

# YOUNGER TRACTS FM 1788 AND I -20



**FOR SALE**

Tract 1:  
26 Acres  
\$5.59 PSF



TRACT 2:  
74.75 ACRES  
\$4.00 PSF

TRACT 3:  
21.9 ACRES  
\$4.79 PSF



CONTACT  
THOMAS JOHNSTON  
432-934-3333



# TRACT 1: 26 ACRES



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

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.



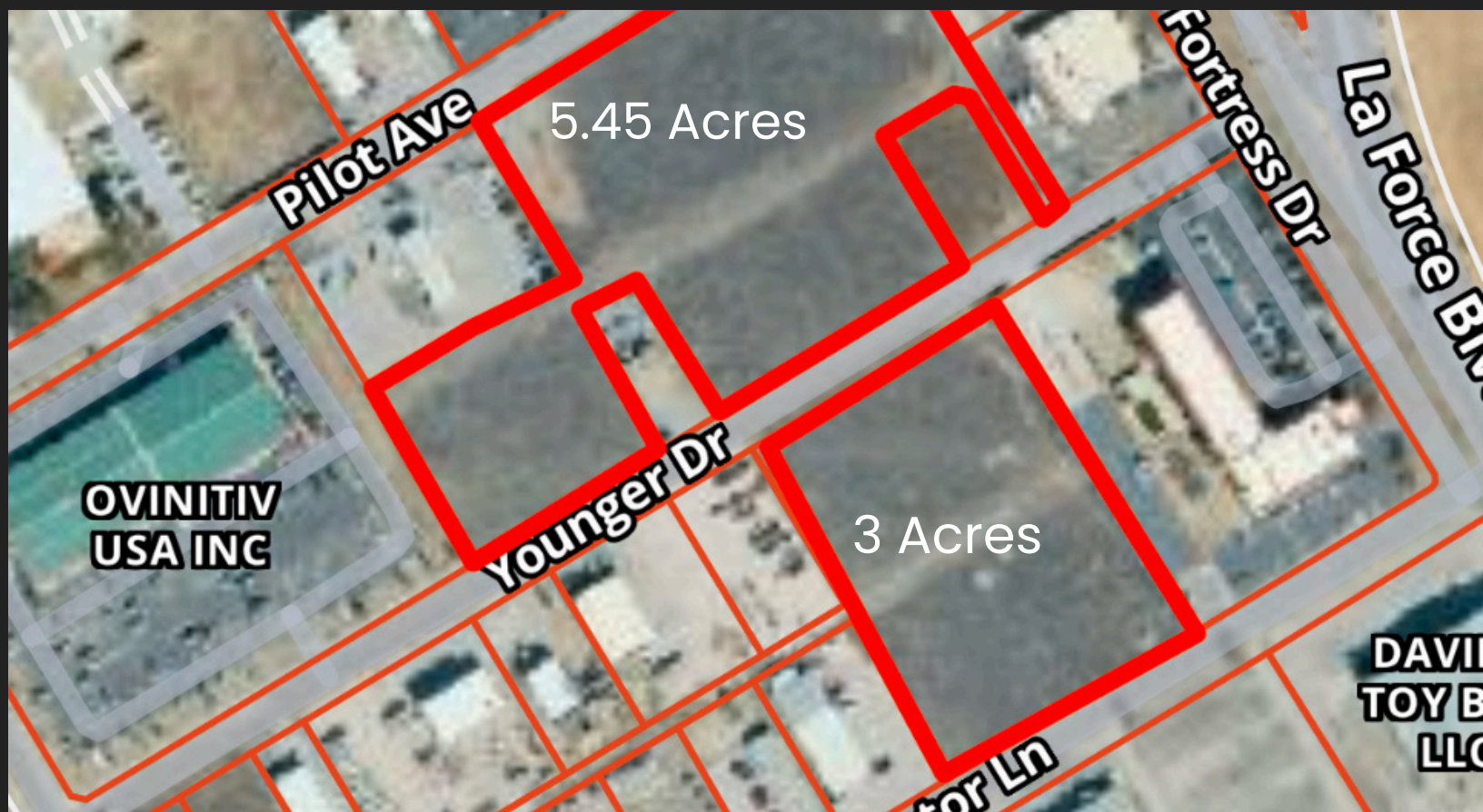


# TRACT 2: 3 ACRES



- 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.

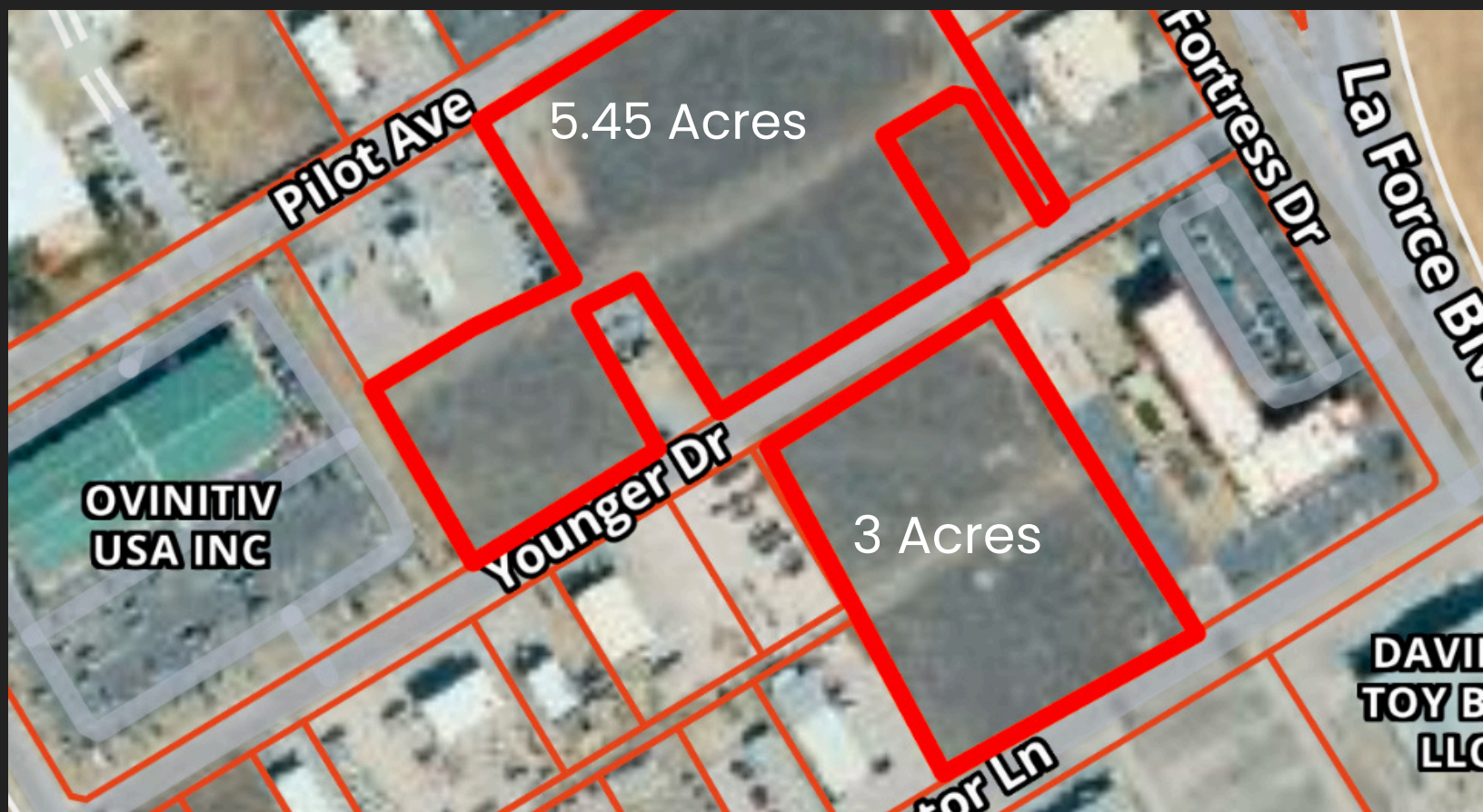


# TRACT 2: 5.45 ACRES



- 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



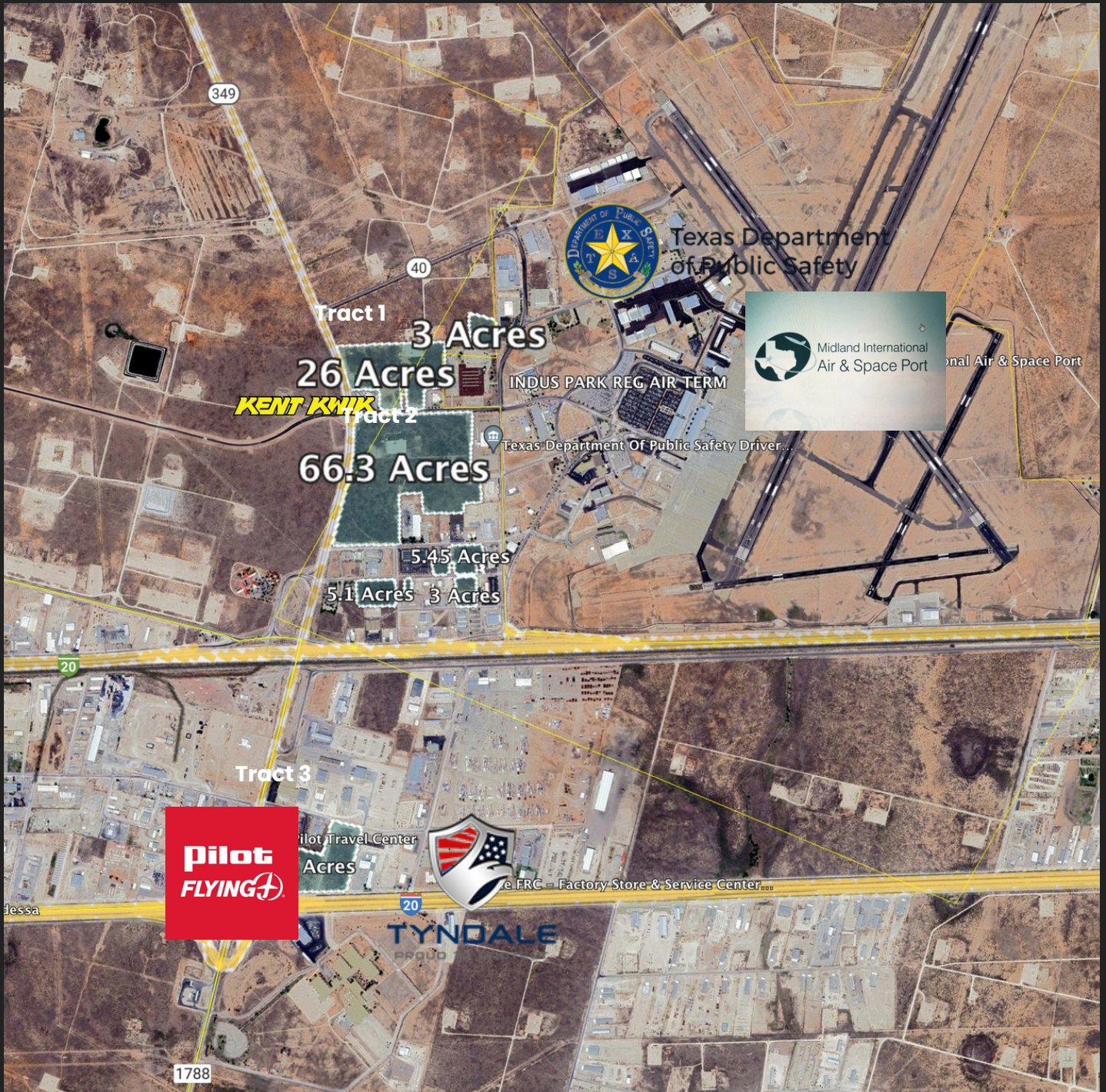
- HARD CORNER OF 1788 & I-20
- FANTASTIC INVESTMENT OPPORTUNITY
- 21.9 ACRES

## 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**