

5 Acres/ Flexible Acquisition Options



**8500 S COUNTY RD 1110
MIDLAND TX 79706**

*5 Acres with Owner Financing
Land ownership made simple*

CONTACT
Larry Nielsen, President
IWI REALTY
C: 432.260.0088
E: larry@IWIREALTY.COM



**IWI
REALTY**

A Group of Res and Ranch, LLC



5 ACRES



OWNER FINANCING AVAILABLE



ELECTRICITY TO SITE



Sale Price	\$45,000/acre
Acreage size	5 acres
Location	SE Midland, TX
Zoning	County- No Know Restrictions

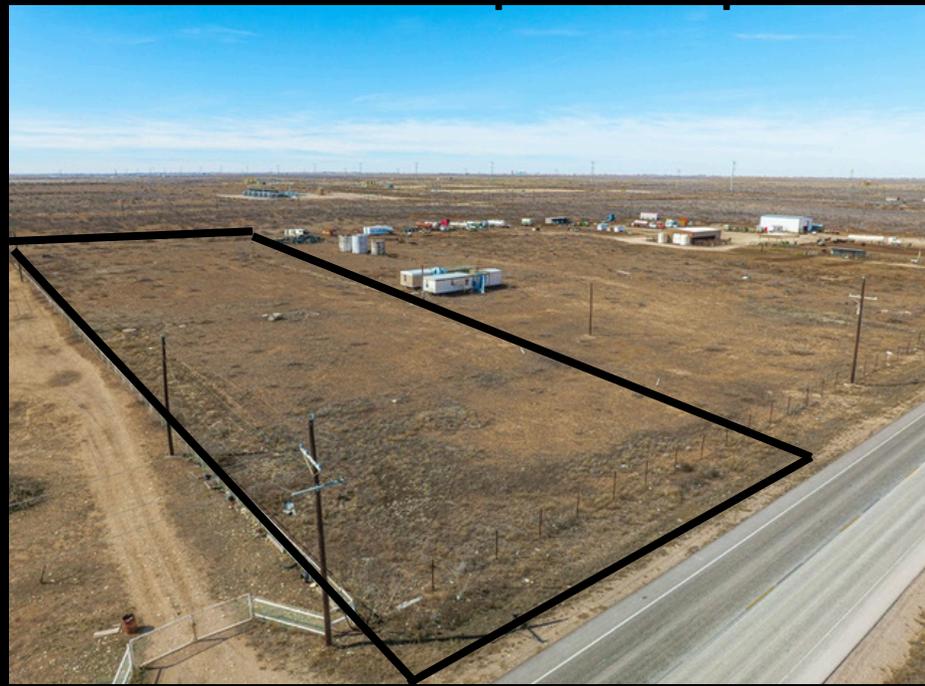
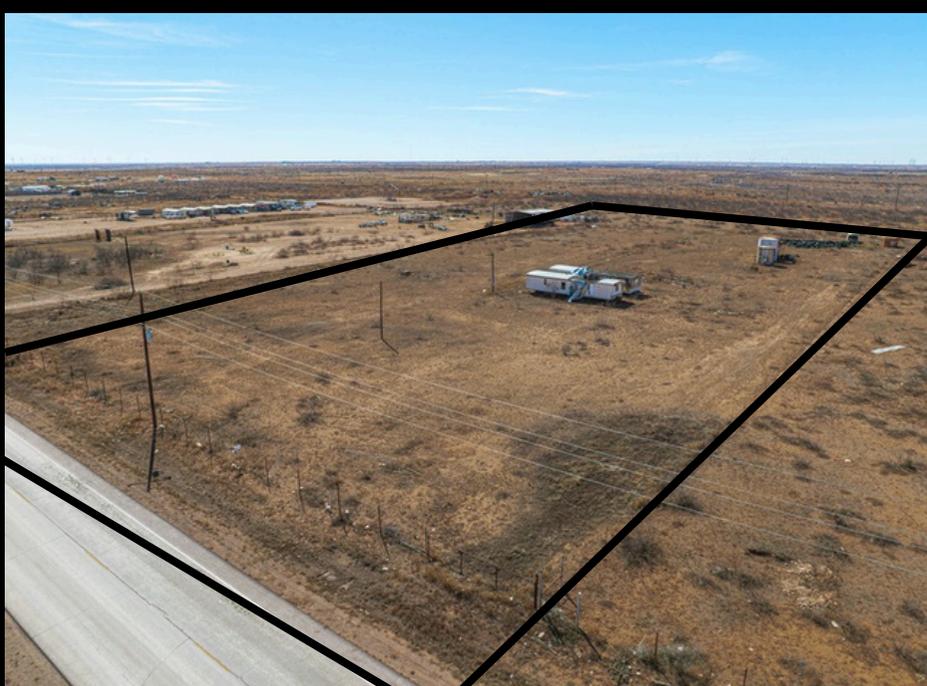
Location



Property Description

8500 S County Rd 1110 in southern Midland County offers:

- Paved road frontage
- Excellent truck access
- Functional yard space
- Ideal for equipment storage, staging or industrial operations.
- Positioned in an active oilfield and service corridor
- Existing improvements and utilities that support immediate use
- Outside congested city traffic: a strategic opportunity in the growing South Midland market.



IDEAL FOR

Ideal for an oilfield service company, trucking operation, laydown yard, equipment rental business, or industrial storage facility.



Example use photo



Example use photo



Example use photo

Location Overview

- Quick connection north to I-20 for east/west regional travel (Odessa ↔ Big Spring corridor)
- Accessible to Loop 250 for movement around Midland without entering central city traffic
- Positioned in an active oilfield/industrial corridor south of town



Directions to the Property



Property Photos



About Our Brokerage

At IWI Realty, a group of Res and Ranch, LLC, we are a full-service commercial real estate team with deep roots in Texas and the Permian Basin. While our foundation is industrial and retail real estate, our expertise and resources extend across acquisitions, leasing, and investment sales throughout the state and across the country.

We combine local market knowledge with national reach, guiding buyers, sellers, landlords, and tenants through every step of the process. From identifying opportunities to structuring transactions and navigating complex deals, IWI Realty delivers seamless, start-to-finish service backed by the strength of Res and Ranch LLC, our licensed brokerage.

What We Do

- ✓ Industrial Expertise – Serving owners, occupiers, and investors in the Permian Basin and beyond.
- ✓ Investment Sales – Connecting clients to high-performing assets, including NNN properties nationwide.
- ✓ Leasing Services – Representing landlords and tenants with market knowledge and negotiation strength.
- ✓ Market Intelligence – Providing valuations, data-driven analysis, and insight for smarter decisions.

Why Choose Us?

- Industrial expertise, national reach
- Dedicated divisions, specialized focus
- Trusted lender & vendor network
- Seamless support, start to finish
- 1031 Exchange expertise
- NNN property specialists
- Market analysis & valuations
- Strong investor relationships
- Texas roots, national reach





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Res & Ranch</u>	<u>9012169</u>	<u>matthewhoyttx@gmail.com</u>	<u>(512)829-3580</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Matthew Hoyt</u>	<u>656276</u>	<u>matthewhoyttx@gmail.com</u>	<u>(512)829-3580</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Larry Nielsen</u>	<u>680101</u>	<u>larry@iwirealty.com</u>	<u>(432)260-0088</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

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IWI REALTY

AGENT

Larry Nielsen, President
Phone No. 432.260.0088
Email Address:
larry@iwirealty.com
Website: iwirealty.com
Lic. No. 680101

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Newsletter



BROKERAGE

Res and Ranch, LLC - Lic. No. 9012169
Matthew Hoyt - Lic. No. 656276
2123 FM 473
Kendalia, TX 78027
Phone No. 512.829.3580



8,750 SF



5-TON CRANE
READY



3-PHASE
POWER



MAINTENANCE
PIT

1234 S County Rd, 456
Midland, TX 79782

Property Overview

Sale Price	\$1,700,000
Sale Price \$/PSF/YR	\$168
Year Built	2025
Zoning	County- No Know Restrictions

IDEAL FOR

This property is well suited for owner-users or investors seeking a secure, crane-ready industrial facility with yard in the Midland market.

Property Highlights

- 10,125 SF Industrial Property
- +/- 4.57 acres | secured
- 2,000 SF office | (5) private
- 6,500 SF Shop (100' x 65')
- Shop Eave: 24'
- Office Eave: 12'
- 5-ton crane ready
- 1,625 SF Covered wash bay
- 3-phase | Septic System | water well
- Highlight
- Highlight



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BROKERED BY
RES AND RANCH, LLC
LIC. NO. 9012169