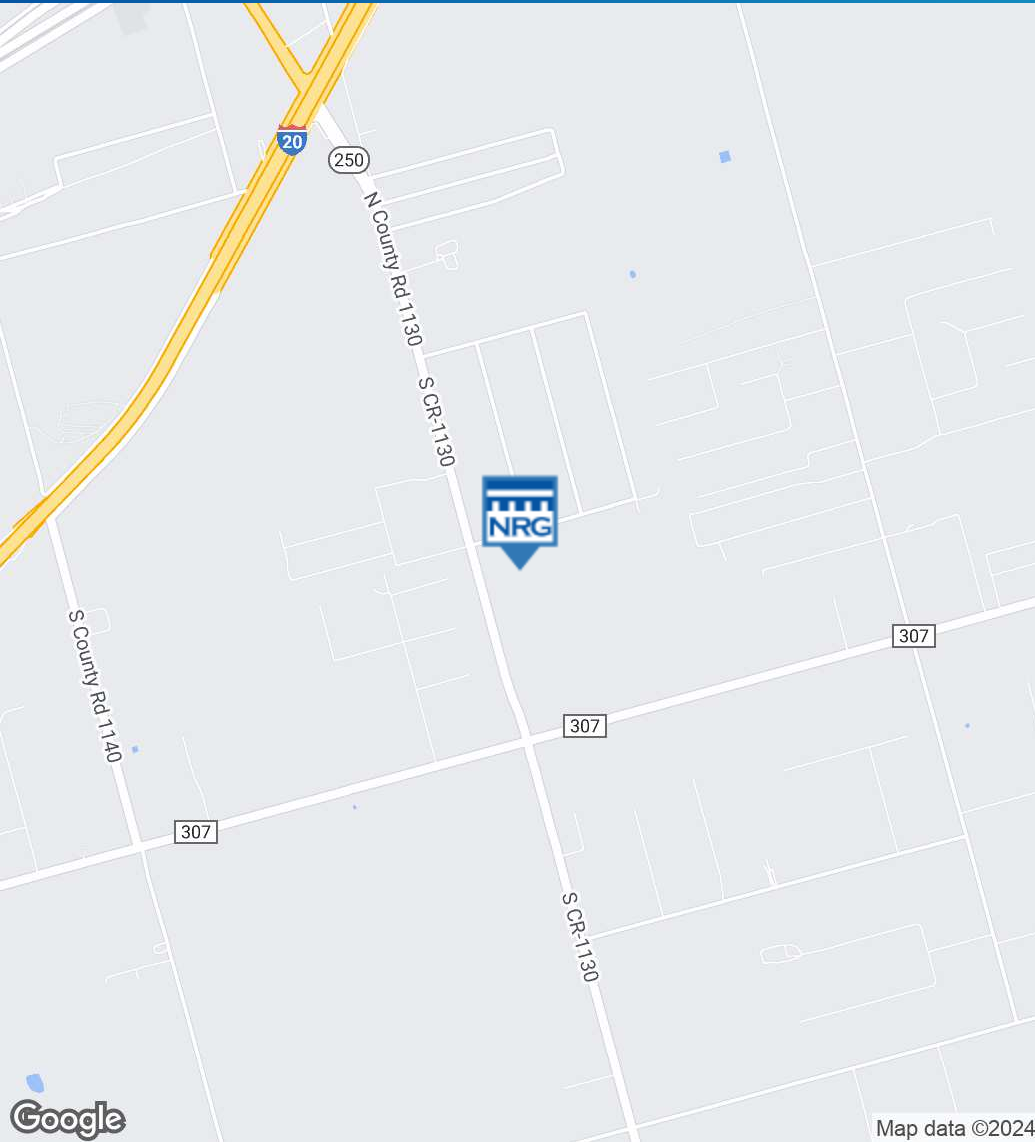
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Information About Brokerage Services

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 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.

| | | | |
|--|----------------|---------------------------------|----------------------|
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| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Justin Dodd

Information available at www.trec.texas.gov

IABS 1-0 Date

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