

Prime ±10.5 Acre Development Opportunity on FM 1787

FOR SALE

17405 FM 1787 Odessa, TX 79766



FM 1787

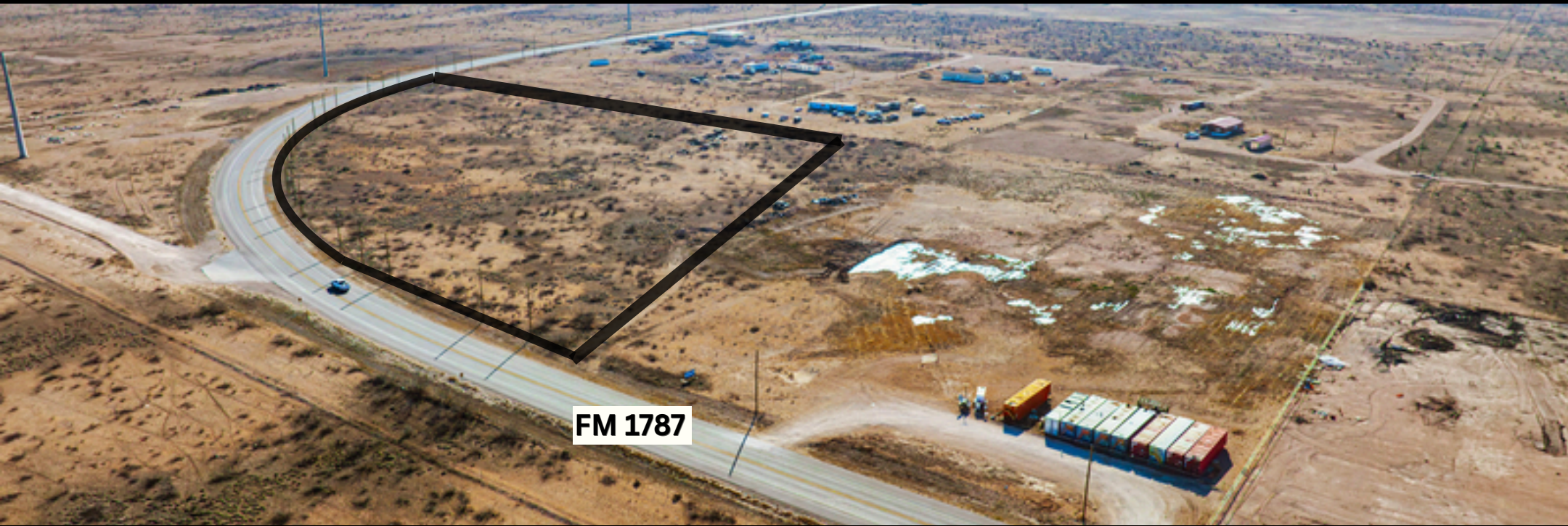


Larry Nielsen, President IWI REALTY
C: 432.260.0088
E: larry@IWIREALTY.COM
Website: iwiRealty.com



IWI
REALTY

A Group of Res and Ranch, LLC



Property Overview

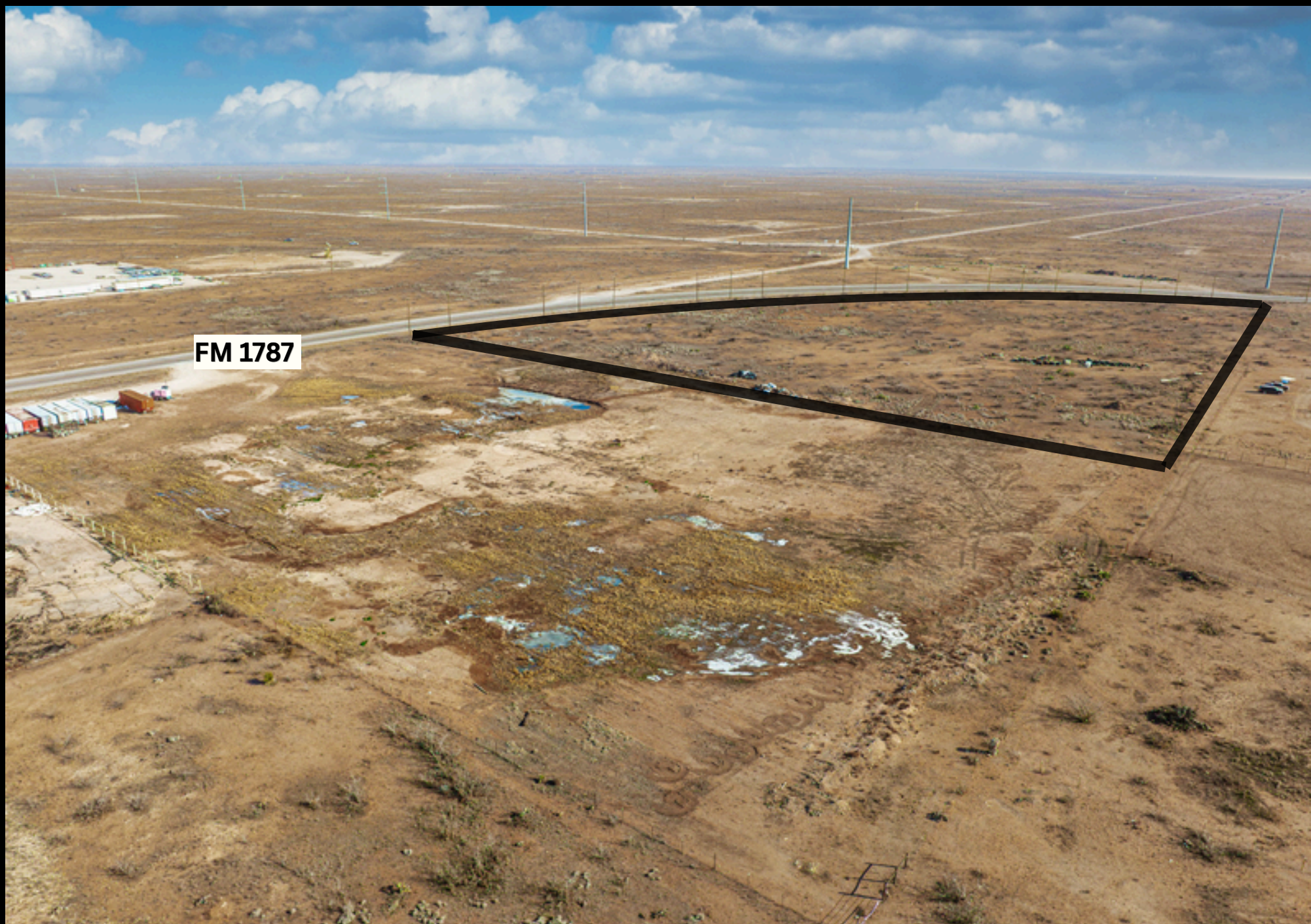
Sale Price	\$367,500
Sale Price \$/Acres	\$35,000
Zoning	County- No Known Restrictions
Land Size	±10.5 Acres
Utilites	2 water wells & power on site

±10.5 Acres with frontage on W. FM 1787 in Odessa, TX, available for sale. The owner will subdivide. This property is next to developed industrial buildings on a major thoroughfare where Permian Basin operators are drilling in the area. Land is raw and not stabilized. There are two water wells drilled on site.



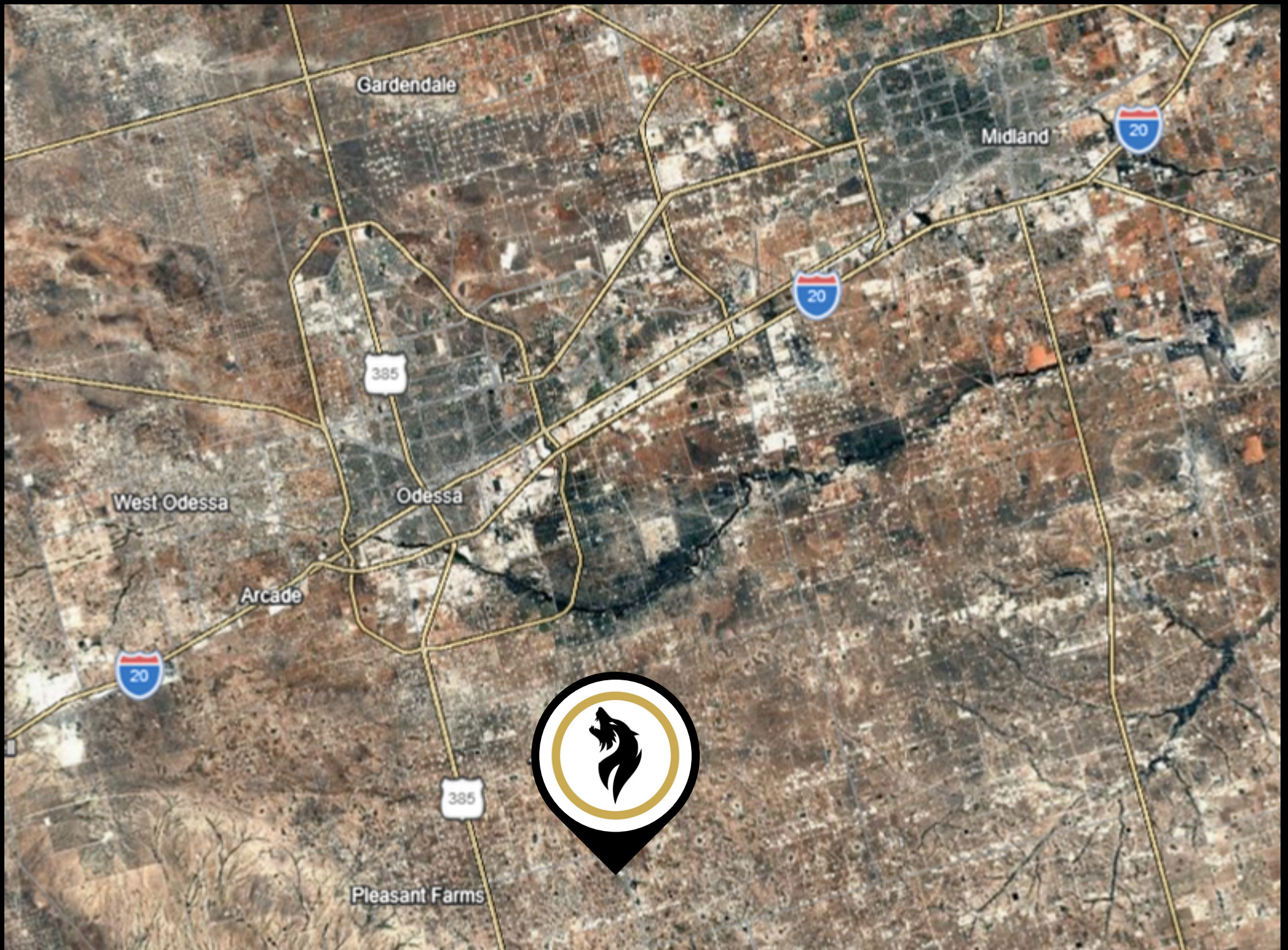
IDEAL FOR

- *Oilfield operations*
- *Energy contractors*
- *Industrial developers*
- *Laydown yards*
- *Gas stations*
- *Serves stations*

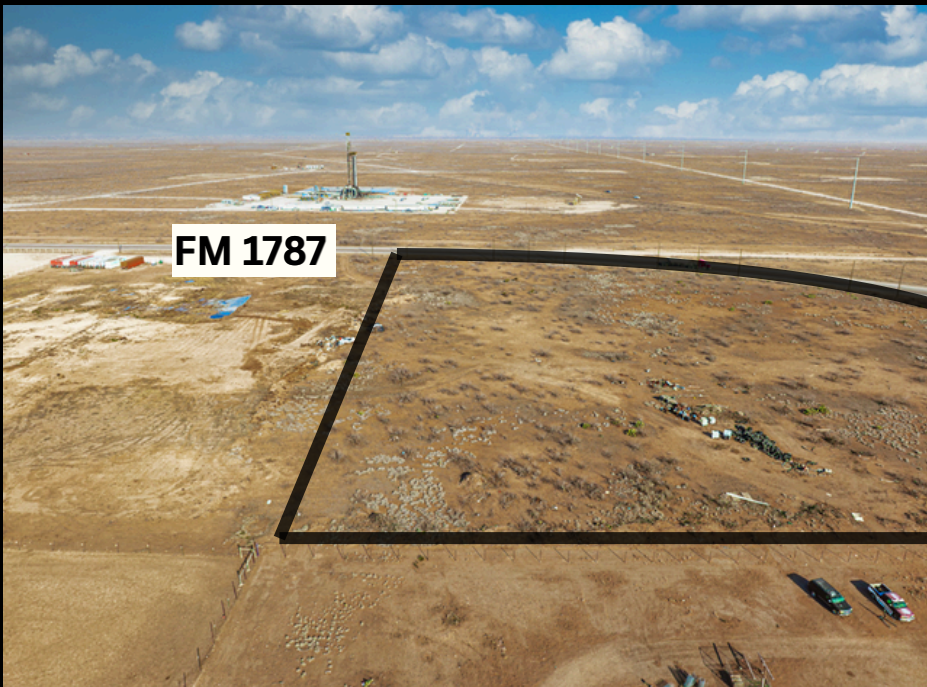


Location Overview

- Located in Midland County, a long-standing oil and gas producing region
- Odessa, TX: Approximately 10-15 miles (15-25 minutes drive)
- Midland, TX: Approximately 30-35 miles (35-45 minutes drive)
- Midland International Air and Space Port (MAF): Approximately 15-20 miles (20-30 minutes drive)
- US Highway 385 (intersection with FM 1787): Approximately 4-5 miles (5-10 minutes drive, straight west along FM 1787)



Ariel 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.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALEAGENT** 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 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.

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



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