

Premium 40-Acre Industrial Yard with Onsite Man
Camp and RV Accommodations

FOR LEASE

12209 SH-115, Winkler County, TX 79789



CONTACT
Joey Varela
C:432.448.2853
E:joey@IWIREALTY.COM



CONTACT
BROKER 

IRON WOLF INDUSTRIAL IS A GROUP
OF RES AND RANCH, LLC

PROPERTY OVERVIEW / HIGHLIGHTS



PROPERTY OVERVIEW / HIGHLIGHTS

PROPERTY OVERVIEW

Lease Price	\$1,800 Per Acre
4 RV Spots	\$125 / Week (Electricity Included)
Man Camp with 5 Rooms	\$1800 individual, \$1400 for each room if all rooms are rented.
Zoning	County- No Known Restrictions



PROPERTY HIGHLIGHTS

- **4 RV spots \$125/Week. Electricity included.**
- **Acreage can be split**
- **Easy access from Highway 115**
- **Completely stabilized acreage**
- **Shop space available**

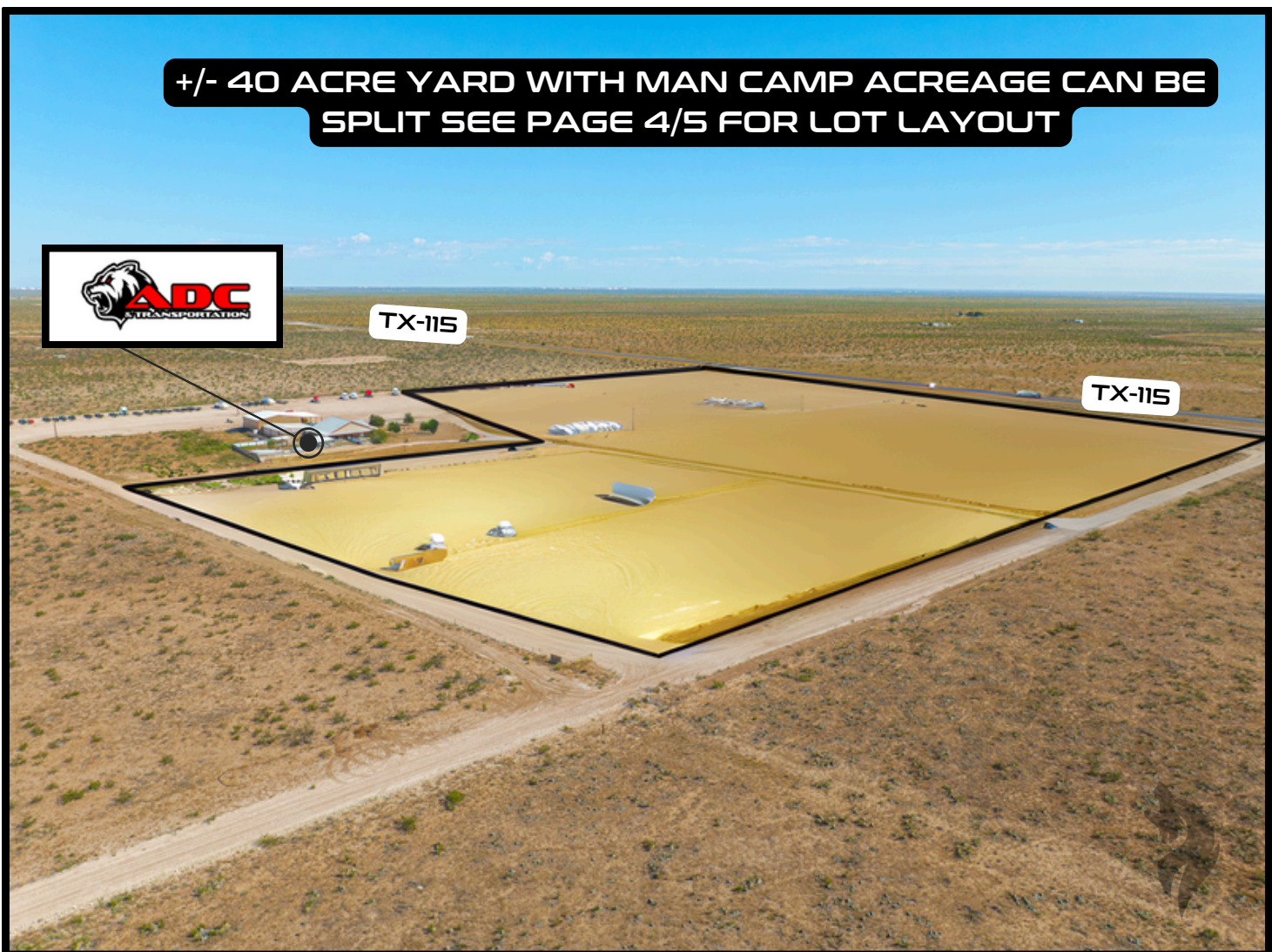


PROPERTY DESCRIPTION



Iron Wolf Industrial is pleased to offer for lease a stabilized ± 40 -acre yard with prime frontage along TX Highway 115 in Winkler County, Texas. The property is fully fenced, secured with a private security system, and may be subdivided to accommodate tenant requirements subject to availability. Additional fencing can be installed upon request. On-site improvements include five (5) man camp rooms and four (4) RV hookups, offered under separate lease terms. With direct highway access and strong visibility, this property provides a secure and adaptable site suitable for a wide range of commercial uses. For more information or to schedule a tour, please contact Joey Varela.

+/- 40 ACRE YARD WITH MAN CAMP ACREAGE CAN BE SPLIT SEE PAGE 4/5 FOR LOT LAYOUT



LOCATION OVERVIEW

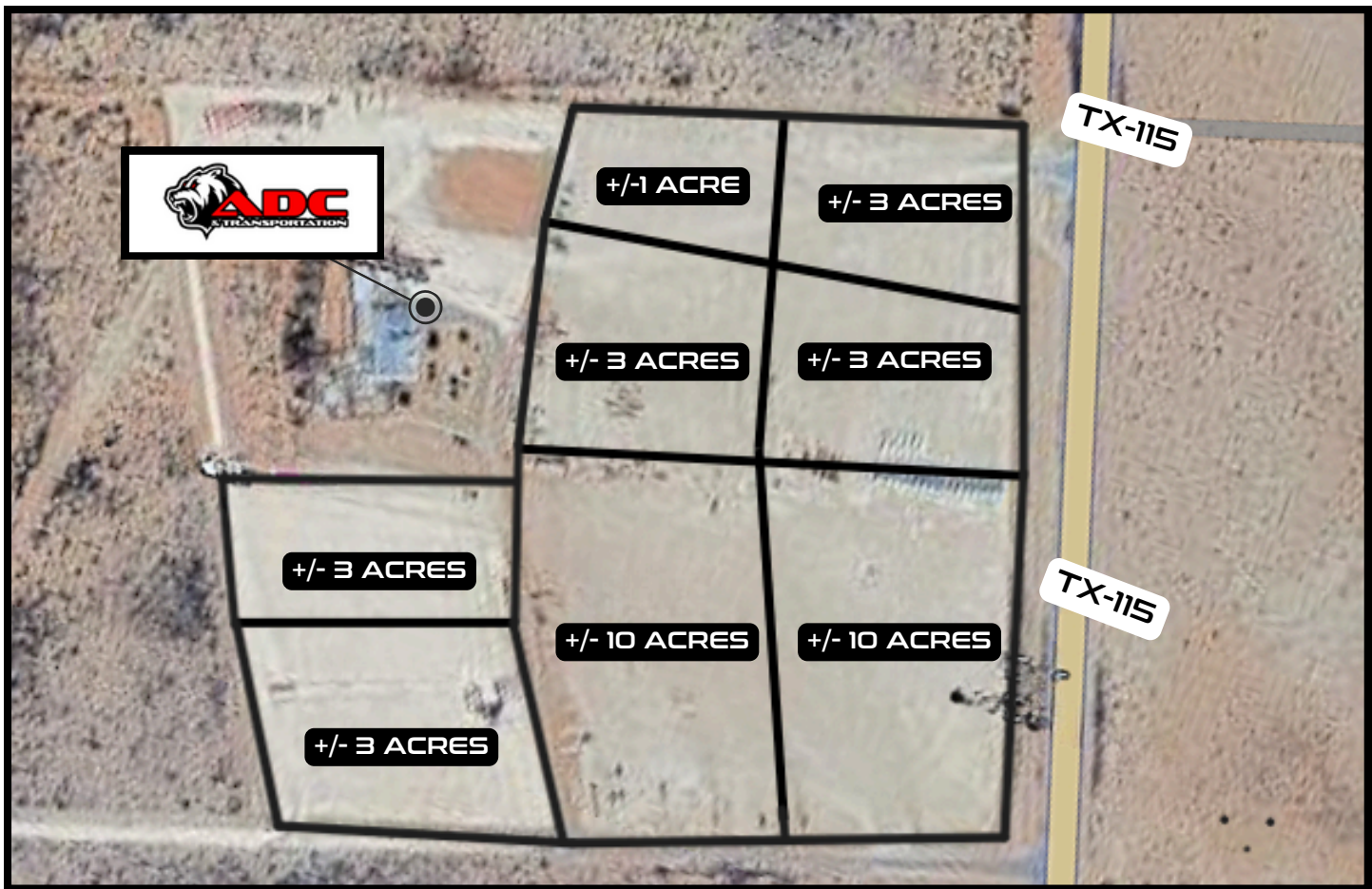
This property is located in Winkler County, Texas, with direct access to Highway 115, a key corridor connecting to Jal, NM, and major production sites across the Permian Basin. The Permian Basin, spanning West Texas and Southeast New Mexico, is one of the leading oil and gas producing regions in the United States and supports strong demand for commercial and industrial real estate. The area's infrastructure and location make it well-suited for equipment storage, transportation, and service operations, providing tenants with efficient access to production and distribution networks.

DIRECTIONS

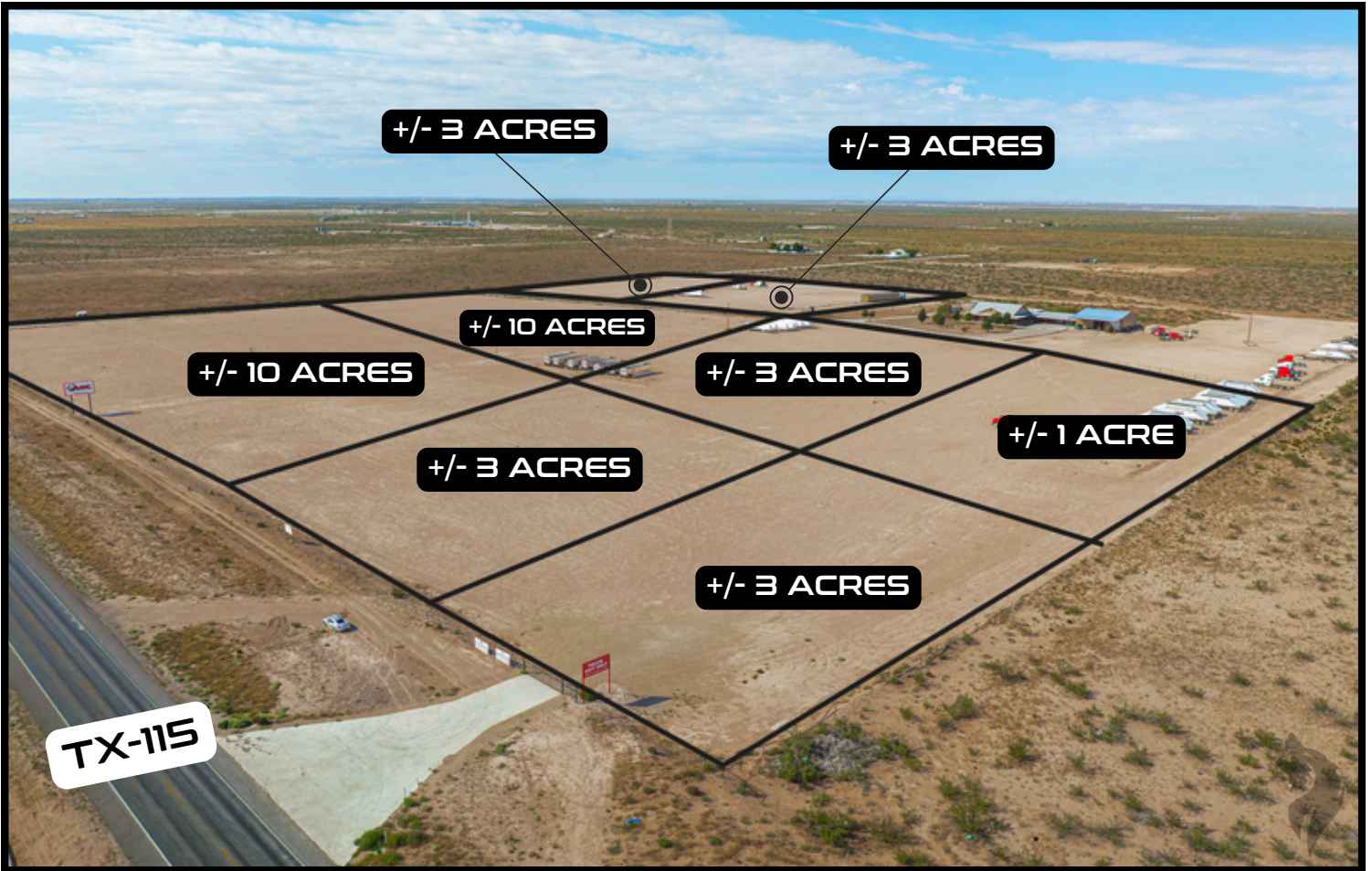
From the intersection of Interstate 20 (Exit #66), head north on TX Highway 115 to Wink for approximately 10 miles, then take a left at ADC&T off of TX HWY 115.



[Click Here to view on Maps](#)



PROPERTY PICTURES



PROPERTY PICTURES

LOCATION OVERVIEW/DIRECTIONS



ABOUT OUR BROKERAGE

At IWI Realty, a group of Res and Ranch, LLC, is 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 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.
- **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?

- ✓ 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



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.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

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

A BROKER'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.

<u>Res & Ranch</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>90112169</u> License No.	<u>matthewhoytt@gmail.com</u> Email	<u>(512)829-3580</u> Phone
<u>Matthew Hoyt</u> Designated Broker of Firm	<u>6562761</u> License No.	<u>matthewhoytt@gmail.com</u> Email	<u>(512)829-3580</u> Phone
<u>Larry Nielsen</u> Licensed Supervisor of Sales Agent/ Associate	<u>656276</u> License No.	<u>larry@iwirealty.com</u> Email	<u>(432)260-0088</u> Phone
<u>Joey Varela</u> Sales Agent/Associate's Name	<u>818673</u> License No.	<u>joey@iwirealty.com</u> Email	<u>(432)448-2853</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

TXR 2501

Jean Quigley



IWI REALTY

CONTACT

Joey Varela
Senior Associate
Phone No. 432.448.2853
Email Address: joey@iwirealty.com
Website: iwirealty.com
Lic. No. 818673



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