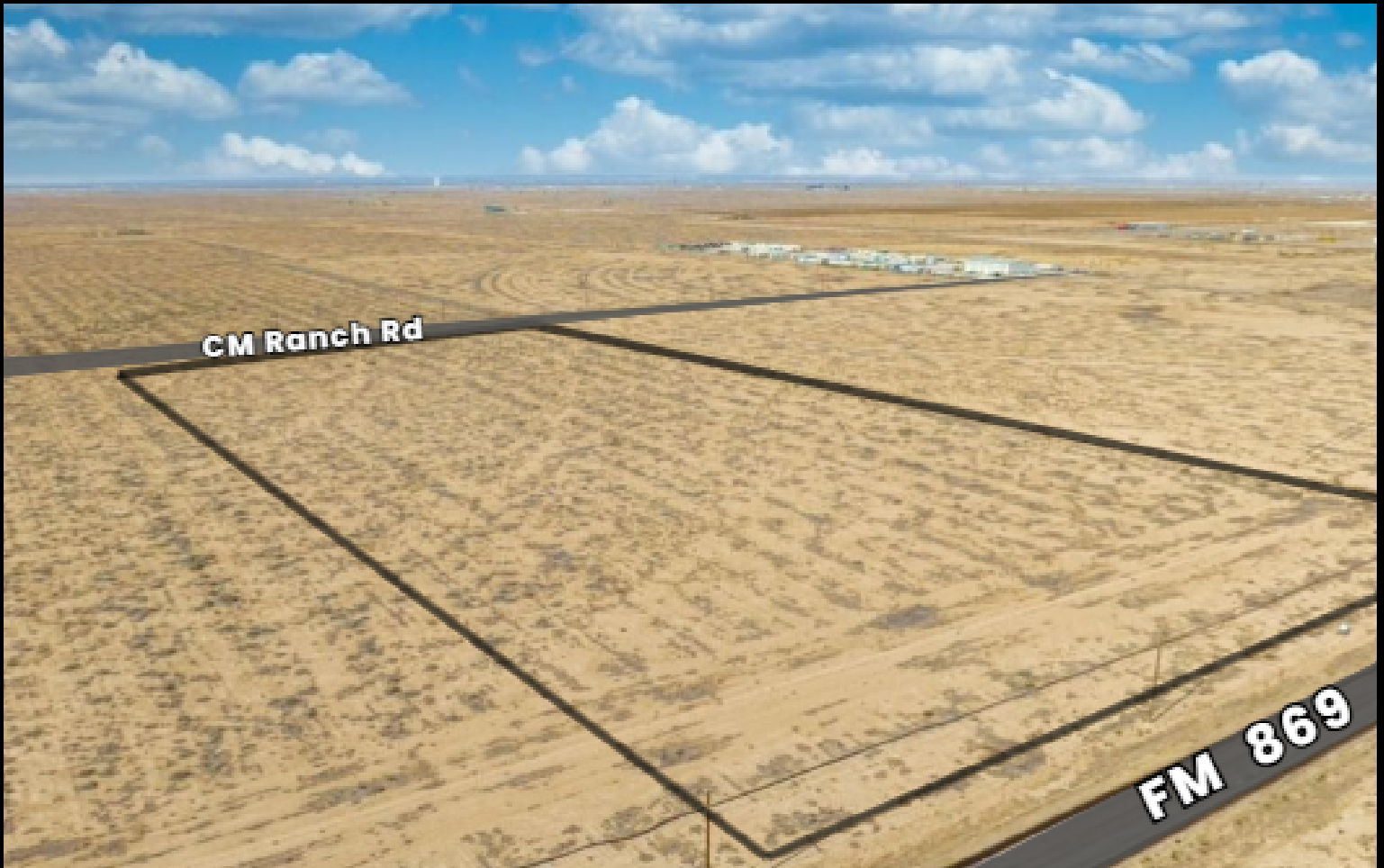


±15 ACRE • BUILD-TO-SUIT OR LAY-DOWN YARDS

FOR SALE

634 CM RANCH RD, PECOS, TX 79772



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Website: IWIREalty.com



**IWI
REALTY**

A Group of Res and Ranch, LLC

PROPERTY OVERVIEW / HIGHLIGHTS

PROPERTY OVERVIEW / HIGHLIGHTS

Available Acreage	±15 Acres Sale
Price	\$15,500.00/ Acre
Zoning	None



±15 Acres Available for Lay-Down or Built to Suit

Available Amenities At Tenant Request:

- Power
- Water
- Septic
- Security Fencing
- Rocked Surface
- Yard Lighting

Lot lines are approximate

LOCATION OVERVIEW

This property is located 4 miles west of Pecos and approximately 2.8 miles south of I-20 on the west-side of FM 869. FM 869 provides easy access to I-20 which travels through the Delaware Basin.



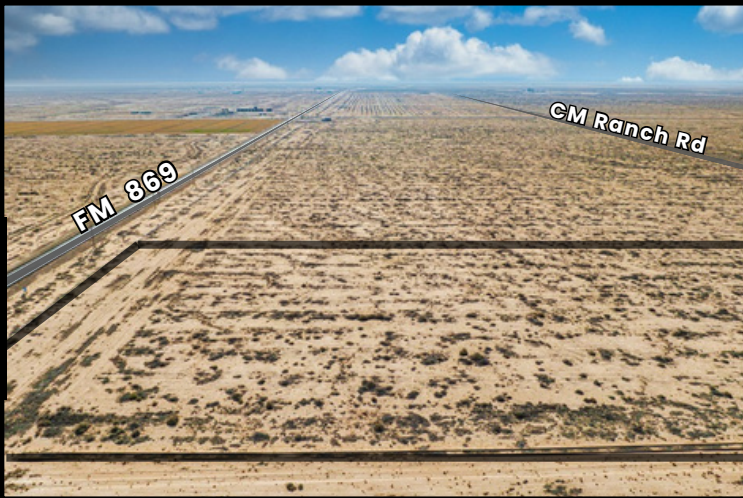
Lot lines are approximate

Convenient Location

- 634 CM Ranch Rd – Pecos, Texas
- Distance & Drive Time to Nearby Cities:
- Pecos, TX – ~6 miles | ~10 minutes
- Monahans, TX – ~35 miles | ~35–40 minutes
- Mentone, TX – ~30 miles | ~30–35 minutes
- Kermit, TX – ~50 miles | ~50–55 minutes
- Fort Stockton, TX – ~50 miles | ~50–55 minutes
- Odessa, TX – ~75 miles | ~1 hour 15 minutes
- Midland, TX – ~95 miles | ~1 hour 30 minutes



PROPERTY PICTURES

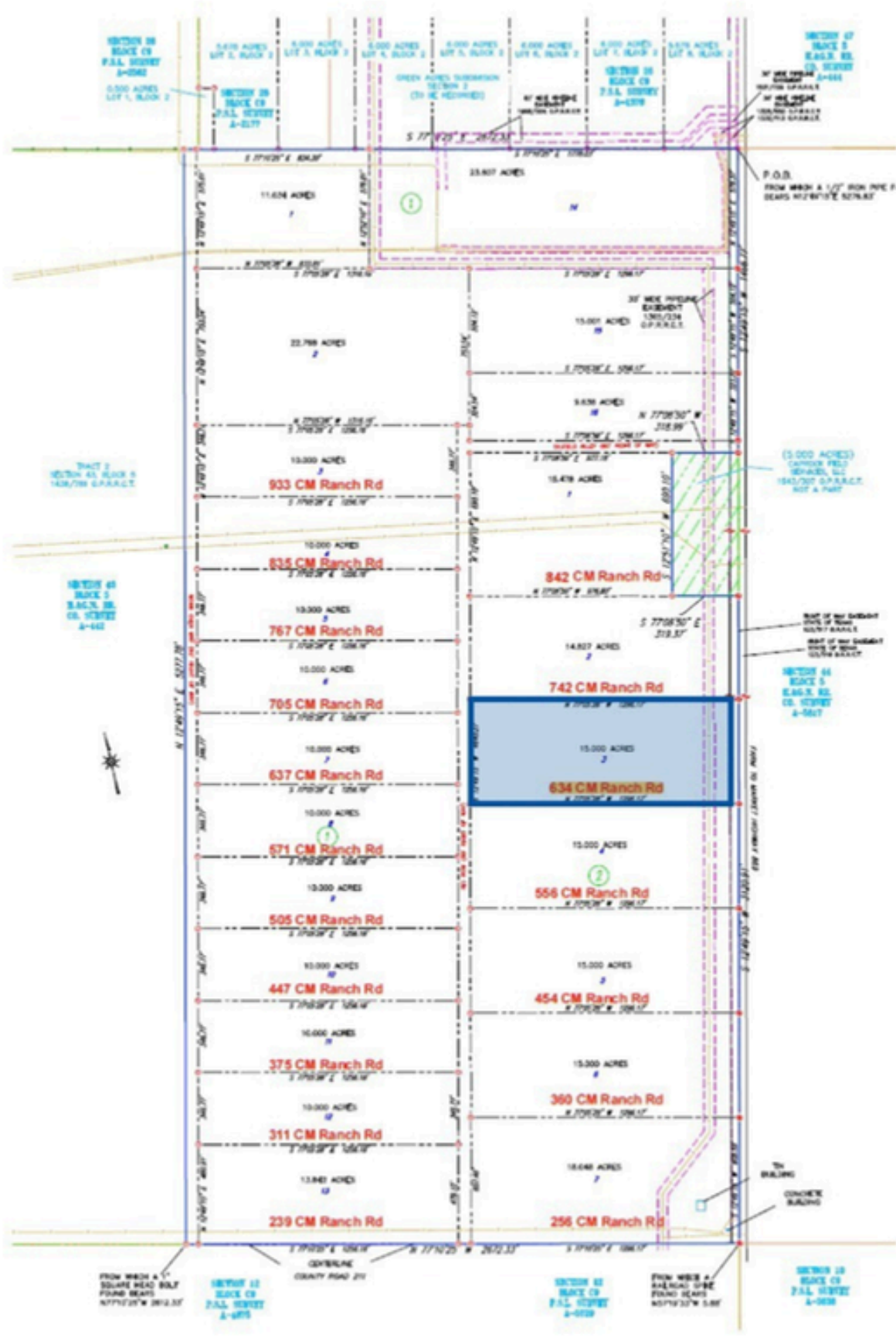


Lot lines are approximate

FLOOR PLAN



FLOORPLAN



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





IWI REALTY

AGENT

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BROKERAGE

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