

OWNER FINANCING AVAILABLE  
2 Bay Shop + Wash-Bay on ±8.5 Acres

# FOR SALE

2619 FM 3033, STANTON, TX 79782

Price  
Improvement



IWI  
REALTY



IWI REALTY IS A GROUP OF  
RES AND RANCH, LLC



CONTACT  
LARRY NIELSEN  
C:432.260.0088  
E:LARRY@IWREALTYI.COM



CONTACT  
BROKER



# PROPERTY OVERVIEW / HIGHLIGHTS



## PROPERTY OVERVIEW

<b>Price/ SF</b>	<b>\$122.77 /SF</b>
<b>Sale Price</b>	<b>\$1,100,000.00</b>
<b>Year Built</b>	<b>1993</b>
<b>Zoning</b>	<b>County- No Know Restrictions</b>



## PROPERTY HIGHLIGHTS

- 8,960 SF on +/- 8.5 Acres
- 2,080 SF Office
- 5 Offices, Reception, Break Area
- 4,960 SF Shop
- 2 Drive-through Bays
- (4) 16' Grade-level Overhead Doors
- 16' Eave Height
- 1,920 SF Canopy Wash Bay
- No on-site well; tenant access to metered water through adjacent property
- Single-phase/240V
- Serviced by Septic System
- (2) 200-amp Mobile Home Hook-ups With Water & Sewer
- 10 RV Sites With 50-amp Service, Water, and Sewer
- Secured Yard Is Fenced and Gated

# PROPERTY DESCRIPTION



OWNER FINANCING AVAILABLE! This property consists of an 8,960 SF industrial building situated on ±8.5 acres. The office component totals 2,080 SF and includes a reception area, five private offices, a break area, and two restrooms. The fully insulated 4,960 SF shop features two drive-through bays with four 16' overhead doors and is plumbed for air. A 1,920 SF covered wash bay is located at the rear of the building.

The yard is fully fenced and secured and includes ten RV sites, each equipped with 50-amp electrical service, water, and sewer connections. The property does not have an on-site water well. Water is supplied through a metered agreement with a neighboring property, allowing the tenant to pull usage as needed at a cost of approximately \$0.80 per barrel (roughly \$0.02 per gallon). The property is serviced by single-phase power and a septic system.



## LOCATION OVERVIEW

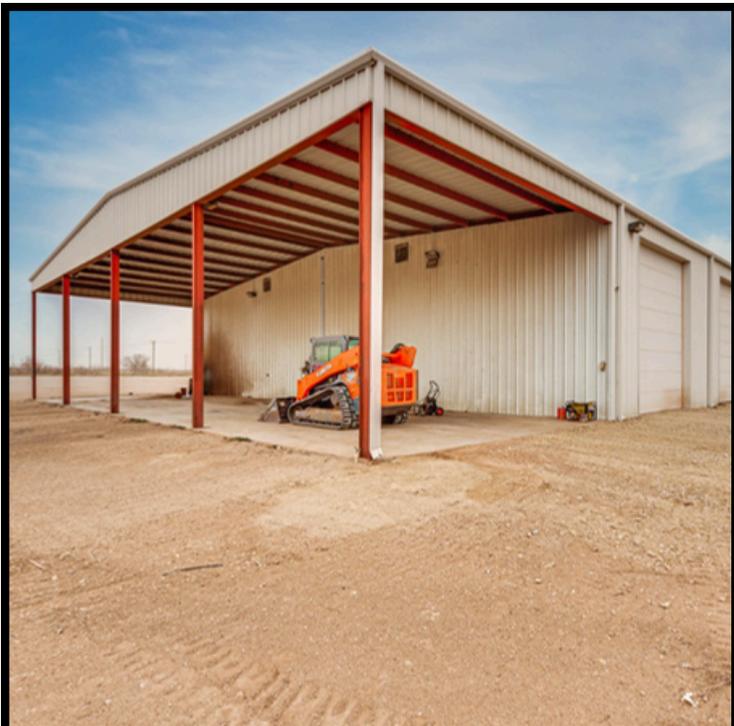
This property is located in Stanton, TX between Big Spring & Midland/Odessa in the heart of the Permian Basin. Traveling East on I-20, take Exit 158 and stay on North frontage road for 7.3 miles, turn North (left) on FM 3033 for 4.5 miles. The property is on the West (left) side of FM 3033. Traveling West on I-20, take Exit 165 and stay on North frontage road for 4.2 miles, turn North (right) on FM 3033 for 4.5 miles. The property is on the West (left) side of FM 3033.



# PROPERTY PICTURES



PROPERTY PICTURES



# PROPERTY PICTURES



PROPERTY PICTURES



# PROPERTY PICTURES



PROPERTY PICTURES



## ABOUT OUR BROKERAGE

At Iron Wolf Industrial (IWI), we are a full-service commercial real estate team with deep roots in Texas and the Permian Basin. While our foundation is industrial real estate, our expertise and resources extend across acquisitions, leasing, investment sales, and financing 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 securing financing, Iron Wolf Industrial delivers seamless, start-to-finish service.

### 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.
- **Financing Guidance** – Streamlined access to refinancing, acquisitions, and 1031 exchange strategies.
- **Market Intelligence** – Providing valuations, data-driven analysis, and insight for smarter decisions.

## WHY CHOOSE IRON WOLF?

- ✓ **Brokerage + Lending together**
- ✓ **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**



**IWI  
REALTY**





# IWI REALTY

## CONTACT

**Larry Nielsen**

**President**

**Phone No. 432-260-0088**

**Email Address: [Larry@iwirealty.com](mailto:Larry@iwirealty.com)**

**Website: [iwirealty.com](http://iwirealty.com)**

**Lic. No. 680101**



## BROKERAGE

**Res and Ranch, LLC Lic. # 9012169**

**Matthew Hoyt Lic. # 656276**

**2123 FM 473**

**Kendalia, TX 78027**

**Phone No. 512 829-3580**

**Website: [www.resandranch.com](http://www.resandranch.com)**