

±21.98 Acres | \$80,000 Per Acre
Prime Light-Industrial Development Opportunity

FOR SALE

7601 WCR 116, MIDLAND, TX 79705



**IWI
REALTY**

A group of Res and Ranch, LLC



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



**CONTACT
BROKER**

PROPERTY DESCRIPTION

Located less than 900 feet from the I-20 overpass, this ±21.98-acre contiguous tract presents a prime opportunity for phased light-industrial development in Midland's primary energy corridor.

The property offers approximately 700 feet of frontage on SCR 1250 and approximately 1,230 feet of frontage on WCR 116, providing strong access, flexible building layout options, and the ability to phase development.

Situated between Interstate 20 and Business 20 (Highway 80), the site allows immediate connectivity to major transportation routes, energy operators, and regional service hubs. The property lies within Midland city limits, is zoned BP (Business Park District – I-20), is outside the flood zone (per Midland GIS), and is fully fenced with dual cantilever gate access from both road frontages.

Large contiguous tracts within Midland city limits and within 1,000 feet of I-20 are increasingly limited. This offering represents one of the few remaining scalable industrial development opportunities in this corridor.



DEVELOPMENT ADVANTAGES

- ±21.98 Contiguous Acres
- \$80,000 Per Acre Basis
- Approx. \$1.84 Per Land Square Foot
- Dual Frontage: ±700' (SCR 1250) & ±1,230' (WCR 116)
- ~900' to I-20 Overpass
- Zoned BP (Business Park District – I-20)
- Located Inside Midland City Limits
- Outside Flood Zone (Per Midland GIS)
- Fully Fenced with Dual Cantilever Gate Access

Total Land Area	±957,449 SF
Land Basis	~\$1.84/SF
Sale Price	\$1,758,400



LOCATION OVERVIEW

The property is strategically positioned one block south of Interstate 20 and one block north of Business 20 (Highway 80), placing it within Midland's core industrial and energy services corridor.

Surrounded by established industrial parks and located caddy-corner from Schlumberger's Midland headquarters, the site benefits from adjacency to active operators and established infrastructure.

Midland serves as a central operational hub within the Permian Basin, one of the most prolific energy regions in the United States. Proximity to I-20 provides regional connectivity, while the site's location inside city limits supports structured development and long-term positioning.



STRATEGIC LOCATION/ACCESS

- Prime I-20 Corridor Location
- Positioned in Midland's Core Energy Hub
- Surrounded by Established Industrial Development
- Strong Access & Visibility Near Major Transportation Routes
- Ideal for Phased Light-Industrial Development
- Suitable for Multi-Tenant Flex, Distribution, or Build-to-Suit
- Scalable 21.98-Acre Configuration

Between Business 20 and I20 and near the Midland International Airport



CONCEPTUAL DEVELOPMENT POTENTIAL

Potential Development Concepts



CONCEPTUAL DEVELOPMENT POTENTIAL

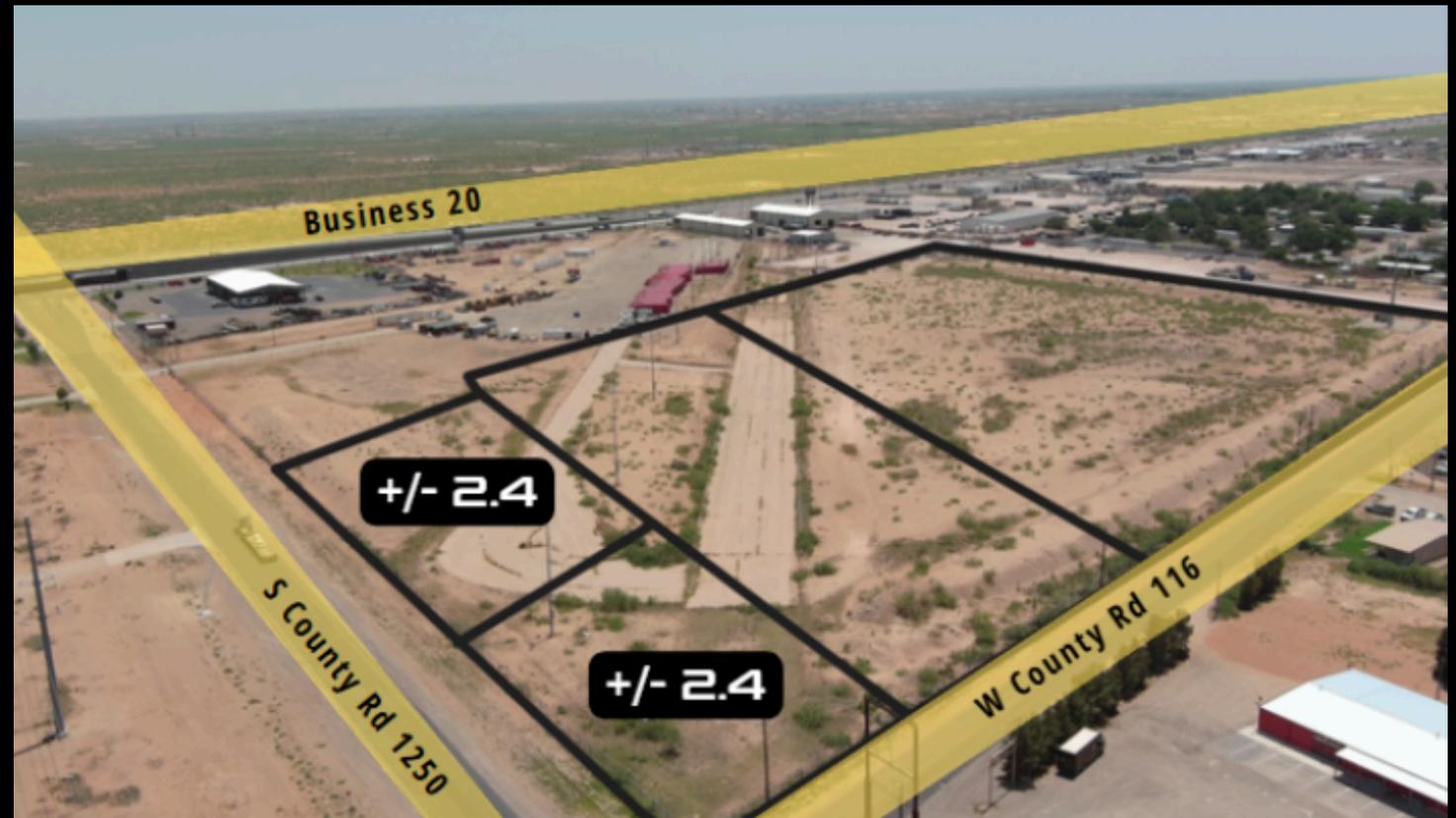
- Inside Midland City Limits
- Business Park Zoning
- Dual Frontage: ~1,230' on County Rd 116 & ~700' on S County Rd 1250
- ±21.98 Acres industrial yard land
- Fully Fenced and secured with Two Cantilevered Gates

**Multi-Tenant Flex Industrial Park
Distribution & Warehouse Facilities
Build-to-Suit Industrial Buildings
Energy Service & Operations Facilities
Phased Light-Industrial Development**



FLEXIBLE SUBDIVISION POTENTIAL

The tract's dual frontage and scale allow for flexible subdivision or phased development strategies. Configuration options may include multi-building layouts, build-to-suit pads, or strategic land banking.



FLEXIBLE SUBDIVISION POTENTIAL

PROPERTY PICTURES

PROPERTY PICTURES



ABOUT OUR BROKERAGE

IWI Realty is a full-service commercial real estate brokerage serving Texas and the Permian Basin. Our team specializes in industrial land, development sites, investment sales, and structured transactions for developers and institutional buyers.

Backed by Res and Ranch, LLC, our licensed brokerage platform combines local market expertise with national reach, guiding clients through acquisitions, underwriting support, and development positioning.

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?

- ✓ **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**



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

Res & Ranch, 557 Gaffin Creek Rd Dripping Springs TX 71282/5588
Larry Nielsen

Phone (432)260-0088 Fax _____
Produced with Love Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.tawf.com

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FYW Properties,



IWI REALTY

A group of Res and Ranch, LLC

CONTACT

Larry Nielsen

President

Phone No. 432-260-0088

Email Address: larry@iwirealty.com

Website: 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