

±40 Acres Industrial Development Land SE Midland, Texas

Divisible | Outside City Limits | No Floodplain

FOR SALE

TBD E COUNTY ROAD 140, MIDLAND, TX



Price Improvement

\$40,000 Per Acre



Prime Industrial Park Location

- ±40 Acres
- Highly Visible Location
- Easy Road Frontage



CONTACT
LARRY NIELSEN
C:432.260.0088
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CONTACT
BROKER

PROPERTY OVERVIEW / HIGHLIGHTS



Available Acreage

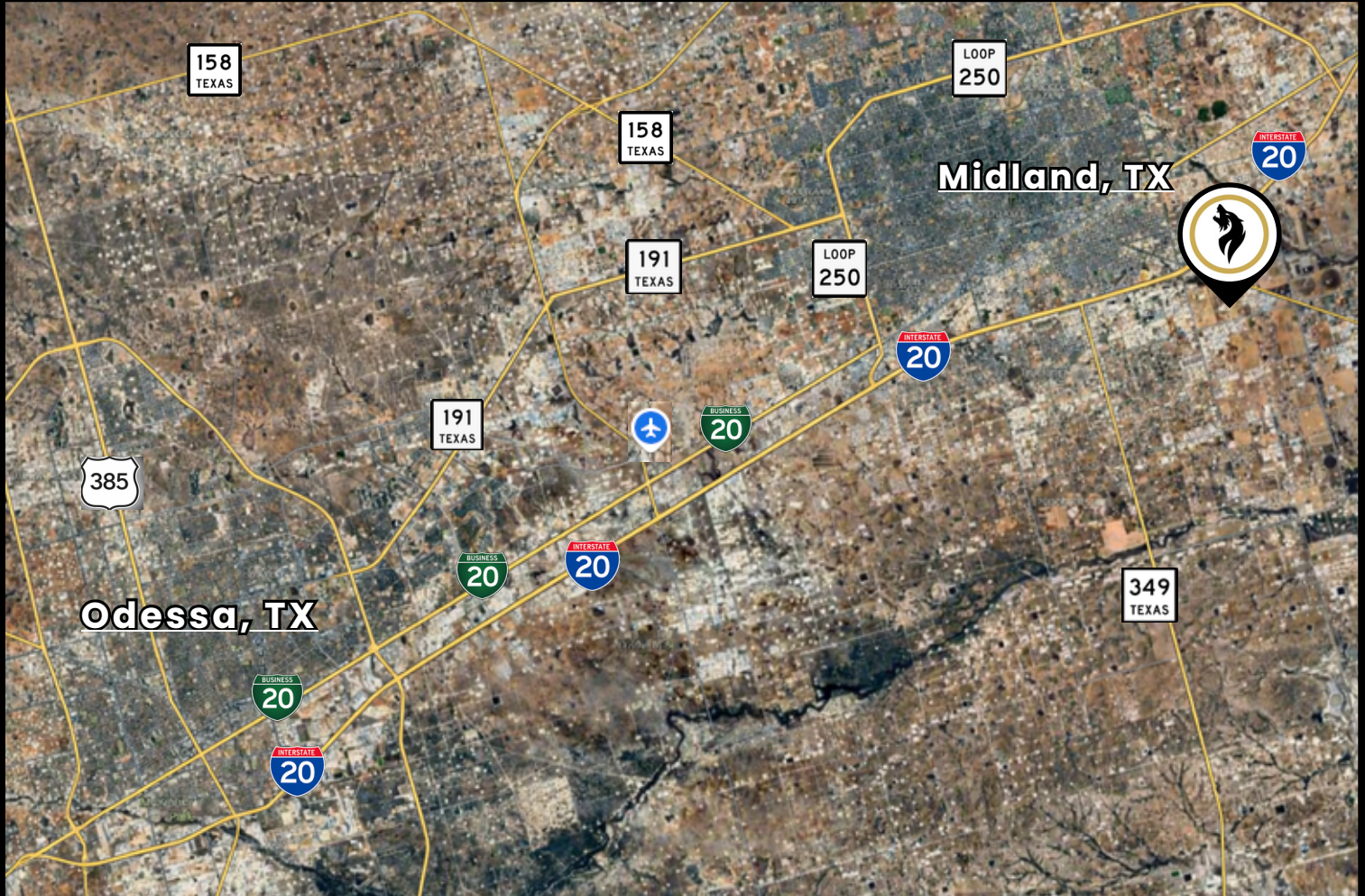
± 40.00

Price

\$40,000.00 / Acre

Zoning

Outside Midland City Limits – Midland County Jurisdiction (Buyer to Verify ETJ & Permitted Uses)



- 3.95 Miles to I-20
- ± 40 Acres of Land
- Can be divided into 10–20 acre tracts
- Outside Flood Zone
- Near Industrial/Residential Growth

Distance to:

- I-20: ~5 miles (±10 min)
- Midland: ~9 miles (±15 min)
- Odessa: ~23 miles (±30 min)
- Midland Airport (MAF): ~13 miles (±18 min)

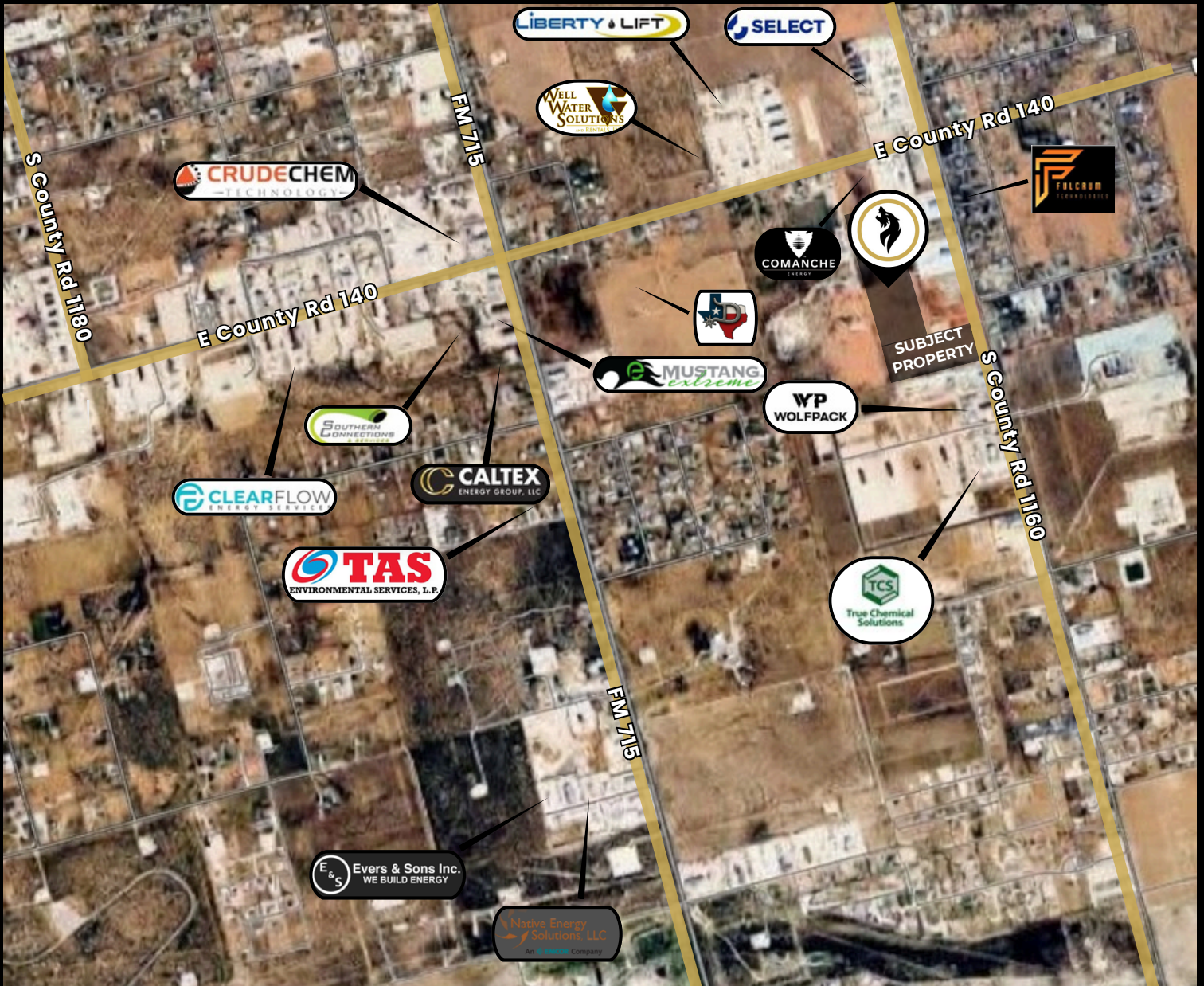
LOCATION OVERVIEW



- Located in Southeast Midland
- Approximately 3.95 miles from Interstate 20 via FM 715
- Southeast Midland growth corridor
- Industrial and commercial expansion nearby
- Flexible lot configurations
- Direct access to regional highway network

IDEAL FOR

- Oilfield service yard
- Pipe yard
- Equipment storage
- Contractor laydown yard
- Small industrial park
- Truck parking facility



UTILITIES & INFRASTRUCTURE

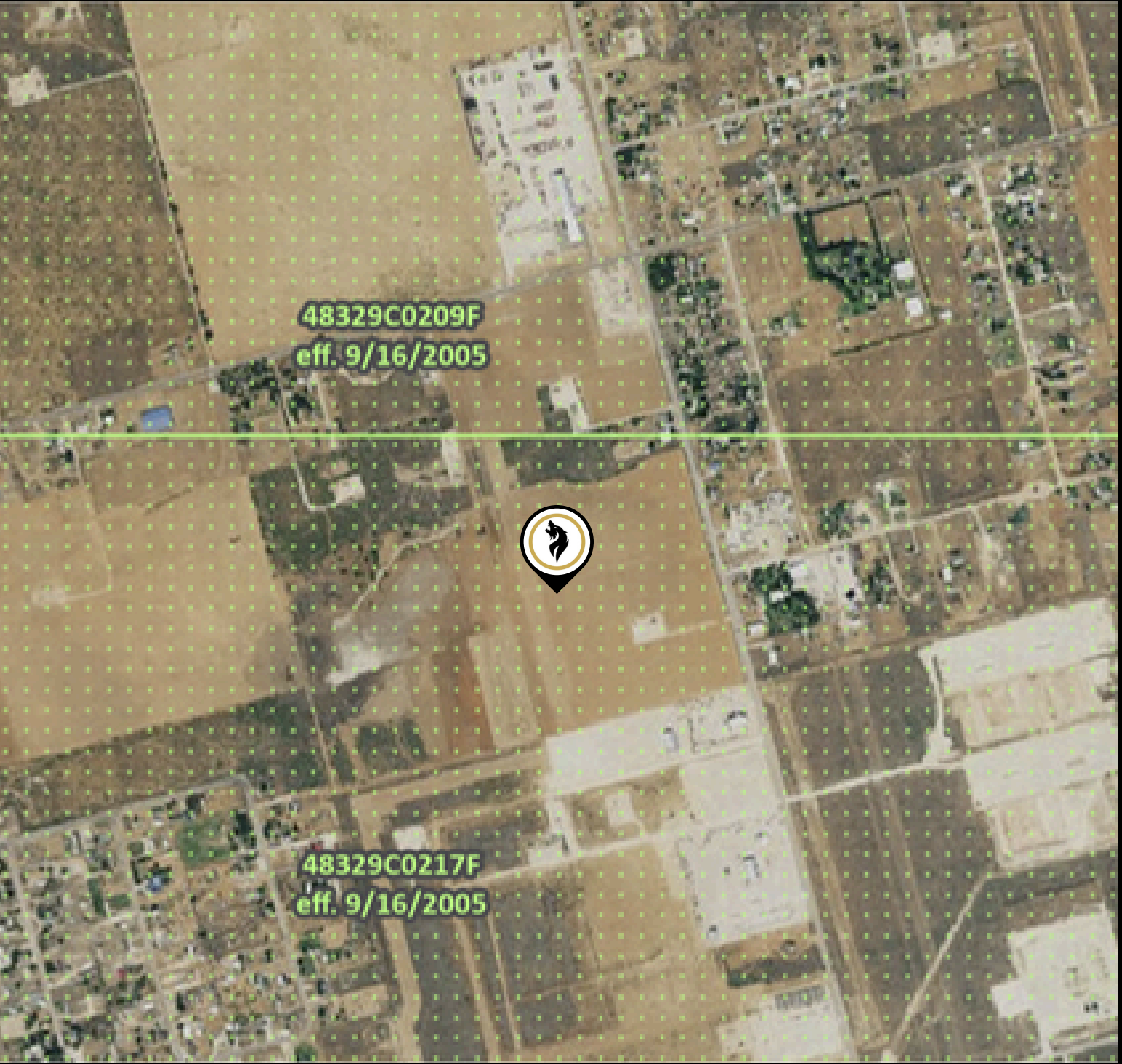


- Electric: Oncor service area – substation located nearby (buyer to verify capacity).
- Water-well: Buyer to drill
- Sewer: Septic to be developed by buyer
- Internet: Fiber in the area, buyer to confirm pricing
- Road Type: ECR 140 & SCR 1160 – Paved
- Topography: Flat / Minimal Grade
- Floodplain Status: Outside FEMA Flood Zone
- Near Oncor substation
- Approx. 1,311 LF frontage on E County Road 140
- Approx. 372 LF frontage on S County Road 1160





SUBJECT PROPERTY LOCATED OUTSIDE FEMA FLOOD ZONE



CONCEPTUAL DIVISION OPTIONS (FOR ILLUSTRATION ONLY)

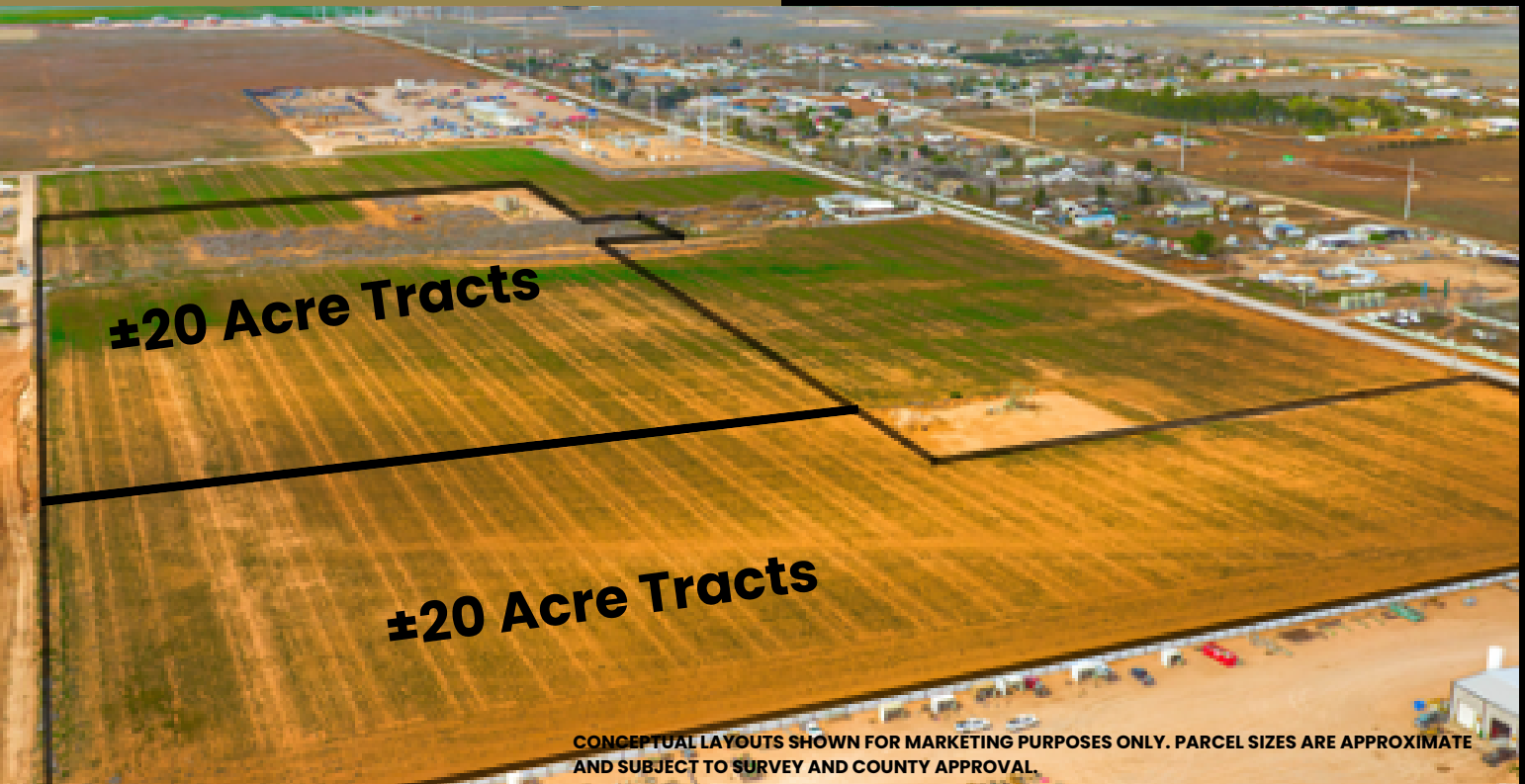


CONCEPTUAL DIVISION OPTIONS

OPTION A: (4) ±10 ACRE TRACTS



OPTION B: (2) ±20 ACRE TRACTS



CONCEPTUAL LAYOUTS SHOWN FOR MARKETING PURPOSES ONLY. PARCEL SIZES ARE APPROXIMATE AND SUBJECT TO SURVEY AND COUNTY APPROVAL.

PROPERTY PICTURES



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.

Information About Brokerage Services

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

ABROKER'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 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.

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Larry Nielsen	680101	larry@iwirealty.com	(432)260-0088
Sales Agent/Associate's Name	LicenseNo.	Email	

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



IWI REALTY

AGENT

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