



**10201 Younger Rd. | Midland, TX 79706**

**Nacho Rodriguez**

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[www.thisrealty.com](http://www.thisrealty.com)

# Executive Summary

This property is move-in ready and includes two front offices, one shop office and two restrooms on +/- 0.315 acres of land conveniently located in between Midland/Odessa near the Midland International Airport.

## Highlights:

- +/- 0.315 Acres Land
- +/- 2,800 sq ft total with +/- 656 sq ft Office Space
- 2 Front Offices, 1 Shop office, 2 RR
- Located Near Midland Airport-Between Midland/Odessa
- Property Owned by a 401 K Family Trust, listing Broker is Trustee
- Move in ready

Schedule a tour today or view it virtually on our website.

*\*This property is listed as unpriced - price is available upon request, just not on a public forum.*

# Map



10201 Younger Rd. | Midland, TX 79706



# Aerial View

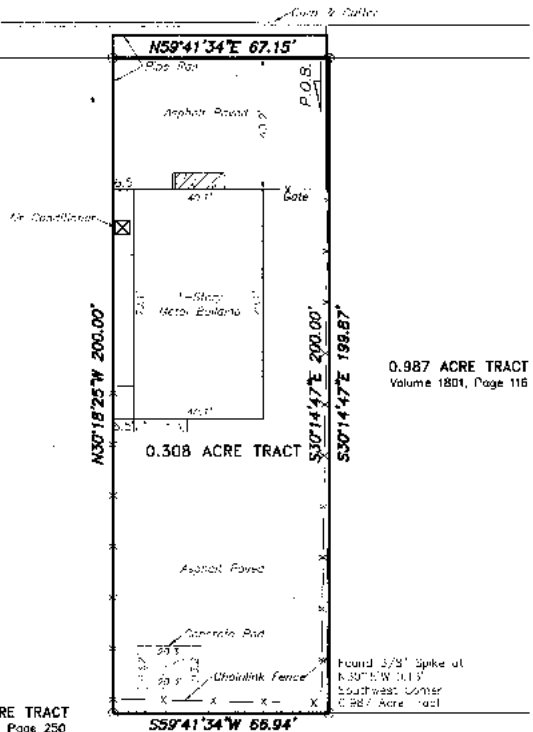


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this **Realty**

# Survey

(11125 W)  
**COUNTY ROAD 117 (YOUNGER ROAD)**  
 (Paved)



0.987 ACRE TRACT,  
 Volume 1801, Page 116

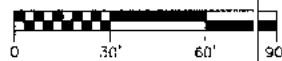
0.308 ACRE TRACT

65.474 ACRE TRACT  
 Volume 1521, Page 250

- = Set 1/2" or 5/8" Iron Rod with Plastic Cap marked "PLS 1974"
- ⊗ = Found 3/8" Spike called for in Volume 1801, Page 116 O.R.M.C.

- = Concrete
- = Awning

GRAPHIC SCALE IN FEET



Scale: 1"=30'

## BOUNDARY SURVEY AND LEGAL DESCRIPTION OF A 0.308 ACRE TRACT LOCATED IN SECTION 8, BLOCK 40, T-2-S, T.&P. RR. CO. SURVEY, MIDLAND COUNTY, TEXAS

Boundary being further described by rates and bounds as follows:

BEGINNING at (Y= 10,713,064.21', X= 1,622,353.33') a 3/8" spike found on the Southeast right-of-way line of County Road 117 for the West corner of a 0.987 acre tract recorded in Volume 1801, Page 116 Official Records of Midland County, Texas and the North corner this tract;

THENCE S30°14'47"E, at 199.87 feet pass a 3/8" spike found on the Southwest corner of said 0.987 acre tract continuing for a total distance of 200.00 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set on the Southeast corner of this tract;

THENCE S59°41'34"W, a distance of 66.94 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set on the South corner of this tract;

THENCE N30°14'47"E, a distance of 200.00 feet to a 5/8" iron rod with plastic cap marked "PLS 1974" set on said right-of-way line of County Road 117 for the West corner of this tract;

THENCE N59°41'34"E, with said right-of-way line of County Road 117, a distance of 67.15 feet to the PLACE OF BEGINNING. (Tract contains 13,717 square feet or 0.308 acres.)

Bearings, distances, and coordinates are relative to the Texas State Plane Coordinate System, 1983/93 NAD, Control Zone.

I, J. Stan Piper, Registered Professional Land Surveyor do hereby certify that this plot and legal description is true and correct to the best of my knowledge and ability as surveyed on the ground on March 30, 2006.

*J. Stan Piper*  
 J. Stan Piper  
 Registered Professional Land Surveyor #1974



STEPHENSON REALTY, INC.  
 Attn: Carl Stephenson  
 1802 West Wall Street  
 Midland, Texas 79701

**PIPER SURVEYING COMPANY**  
 P.O. BOX 60432, MIDLAND, TEXAS 79711  
 (432)550-7810 FAX (432)550-0312

Surveyed by: Stephenson, Dwyer		Drawn by: Dennis M. Rodriguez	
Scale: 1"=30'	Sheet: 2 of 1	Checked by: J. Stan Piper	
Date: 3/31/06		Drawn by: M/A	

# The Sign You've Seen Around Town is the Sign You've Come to Trust

thisRealty is a locally owned and operated real estate firm with a 40+ year history in West Texas. We are composed of seasoned realty agents that specialize in assisting our clients in buying, selling and leasing commercial real estate.

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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<u>Zero Five Two Two Eight Two, Inc</u>	<u>479486</u>	<u>dubhouse@thisrealty.com</u>	<u>(432)570-0705</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>d/b/a thisRealty</u>	<u>479486</u>	<u>dubhouse@thisrealty.com</u>	<u>(432)570-0705</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Winfred B House</u>	<u>296610</u>	<u>dubhouse@thisrealty.com</u>	<u>(432)570-0705</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
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](http://www.trec.texas.gov)  
IABS 1-0