

NEC - F.M. 1788 & I-20

MIDLAND, TX | MIDLAND COUNTY | FOR SALE

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PROPERTY INFORMATION



SIZE:
± 21.15 AC



TRAFFIC COUNTS:
F.M. 1788: 18,590 VPD
I-20: 42,888 VPD



ZONING:
ETJ



UTILITIES:
Available To Site

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	46	171	1,236
% Proj Growth 2023-2028	0.0%	1.9%	1.9%
2023 Average HH Income	\$96,660	\$110,793	\$108,393
2023 Median HH Income	\$85,357	\$78,643	\$81,430

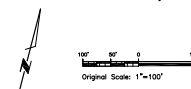
Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items.
Davidson & Bogel Real Estate, LLC: 2023

PRELIMINARY PLAT

CROSSROADS INDUSTRIAL PARK

Section 3

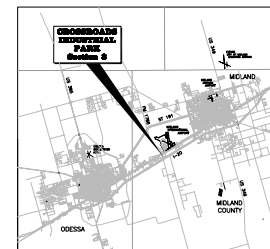
Being a Replat
of the remainder of
Lot 1, Block 3
Crossroads Industrial Park
and
10.15 Acres of land
in Section 17, Block 40
T-2-S, T&P RR Co Survey
Midland County, Texas



LEGEND

- PLAT LIMITS
- EXISTING PLATTED LOTS & STREET R/W
- EXISTING EASEMENTS
- W EXISTING WATER LINE
- S EXISTING SEWER LINE
- EXISTING ELEVATION CONTOURS
(From COM GIS)
- W PROPOSED WATER LINE
- S PROPOSED SEWER LINE
- PROPOSED PAVING
- ACCESS PROHIBITED

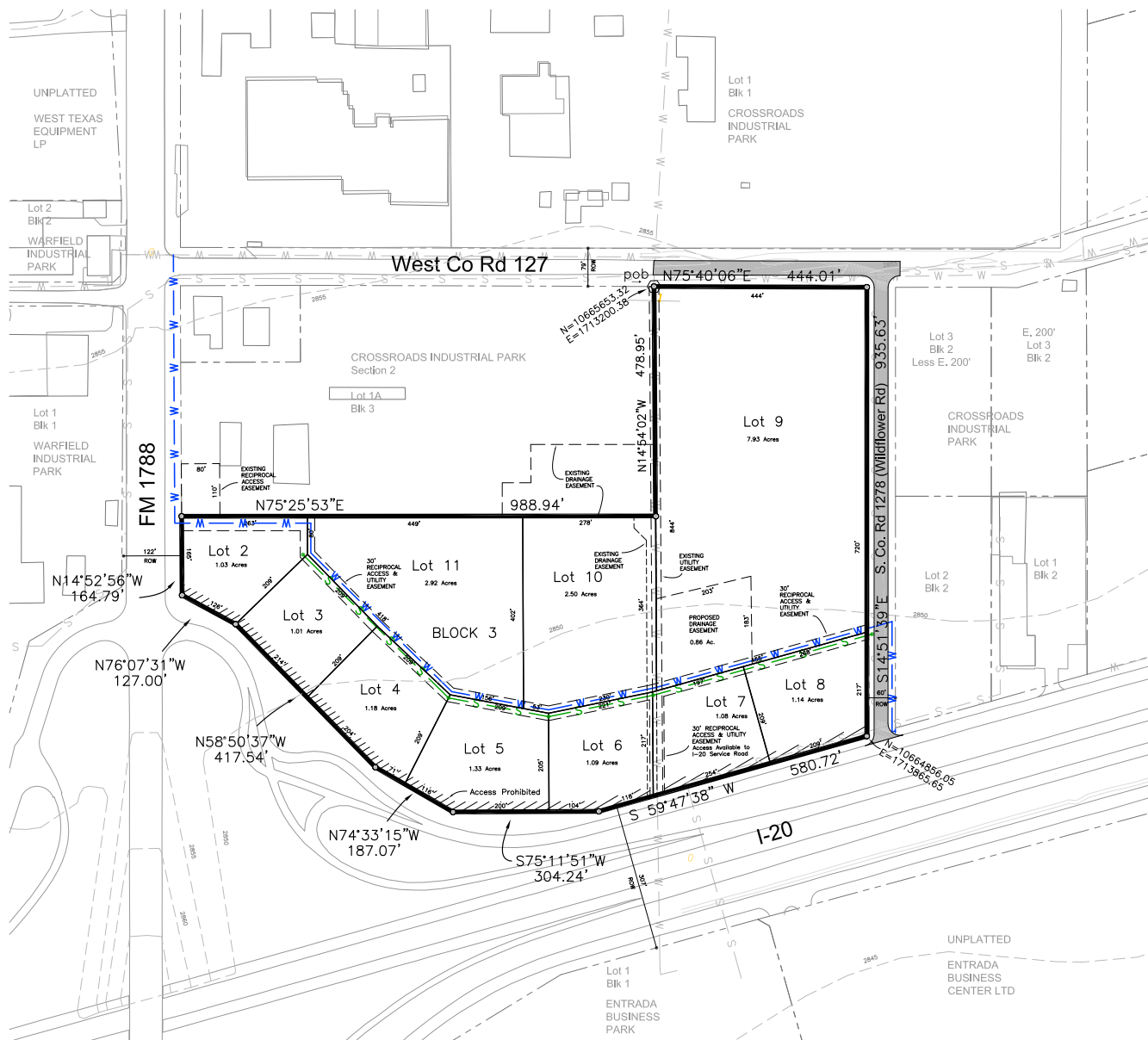
LOCATION MAP



OWNER:
Younger Partners, Ltd.
P.O. Box 11004
Midland, TX 79701-1004
Contact:
Charles Younger
(432) 682-9031

ENGINEER:
PARKHILL, SMITH & COOPER, INC.
1700 W. WALL STREET
MIDLAND, TEXAS 79701
Contact:
Eric West P.E.
(432) 697-1447

CROSSROADS INDUSTRIAL PARK Section 3



1:100



City Limits

Site: City ETJ

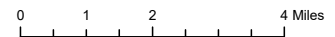
All information used is speculative in nature and does not represent the current or future performance of the subject property. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigation to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC 2023



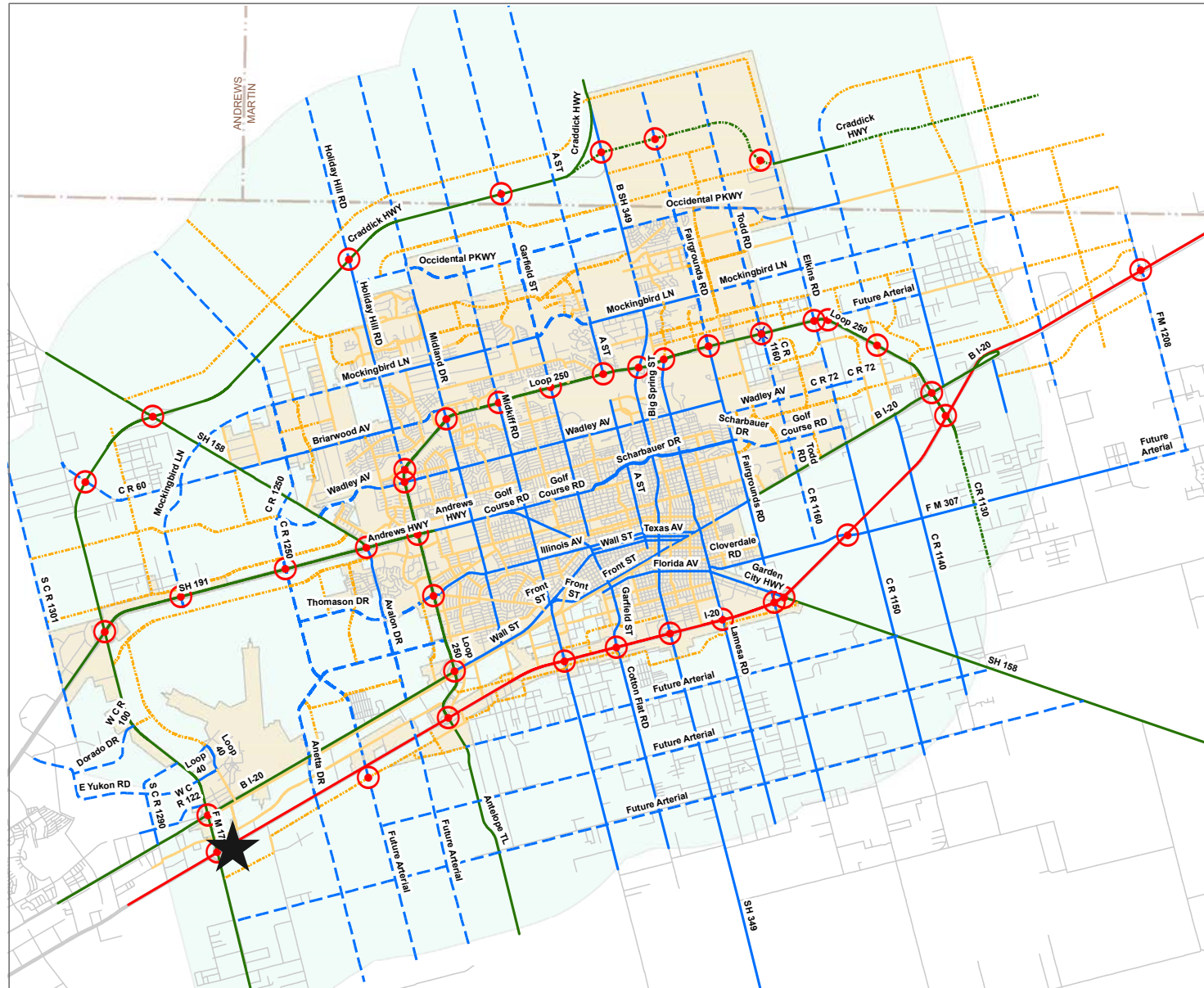
City of Midland, Texas 2020 Thoroughfare Plan

Legend

- Interchanges
- Interstate (Existing)
- Interstate (Proposed)
- Principal Arterial/Freeway (Existing)
- Principal Arterial/Freeway (Proposed)
- Arterial (Existing)
- Arterial (Proposed)
- Collector (Existing)
- Collector (Proposed)
- City Limit
- ETJ
- County Boundaries



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This data is not a substitution for a survey product, nor is it designed to be used as a primary tool in permitting or other decisions based solely on the information contained herein.
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.
NAD 1983 Texas Central Feet 01/02/2020 DA



I-20 PROJECTS COVER 10 YEARS, HAVE \$830M PRICE TAG

MIDLAND REPORTER - TELEGRAM

Interstate 20 through Midland and Odessa will become three lanes each way, have one-way frontage roads, improved locations for entrance and exit ramps, new interchanges and underpasses converted to overpasses at eight locations.

Officials with the Odessa district of the Texas Department of Transportation recently explained their I-20 projects that cover a decade and more than \$830 million in funding. For TxDOT, an I-20 rehabilitation helps fulfill its "corridor vision," which is to develop a multimodal corridor plan that improves mobility and safety, enhances the region's economic opportunities and maintains infrastructure assets.

The projects

Project 1: Reconstruct an interchange at Midkiff Road. Cost: \$28.16 million (fully funded). Anticipated let year: 2020.

Project 2: Construct a new interchange at County Road 1250. Cost: \$30 million (fully funded). Anticipated let year: 2020.

Project 3: Add one travel lane eastbound and westbound, reconstruct interchanges and reconfigure ramps, reconstruct frontage roads and convert to one way from JBS Parkway in Odessa to east of State Highway 349 in Midland. Cost: \$340.2 million (funded to \$182.7 million). Anticipated let year: 2022.

Project 4: Reconstruct frontage roads and convert to one-way, reconstruct interchanges and reconfigure ramps and add one travel lane eastbound and westbound from Farm-to-Market Road 1936 to JBS Parkway in Ector County. Cost: \$214.95 million (funded to \$127.75 million). Anticipated let year: 2026.

Project 5: Reconstruct frontage roads and convert to one-way, reconstruct interchanges and reconfigure ramps and add one travel lane eastbound and westbound from east of SH 349 to Farm-to-Market Road 307. Cost: \$216.8 million (funded to \$64.5 million). Anticipated let year: 2026.

Speed reports that TxDOT is roughly 90 percent complete with planning -- schematic phase for the corridor and the district has started "detailed construction plans" for projects 3, 4 and 5.

Projects 1 and 2 have been planned separately and detailed construction plans are already finished. Contracts will be bid for constructing those projects in late summer and early winter respectively, according to TxDOT.

Funding shouldn't be an issue. The Odessa District has been in an odd situation as of late -- having money for projects on roads that the state long overlooked. Speed has been in Odessa for about 3 ½ years but said the amount of funding for roads even beyond Midland-Odessa has increased dramatically. Speed said the running average on projects a few years ago was \$60 million, but that he is looking at a half-billion dollars in plans this year. "A lot of that goes to the energy corridor," Speed said. The Texas Transportation Commission's dedication of hundreds of millions of dollars to this region last year is confirmation of Speed's words.

Speed also said while there is nearly an additional \$400 million needed to fully fund the five I-20 projects through Midland and Ector counties, he doesn't expect funding will be an issue. Too much work, he said, has gone into raising awareness for what the region needs. Speed credited the Permian Basin Metropolitan Planning Organization, the Midland-Odessa Transportation Alliance (MOTRAN), the Permian Strategic Partnership and the Permian Basin Petroleum Association for their roles in building consensus in the business community and with government leaders and moving projects forward.

"We all know there are significant issues on the interstate corridor, but we support the revised plan which expedites the construction schedule, addresses the improvements that are needed and reduces local resources needed to make these improvements," wrote James Beauchamp, executive director of MOTRAN.

"I think a lot of credit on this project goes to John Speed, our district engineer. He listened to community concerns over costs, time and addressing the actual needs and then incorporated that into a much better plan. If he had not been, the project we would be seeing today would just be a \$350 million project to convert frontage roads over the next five to six years."

What these projects do

How many times have we seen the closure of one lane turn I-20 into a parking lot, traffic backed up from a frontage road and back onto the interstate or 18-wheelers carrying a load and striking a bridge? I-20's issues don't stop there, but that is what improvements could help fix. Not only do the first two projects deal with intersections, but the five projects call for five new interchanges at County Roads 1300, 1260, 1250, 1140 and at Faudree Road. Underpasses also will be converted to overpasses at West Loop 380, South Crane Avenue, FM 1788, West Loop 250, Midkiff Road, Cotton Flat Road, South Lamesa Road and CR 1150.

Frontage roads will not only be reconstructed but turned into one-way roads. Speed called the change a "function of timing."

"Two-way (frontage roads) were the norm in the 1950s and 1960s," Speed said. "No one had a clue how much traffic volume (the roads) would get. The need in this area never established until the use of fracturing. You now have truck movements that just jams up traffic and traffic lights."

A travel lane will be added in each direction for a total of six lanes. Speed stated that the extra lanes and improved circulation of traffic will be a benefit as volumes at peak locations in Midland reach 70,000 vehicles per day (about a quarter are "heavy trucks") and 67,000 vehicles per day (one-third are heavy trucks) in Odessa.

Entrance and exit ramps will be moved farther away from crossing roads. This should mean fewer opportunities for traffic to back up onto the interstate.

F.M. 1788 & I-20

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
DAVID DAVIDSON, JR.	593731	DDAVIDSON@DB2RE.COM	214-526-3626
LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE	LICENSE NO.	EMAIL	PHONE
CHRISTOPHER KHOURY	741101	CKHOURY@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



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.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Christopher Khoury	741101	ckhoury@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
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Date