Commercial Property For Sale

13005 W. Interstate 20
Odessa, Texas 79763

4M Realty COMPANY

NICK PRATER
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100% NNN LEASED INVESTMENT OPPORTUNITY
±20,079 SF BUILDING ON ±3.42 ACRES

4M REALTY COMPANY | 210-342-4242 | WWW.4MREALTY.COM
6812 West Avenue, Suite 200, San Antonio, TX 78213

PROPERTY DETAILS

Address:	13005 W. Interstate 20 Odessa, Texas 79763
Price:	$5,474,014
Cap Rate:	7.0%
Warehouse:	±15,663 SF
Office Area:	±4,416 SF (including loft)
Total Area:	±20,079 SF
Land Area:	±3.42 Acre Lot
Year Built:	2018
Loading Dock:	Truck well with two (2) doors
Dock Doors:	Two (2) 12x12 doors Two (2) 10x10 doors
Leased to:	JMP Petroleum Technologies, Inc.
Lease Expiration:	May 2025
Rental Income:	June 2022-May 2023: $383,181 NOI June 2023-May 2024: $390,844 NOI June 2024-May 2025: $398,661 NOI
Renewal Options:	One (1) Five (5) Year Option at 102% of the Annual Rent for the last year of the Lease

DEMOGRAPHIC SNAPSHOT

	3 MI	5 MI
2022 POPULATION	6,256	16,355
DAYTIME POP.	4,348	11,766
AVG HH INCOME	$80,221	$85,774

TRAFFIC COUNTS

Interstate 20: 53,450 VPD NE of site (TXDOT '21)
Interstate 20: 49,262 VPD SW of site (TXDOT '21)

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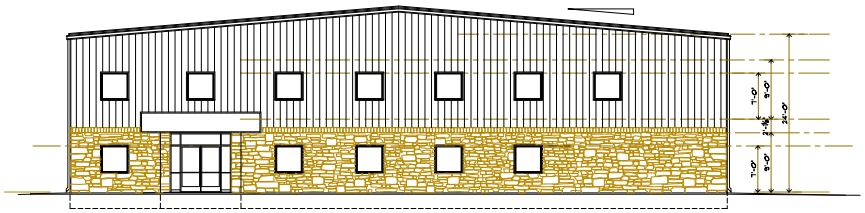
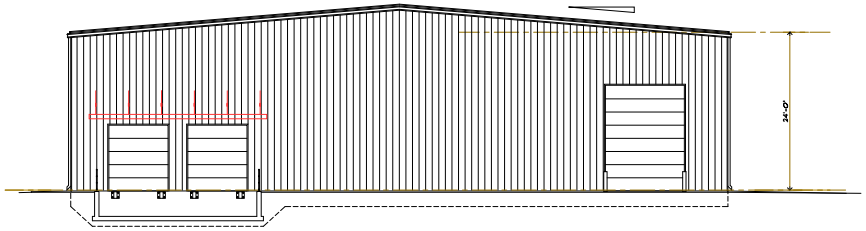
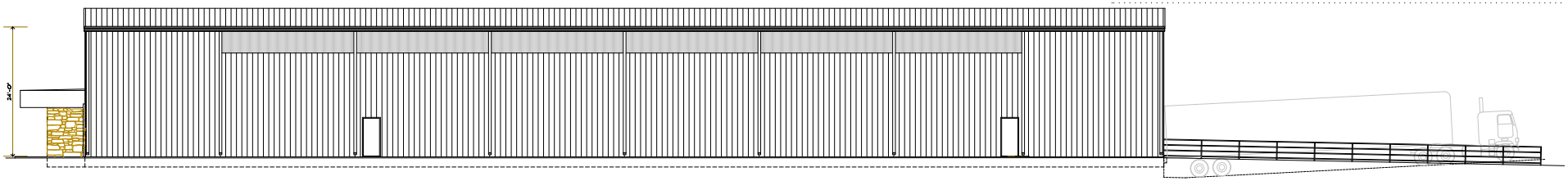


1 FRONT ELEVATION - NORTH
B-1

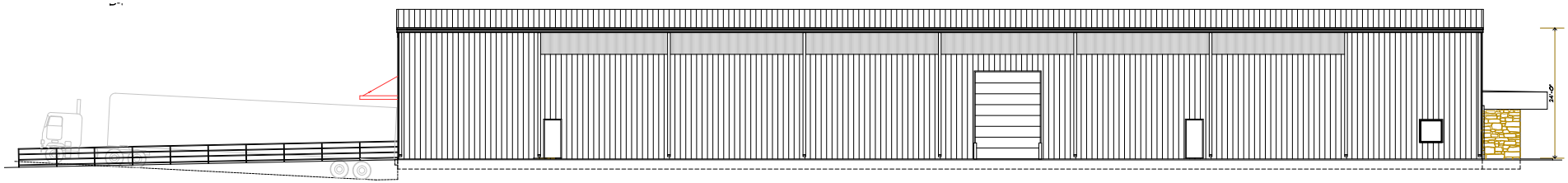


3 REAR ELEVATION - SOUTH
B-1

WHAT DO YOU THINK ABOUT AN AWNING OVER THE TRUCK DOORS?



2 SIDE ELEVATION - WEST
B-1



4 SIDE ELEVATION - EAST
B-1

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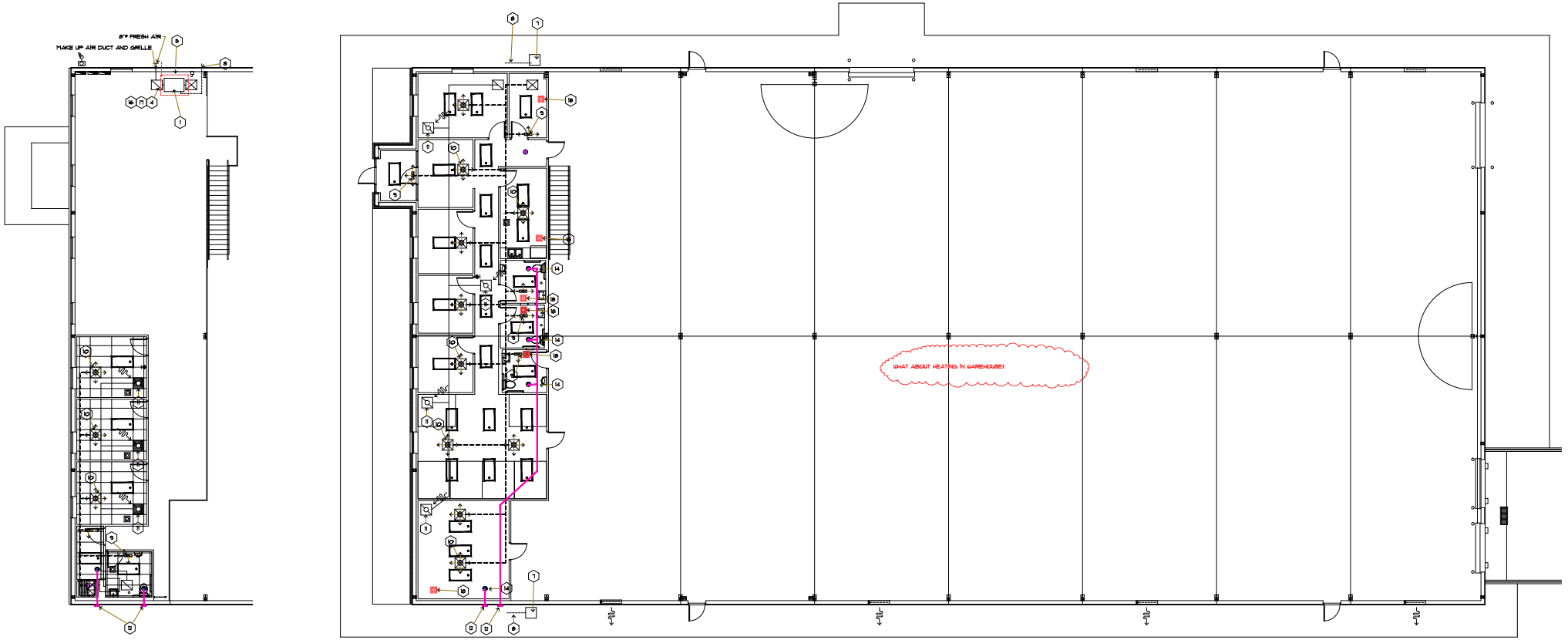

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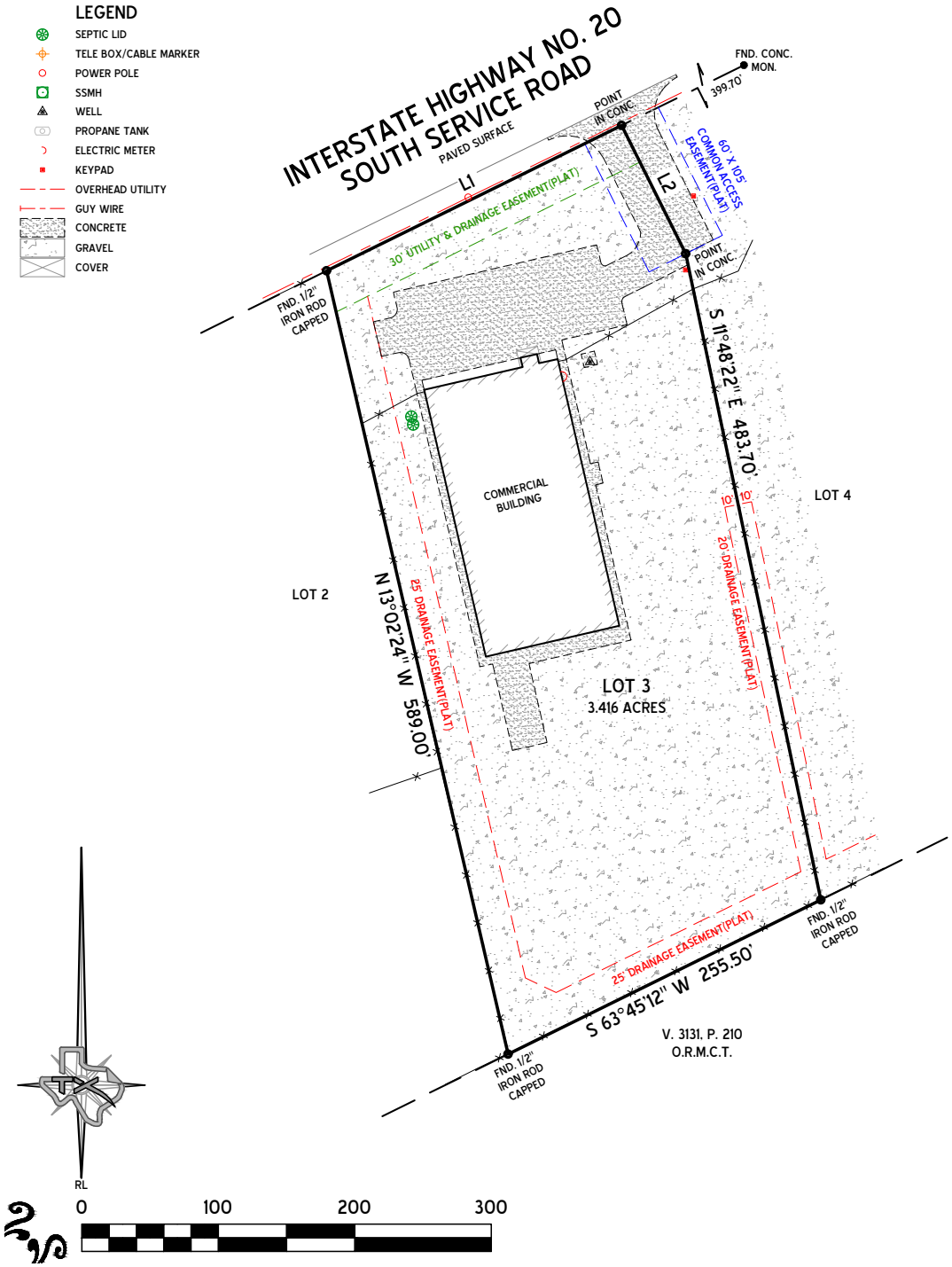

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INTERIOR PHOTOS - WAREHOUSE

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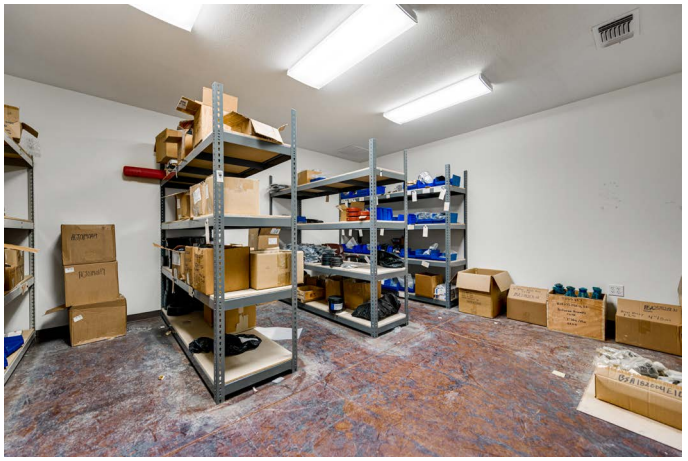
INTERIOR PHOTOS - OFFICE



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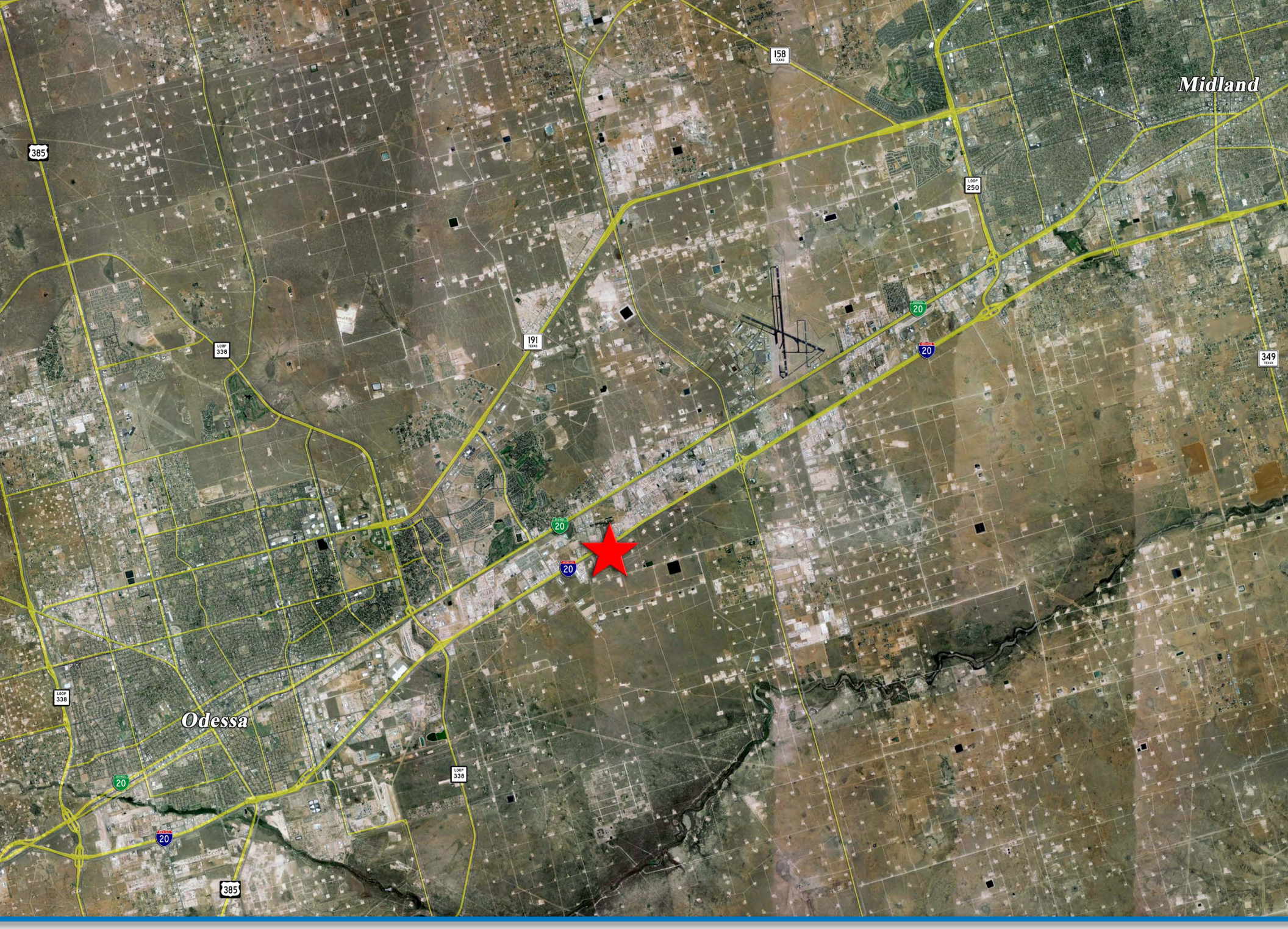

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DEMOGRAPHIC SUMMARY

13005 W Interstate 20, Odessa, Texas, 79763

Ring of 1 mile

KEY FACTS

447

Population

28.4

Median Age

151

Households

$53,359

Median Disposable Income

EDUCATION

50%

No High School Diploma

30%

High School Graduate

20%

Some College

1%

Bachelor's/Grad/Prof Degree

INCOME

$61,337

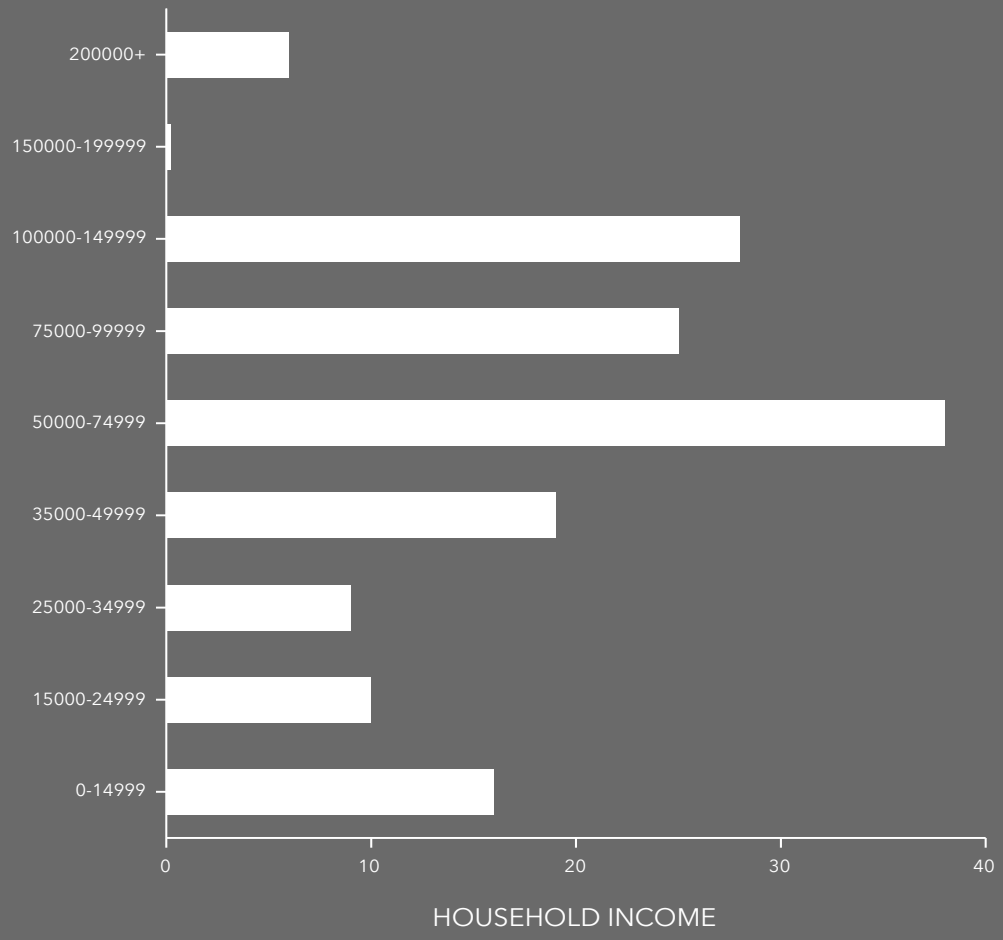
Median Household Income

$23,856

Per Capita Income

$133,592

Median Net Worth



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EQUAL HOUSING OPPORTUNITY

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 listng 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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 _____