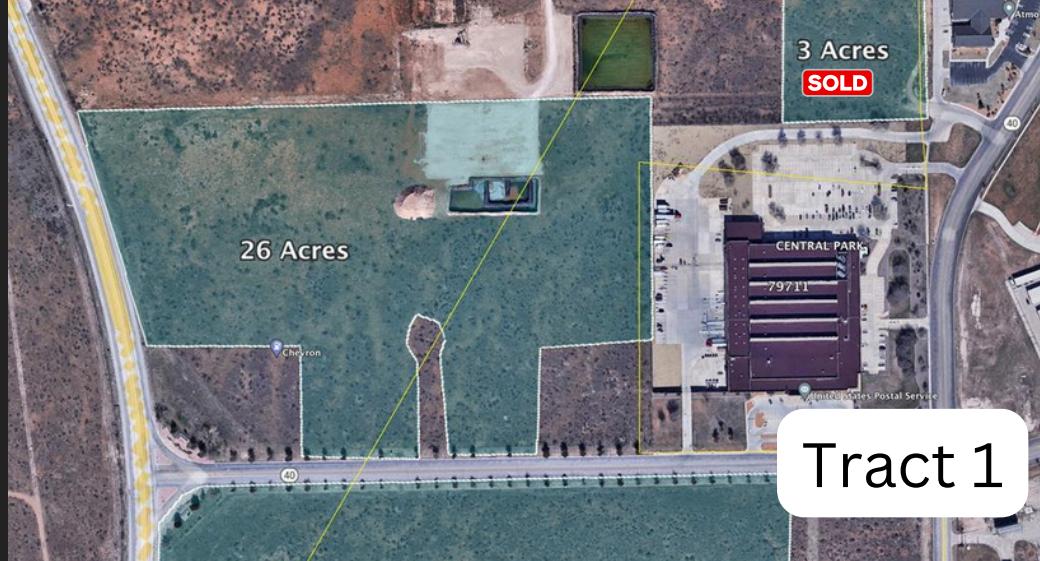


YOUNGER TRACTS FM 1788 AND I -20



Tract 1

FOR SALE

Tract 1:
26 Acres
\$5.59 PSF



Tract 2

TRACT 2:
74.75 ACRES
\$4.00 PSF



Tract 3

CONTACT
THOMAS JOHNSTON
432-934-3333

TRACT 1: 26 ACRES



- TRACTS ARE UNRESTRICTED, BUT DO FALL IN THE CITY OF MIDLAND, SO PLATTING & ZONING WILL BE ESSENTIAL
- INVESTMENT DEVELOPMENT OPPORTUNITY

DESCRIPTION: THIS IDEAL BUILD SITE ADJOINING THE NEW KENT QUICK TO THE SW & THE POST OFFICE TO THE EAST. WATER & SEWER LINES ARE ONSITE ALONG WITH A CUL-DE-SAC. YOU ARE LOOKING AT A PERFECT WHOLESALE OPPORTUNITY TO SUB-DEVELOP A PREMIER WEST TEXAS SITE IN-BETWEEN MIDLAND / ODESSA FLAGSHIPPED BY MIDLAND INTERNATIONAL AIR & SPACEPORT. THIS IS A CHANCE TO BRING A DEVELOPMENT WITH FLASH THAT MERGES 2 CITIES TOGETHER & HAS LOTS OF WINDOW APPEAL. THE TRACTS ARE UNRESTRICTED, BUT DO FALL IN CITY OF MIDLAND, SO PLATTING & ZONING WILL BE ESSENTIAL, ALONG WITH FAA AS IT FALLS IN THE AOZ. I SEE NO FLOODING ON MAPS. ASK ABOUT ALL TRACTS, DON'T MISS OUT ON THESE GREAT INVESTMENT OPPORTUNITIES.



TRACT 1: 2 ACRES



SMALLER PARCEL OFF 26 ACRES:

- ZONED LIGHT COMMERCIAL/INDUSTRIAL
- 2 ACRES OFF FM 1788

SMALLER INDUSTRIAL TRACT OFF LOOP 40 CLOSE TO FM 1788. THIS PROPERTY IS ZONED LIGHT COMMERCIAL, OFFICE, OR LIGHT INDUSTRIAL YARD. IDEAL FOR AN INDUSTRIAL YARD.



TRACT 2: 74.45 ACRES



- CONVENIENTLY LOCATED CLOSE TO THE AIRPORT
- INVESTMENT DEVELOPMENT OPPORTUNITY

DESCRIPTION: THIS IDEAL BUILD SITE ACROSS FROM THE NEW KENT QUICK TO THE SW & THE POST OFFICE TO THE EAST. CONSISTING OF A 40.6 ACRE TRACT & A 25.7 ACRE TRACT CONTIGUOUS, THEN A .57 ACRE, 3 AC, 5.45 AC, & A 5.1 ACRE TRACT, CAN BE SUBDIVIDED. PAVED FRONTAGE ON 3 SIDES CR 40 (YUKON RD OR AIRPORT ENTRANCE) / PILOT RD / FM 1788, WATER & SEWER LINES ARE ONSITE ALONG WITH A CUL-DE-SAC. YOU ARE LOOKING AT A PERFECT WHOLESALE OPPORTUNITY TO SUB-DEVELOP A PREMIER WEST TEXAS SITE IN-BETWEEN MIDLAND / ODESSA FLAGSHIPPED BY MIDLAND INTERNATIONAL AIR & SPACEPORT. THERE IS 1.25 ACRE OIL PAD, BUT SEEMS TO BE FREE OF PIPELINES. THIS IS A CHANCE TO BRING A DEVELOPMENT WITH FLASH THAT MERGES 2 CITIES TOGETHER & HAS LOTS OF WINDOW APPEAL. THE TRACTS ARE UNRESTRICTED, BUT DO FALL IN CITY OF MIDLAND, SO PLATTING & ZONING WILL BE ESSENTIAL, ALONG WITH FAA AS IT FALLS IN THE AOZ. I SEE NO FLOODING ON MAPS. ASK ABOUT ALL TRACTS, DON'T MISS OUT ON THESE GREAT INVESTMENT OPPORTUNITIES.



TRACT 2: 3 ACRES

the Real Estate Ranch

- 3 ACRE TRACT OFF FM 1788
- ZONED LIGHT COMMERCIAL/INDUSTRIAL
- PERFECT FOR AN OFFICE OR A LIGHT INDUSTRIAL YARD

DESCRIPTION: SMALLER INDUSTRIAL TRACT OFF YOUNGER RD CLOSE TO FM 1788. THIS PROPERTY IS ZONED LIGHT COMMERCIAL, OFFICE, OR LIGHT INDUSTRIAL YARD. IDEAL FOR AN INDUSTRIAL YARD.



TRACT 2: 5.45 ACRES



- 5.45 ACRE TRACT OFF FM 1788
- ZONED LIGHT COMMERCIAL/INDUSTRIAL
- PERFECT FOR AN OFFICE OR A LIGHT INDUSTRIAL YARD

DESCRIPTION: SMALLER INDUSTRIAL TRACT OFF YOUNGER RD CLOSE TO FM 1788. THIS PROPERTY IS ZONED LIGHT COMMERCIAL, OFFICE, OR LIGHT INDUSTRIAL YARD. IDEAL FOR AN INDUSTRIAL YARD.



TRACT 3: 21.9 ACRES

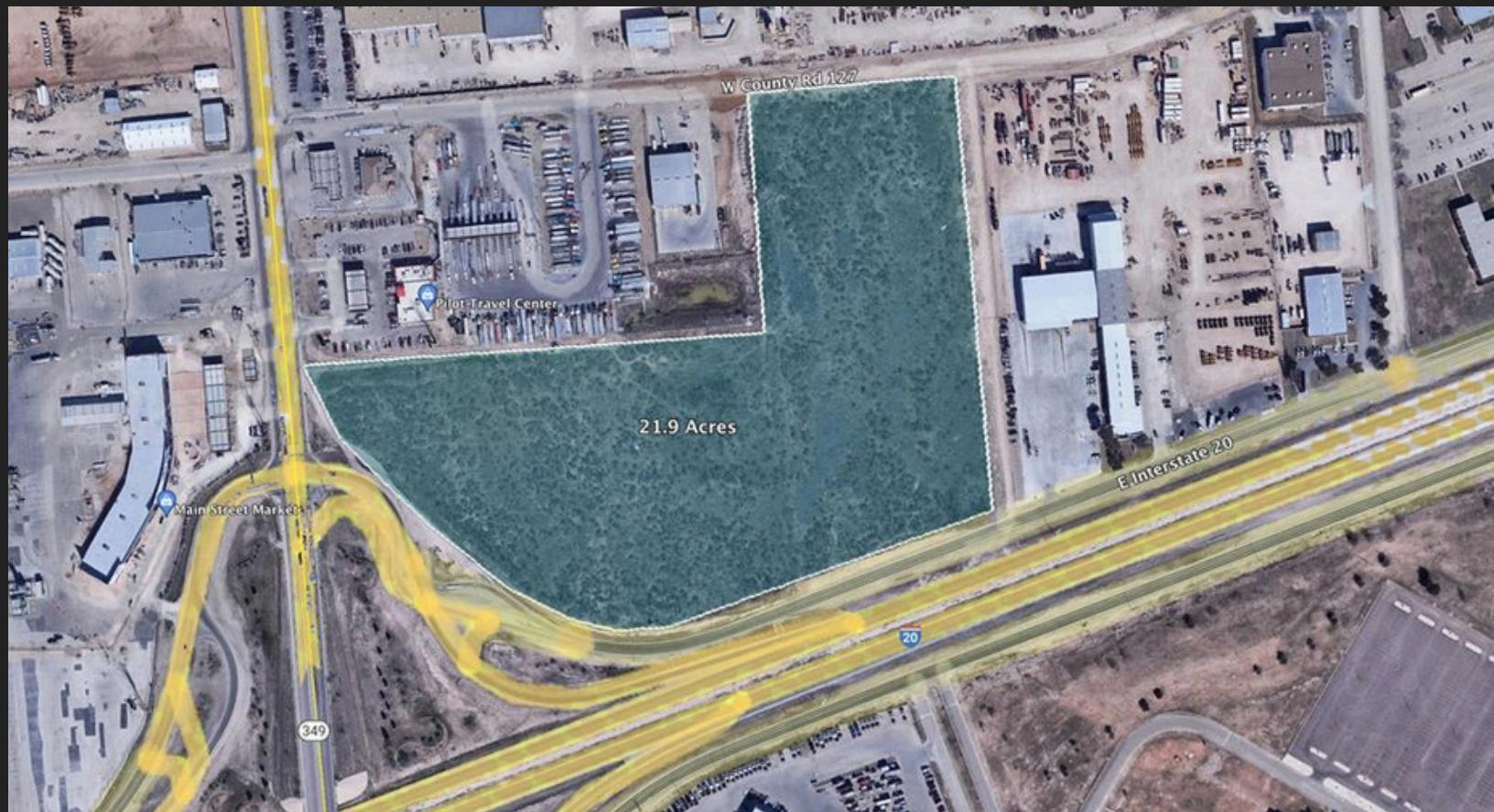


- HARD CORNER OF 1788 & I-20
- FANTASTIC INVESTMENT OPPORTUNITY
- 21.9 ACRES

DESCRIPTION:

UNBELIEVABLE LOCATION AT 1788 & I-20 WOULD MAKE A PERFECT INVESTMENT, BUY & HOLD. WATER & SEWER LINES ARE ONSITE. YOU ARE LOOKING AT A PERFECT WHOLESALE OPPORTUNITY TO SUB-DEVELOP A PREMIER WEST TEXAS SITE IN-BETWEEN MIDLAND / ODESSA BY MIDLAND INTERNATIONAL AIR & SPACEPORT. THIS IS A CHANCE TO BRING A DEVELOPMENT WITH FLASH THAT MERGES 2 CITIES TOGETHER & HAS LOTS OF WINDOW APPEAL. FAA MUST APPROVE DEVELOPMENT AS IT FALLS IN THE AOZ. I SEE NO FLOODING ON MAPS, IT DOES HAVE A SHARED DETENTION POND WITH PILOT ON THEIR PROPERTY.

DISCLOSURE: THERE IS A NO RETAIL DIESEL SALES RESTRICTION REMAINING ANOTHER 7 YEARS, AFTER THAT IT WILL MAKE AN IDEAL TRUCK STOP / GAS STATION. WEST ENGINEERING HAS DONE EXTENSIVE SITE WORK / CIVIL ENGINEERING & MAPPING, WILLING TO SHARE WITH QUALIFIED PROSPECTS. ASK ABOUT ALL TRACTS, DON'T MISS OUT ON THESE GREAT INVESTMENT OPPORTUNITIES.





**Directions: These Properties are all Located off 1788, Tract 3
Off I-20 Service Road**

the
**Real Estate
Ranch**

Younger Tracts 1,2,&3



**Presented By
Thomas Johnston**

432-934-3333

THE REAL ESTATE RANCH

432-688-8200