

Property Details

CONTROL: Owner VALUE: \$650,000
LOAN: \$0
EQUITY: \$650,000

TITLE: Midland TX Industrial Drill Mama Drill
TYPE: Industrial
HAVE: YOC 1996, Fully renovated 2025. 7500 ft industrial. office warehouse with 1 br apartment for overnight employees. 2,000 feet of office. 17-20 ft ceilings. 14 ft overhead door. Located on 1.53 acres all usable and partially fenced.

WEBSITE URL: <https://www.crexi.com/properties/1726157/texas-main-officewarehouse-2nd-shop-apartment>
ADDRESS: 3612 SCR 1198, Midland, Texas
BENEFITS TO NEW OWNER: Financeability, Depreciation, Leverage into Larger Property, Path to Cash

GROSS SCHEDULED INCOME: \$75,000 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$75,000
DEBT SERVICE: \$0
CASH FLOW: \$75,000
CAP RATE: 11.54%



BENEFITS SOUGHT: Cashflow, Value Add Upside, Development Upside
MOTIVATION: Upside in next project, JV with you in project, Keep life simple, Cashflow.
CAN ADD: \$350,000 F/C leased restaurant, \$108,000 First mortgage at 7% Some limited Cash, financial.
REMARKS: Purchased to add value and completed rehab in March 2025. Listed with TX broker, Josh Tardy.
OWNER: 3612 Midland LLC
COUNSELOR: Ted Blank Cell: 303-748-9998
6825 Vista Lodge Loop Email: blank1031@gmail.com
Castle Rock, Colorado, 80108